



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

February 18, 2026

New York City Council
City Hall
New York, NY 10007

Re: 63-12 Broadway Rezoning
ULURP No. N 250269 ZRQ
Related Application: C 250268 ZMQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated February 11, 2026, from the City Council regarding the proposed modification to the above-referenced application submitted by Broadwood Realty LLC for a zoning text amendment to Appendix F of the Zoning Resolution for the purpose of establishing a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on February 18 2026, determined that the City Council's proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Daniel R. Garodnick".

Daniel R. Garodnick

c: L. Zeng D. DeCerbo F. Lechtchiner
A. Schierenbeck S. Whitham D. Answini

Daniel R. Garodnick, Chair
City Planning Commission
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