# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 39 and 40**

**(Res. Nos. 218 and 178)**

**By Council Members Salamanca and Riley**

## SUBJECT

**QUEENS CB-13 - TWO APPLICATIONS RELATED TO 146-93 GUY R. BREWER**

**BOULEVARD REZONING**

**C 200246 ZMQ (Pre. L.U. No. 39)**

City Planning Commission decision approving an application submitted by Ranbir, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19b:

1. changing from an R3-2 District to an R6A District property bounded by 146th Terrace, a line 100 feet easterly of Guy R. Brewer Boulevard, 147th Avenue, and Guy R. Brewer Boulevard; and
2. establishing within the proposed R6A District a C2-2 District bounded by 146th Terrace, a line 100 feet easterly of Guy R. Brewer Boulevard, 147th Avenue, and Guy R. Brewer Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-646.

**N 200247 ZRQ (Pre. L.U. No. 40)**

City Planning Commission decision approving an application submitted by Ranbir, 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 R3-2 zoning district to an R6A/C2-2 zoning district and amend the zoning text to establish a Mandatory Inclusionary Housing area to facilitate the development of an eight-story mixed-use building with residential and commercial uses located at 146-93 Guy R. Brewer Boulevard in the Springfield Gardens neighborhood of Queens, Community District 13.

## PUBLIC HEARING

**DATE:** April 12, 2022

**Witnesses in Favor:** Three **Witnesses Against:** Three

## SUBCOMMITTEE RECOMMENDATION

**DATE:** May 10, 2022

The Subcommittee recommends that the Land Use Committee approve the motion to file pursuant to withdrawal of the application by the Applicant on Pre. L.U. No. 40 and approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 39.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** May 12, 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

Krishnan

Sanchez

Borelli

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

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