# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 925 and 926**

**(Res. Nos. 1892 and 1893)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-10 – TWO APPLICATIONS RELATED TO 103-16 VAN WYCK**

**EXPRESSWAY REZONING**

**C 210164 ZMQ (L.U. No. 925)**

 City Planning Commission decision approving an application submitted by 10316 Van Wyck Exp LLC, application pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c:

1. changing from an R3A District to an R6B District property bounded by a line 100 feet southeasterly of Liberty Avenue, the northeasterly service road of Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue and its northeasterly prolongation, and a line midway between 135th Street and Van Wyck Expressway; and
2. establishing within a proposed R6B District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue, and a line midway between 135th Street and Van Wyck Expressway;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated July 26, 2021.

**N 210165 ZRQ (L.U. No. 926)**

 City Planning Commission decision approving an application submitted by 10316 Van Wyck Exp LLC 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, Borough of Queens, Community District 10.

## INTENT

 To approve the amendment to rezone the project area to change an R3A zoning district to an R6B/C2-3 zoning district and to approve the text amendment to establish a Mandatory Inclusionary Housing (MIH) area, which would facilitate the development of a four-story mixed-use building with 18 dwelling units at 103-16 Van Wyck Expressway in the South Ozone Park neighborhood of Queens, Community District 10.

## PUBLIC HEARING

 **DATE:** November 18, 2021

 **Witnesses in Favor:** Two **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** December 2, 2021

 The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on L.U. No. 925 and approve with modifications the decision of the City Planning Commission on L.U. No. 926.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

 **DATE:** December 7, 2021

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Koo

Levin

Reynoso

Treyger

Grodenchik

Diaz, Sr.

Riley

Brooks-Powers

Feliz

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

            The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2021, with the Council on \_\_\_\_\_\_\_\_\_\_, 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.