



Legislation Details (With Text)

**File #:** Res 0126-2022      **Version:** \*      **Name:** LU 27 -Zoning, 98-81 QUEENS BOULEVARD REZONING, Queens (C 210162 ZRQ)

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

**In control:** Committee on Land Use

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

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

**Title:** Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210162 ZRQ, for an amendment of the text of the Zoning Resolution (L.U. No. 27).

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

**Indexes:**

**Attachments:** 1. February 24, 2022 - Stated Meeting Agenda, 2. Calendar of the Subcommittee Meetings - March 3, 2022, 3. Hearing Transcript - Zoning 3-3-22, 4. Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, 5. Res. No. 126, 6. Committee Report, 7. City Planning Commission Approval Letter, 8. April 14, 2022 - Stated Meeting Agenda, 9. Hearing Transcript - Stated Meeting 4-14-22, 10. Minutes of the Stated Meeting - April 14, 2022

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. 126**

**Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210162 ZRQ, for an amendment of the text of the Zoning Resolution (L.U. No. 27).**

**By Council Members Salamanca and Riley**

WHEREAS, Trylon LLC, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, 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. N 210162 ZRQ) (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 C 210161 ZMQ (L.U. No. 26), a zoning map amendment to change an R7-1/C1-2 zoning district to an R8X/C2-4 zoning district;

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 implications 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, N 210162 ZRQ, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

- Matter underlined is new, to be added;
- Matter ~~struck out~~ is to be deleted;
- Matter double struck out is old, deleted by the City Council;
- Matter double-underlined is new, added by the City Council
- Matter within # # is defined in Section 12-10;
- \* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

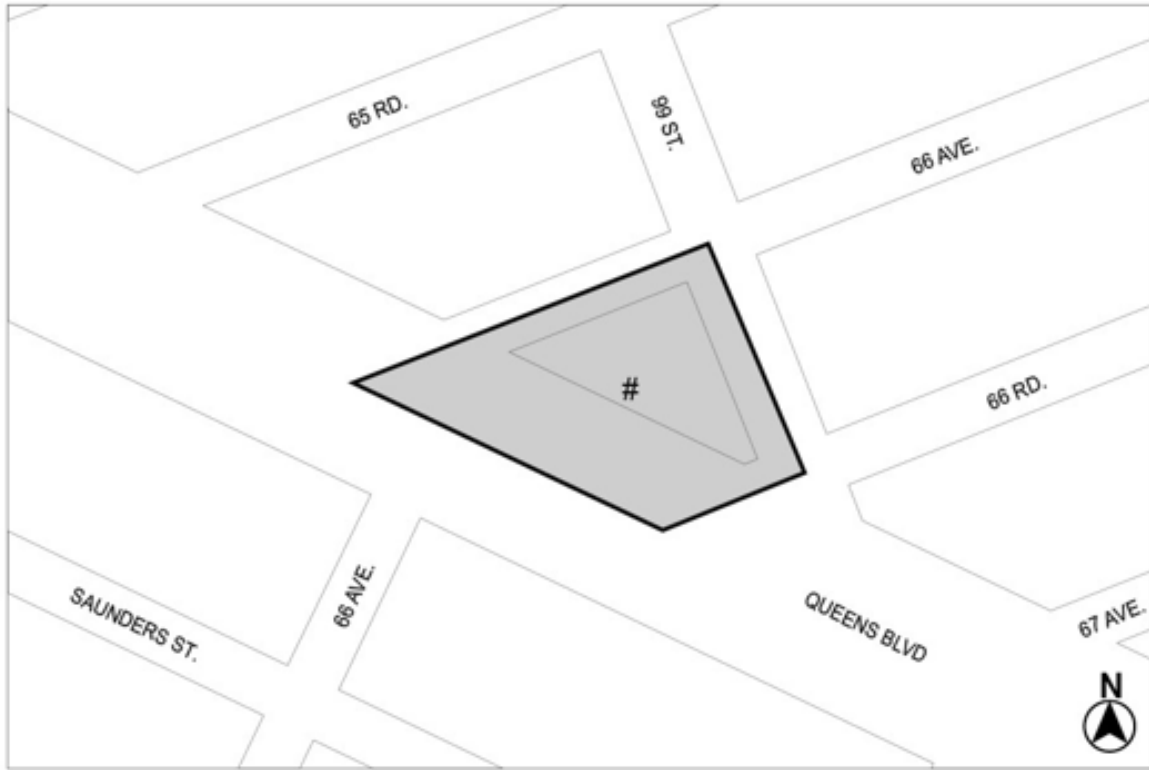
**QUEENS**

\* \* \*

**Queens Community District 6**

\* \* \*

Map 4 - [date of adoption]



Mandatory Inclusionary Housing area (see Section 23-154(d)(3))

Area # - [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 6, Queens

\* \* \*

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