



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

February 16, 2021

City Council
City Hall
New York, NY 10007

Re: 42-01 28th Avenue Rezoning
N 190518 ZRQ
Related Applications: C 190517 ZMQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated February 12, 2021, from the City Council regarding the proposed modification to the above-referenced application submitted by Vlach LLC for a zoning map amendment to establish a Mandatory Inclusionary Housing Area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on February 16, 2021, has determined that the City Council's proposed modifications do not require further review.

Very truly yours,

A handwritten signature in cursive script that reads "Marisa Lago".

Marisa Lago

c: A. Wheeler D. DeCerbo H. Saleh H. Marcus
S. Amron R. Singer

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
(212) 720-3200
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
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February 12, 2021

Honorable Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No.: N 190518 ZRQ (Pre. L.U. No. 721)
Related Application No.: C 190517 ZMQ (Pre. L.U. No. 720)

42-01 28th Avenue Rezoning

Dear Chair Lago:

On February 11, 2021 the Land Use Committee of the City Council, by a vote of 16-0-1 for Application **N 190518 ZRQ**, recommended modifications of the City Planning Commission’s decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

Queens Community District 1

* * *

Map 9 – [date of adoption]



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

Area 9 – [date of adoption] – MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

Honorable Marisa Lago, Chair
Application No.: N 190518 ZRQ (Pre. L.U. No. 721)
February 12, 2021
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Please feel free to contact me at (917) 999-8054 if you or your staff have any questions in this regard.

Sincerely,



.....
Julie Lubin,
General Counsel

JL:mcs

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
Arthur Huh, Assistant General Counsel
John Douglas, Project Manager
Susan Amron, Esq., DCP
John Young, DCP
Danielle J. DeCerbo, DCP
File