



Legislation Details (With Text)

**File #:** Res 0125-2022      **Version:** \*      **Name:** LU 26 - Zoning, 98-81 QUEENS BOULEVARD REZONING, Queens (C 210161 ZMQ)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 4/14/2022

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 210161 ZMQ, a Zoning Map amendment (L.U. No. 26).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. February 24, 2022 - Stated Meeting Agenda, 2. Hearing Transcript - Stated Meeting 2-24-22, 3. Minutes of the Stated Meeting - February 24, 2022, 4. Calendar of the Subcommittee Meetings - March 3, 2022, 5. Hearing Transcript - Zoning 3-3-22, 6. Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, 7. April 14, 2022 - Stated Meeting Agenda, 8. Hearing Transcript - Stated Meeting 4-14-22, 9. Minutes of the Stated Meeting - April 14, 2022, 10. City Planning Commission Approval Letter, 11. Res. No. 125, 12. Committee Report

| Date      | Ver. | Action By             | Action   | Result |
|-----------|------|-----------------------|--|--------|
| 3/21/2022 | *    | Committee on Land Use | Approved by Committee with Modifications and Referred to CPC |        |
| 4/14/2022 | *    | City Council          | Approved, by Council   | Pass   |

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 125**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210161 ZMQ, a Zoning Map amendment (L.U. No. 26).**

**By Council Members Salamanca and Riley**

WHEREAS, Trylon, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R7-1 District a C1-2 District, changing from an R7-1 District to an R8X District, and establishing within the proposed R8X District a C2-4 District, which in conjunction with the related action would facilitate the development of a new 15-story mixed-use building with 158 dwelling units at 98-81 Queens Boulevard in the Rego Park neighborhood of Queens, Community District 6 (ULURP No. C 210161 ZMQ) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on February 18, 2022 its decision dated February 16, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210162 ZRQ (L.U. No. 27), a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on March 3, 2022;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued October 4<sup>th</sup>, 2021 (CEQR No. 20DCP160Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise impacts (E-634) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-634) and Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 210161 ZMQ incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 14a:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;
2. changing from an R7-1 District to an R8X District property bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;

as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the CEQR Declaration E-634, Borough of Queens, Community District 6.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on \_\_\_\_\_, 2022, on file in this office.

City Clerk, Clerk of The Council