# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 954 and 955**

**(Res. Nos. 1858 and 1859)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-4 – TWO APPLICATIONS RELATED TO 45-20 83RD STREET**

**REZONING**

**C 210041 ZMQ (Pre. L.U. No. \_\_\_)**

City Planning Commission decision approving an application submitted by Sunshine Elmhurst, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630.

**N 210042 ZRQ (Pre. L.U. No. \_\_\_)**

City Planning Commission decision approving an application submitted by Sunshine Elmhurst, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

To approve the amendment to rezone the project area from an M1-1 zoning district to an R7A district and amend the zoning text to designate a Mandatory Inclusionary Housing (MIH) area to facilitate the development of a new nine-story residential building at 45-20 83rd Street in the Elmhurst neighborhood of Queens, Community District 4.

## PUBLIC HEARING

**DATE:** December 2, 2021

**Witnesses in Favor:** Four **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** December 7, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. Nos. \_\_\_ and \_\_\_.

**In Favor: Against: Abstain:**

**COMMITTEE ACTION**

**DATE:** December 7, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**