# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. No. 116 (Res. No. 356)**

**By Council Members Salamanca and Riley**

## SUBJECT

**QUEENS CB - 8 C 220414 ZMQ**

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

1. eliminating from within an existing R4 District a C1-3 District bounded by a line 100 feet southerly of Union Turnpike, 164th Street, the westerly centerline prolongation of 81st Avenue, and a line midway between 162nd Street and 164th Street;
2. eliminating from within an existing R5D District a C1-3 District bounded by Union Turnpike, 164th Street, a line 100 feet southerly of Union Turnpike, and 162nd Street;
3. establishing within an existing R4 District a C2-3 District bounded by a line 100 feet southerly of Union Turnpike, 164th Street, the westerly centerline prolongation of 81st Avenue, and a line midway between 162nd Street and 164th Street; and
4. establishing within an existing R5D District a C2-3 District bounded by Union Turnpike, 164th Street, a line 100 feet southerly of Union Turnpike, and 162nd Street;

as shown on a diagram (for illustrative purposes only) dated May 9, 2022, and subject to the conditions of CEQR Declaration E-678.

## INTENT

To approve the amendment to rezone the project area eliminating from within an existing R4 District a C1-3 District; eliminating from within an existing R5D District a C1-3 District; establishing within an existing R4 District a C2-3 District; and establishing within an existing R5D District a C2-3 District to facilitate the legalization of an existing medical research laboratory located on the second story of a two-story building at 79-18 164th Street (Block 6857, Lot 62) in the Hillcrest neighborhood of Queens, Community District 8.

## PUBLIC HEARING

**DATE:** September 22, 2022

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 6, 2022

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** October 6, 2022

The Committee recommends that the Council approve the attached resolution.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Louis

Riley

Bottcher

Hanks

Kagan

Krishnan

Mealy

Sanchez

Borelli