# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 26 and 27**

**(Res. Nos. 125 and 126)**

**By Council Members Salamanca and Riley**

## SUBJECT

**QUEENS CB-6 – TWO APPLICATIONS RELATED TO 98-81 QUEENS BOULEVARD**

**REZONING**

**C 210161 ZMQ (L.U. No. 26)**

City Planning Commission decision approving an application submitted by Trylon, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;
2. changing from an R7-1 District to an R8X District property bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;

as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the conditions of CEQR Declaration E-634.

**N 210162 ZRQ (L.U. No. 27)**

City Planning Commission decision approving an application submitted by Trylon, 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 to change from an R7-1/C1-2 zoning district to an R8X/C2-4 zoning district and amend the zoning text to establish a Mandatory Inclusionary Housing (MIH) area utilizing Option 1 to facilitate the development of a new 15-story mixed-use building with 158 dwelling units at 98-81 Queens Boulevard in the Rego Park neighborhood of Queens, Community District 6.

## PUBLIC HEARING

**DATE:** March 3, 2022

**Witnesses in Favor:** Three **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 21, 2022

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on L.U. No. 26 and approve with modifications the decision of the City Planning Commission on L.U. No. 27.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** March 21, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Rivera

Louis

Riley

Brooks-Powers

Bottcher

Hanks

Kagan

Krishnan

Sanchez

Borelli