



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

November 3, 2025

New York City Council
City Hall
New York, NY 10007

Re: 78-01 Queens Boulevard Rezoning
ULURP Nos. C 250044 ZMQ and N 250045 ZRQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated October 29, 2025, from the City Council regarding the proposed modifications to the above-referenced applications submitted by 78-01 Queens Holdings LLC for a zoning map amendment from M1-1 to R7X/C2-4 and a zoning text amendment to map MIH.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 3, 2025, determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

A blue ink signature of Kenneth J. Knuckles, written in a cursive style.

Kenneth J. Knuckles

c: L. Zeng D. DeCerbo D. Jasmin
A. Schierenbeck C. Burke D. Answini