



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

May 24, 2023

City Council  
City Hall  
New York, NY 10007

Re: 141-05 109<sup>th</sup> Avenue  
Rezoning ULURP No. N  
220268 ZRQ  
Related Application: C 220267 ZMQ  
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated May 17, 2023, from the City Council regarding the proposed modifications to the above-referenced application submitted by Mal Pal Realty Corp. for a zoning text amendment to Appendix F of the Zoning Resolution for the purpose of establishing a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on May 24, 2023, determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Daniel R. Garodnick

c: A. Wheeler                      D. DeCerbo                      A. Seguin  
S. Amron                              R. Singer                              J. Kim

Daniel Garodnick, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Fl. - New York, N.Y. 10271  
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THE COUNCIL  
THE CITY OF NEW YORK  
PLANNING AND LAND USE DIVISION  
250 BROADWAY - ROOM 1602  
NEW YORK NEW YORK 10007

PERRIS STRAUGHTER  
DIRECTOR

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May 17, 2023

Honorable Dan Garodnick, Chair  
City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Application No. N 220268 ZRQ (Pre. L.U. No. 210)  
Related Application No. C 220267 ZMQ (Pre. L.U. No. 209)  
141-05 109<sup>th</sup> Avenue Rezoning**

Dear Chair Garodnick:

On May 17, 2023 the Land Use Committee of the City Council, by a vote of 10-0-0 for Application **N 220268 ZRQ** recommended modifications of the City Planning Commission’s decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

- Matter underlined is new, to be added;
- Matter ~~struck-out~~ is to be deleted;
- Matter within # # is defined in Section 12-10;
- \* \* \* indicates where unchanged text appears in the Zoning Resolution
- Matter ~~double-struck-out~~ is old, deleted by the City Council;
- Matter double-underlined is new, added by the City Council

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

Honorable Dan Garodnick, Chair  
Application No. N 220268 ZRQ  
May 17, 2023  
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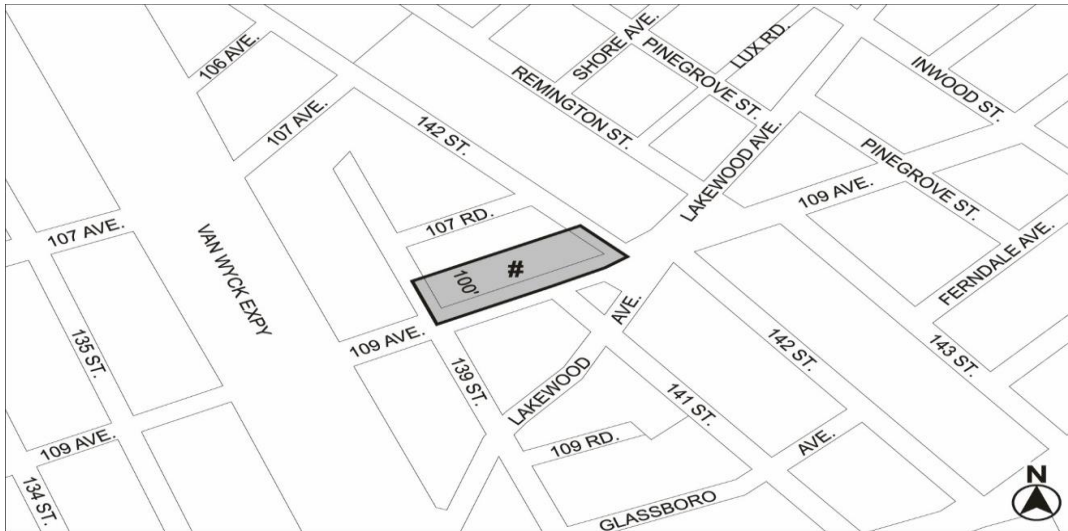
QUEENS

\* \* \*

Queens Community District 12

\* \* \*

Map 2 – [date of adoption]



 Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area # — [date of adoption] — MIH Program Option 1 and ~~Option 2~~ Deep Affordability Option

Portion of Community District 12, Queens

\* \* \*

**Honorable Dan Garodnick, Chair**  
**Application No. N 220268 ZRQ**  
**May 17, 2023**  
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Please feel free to contact me at [WVidal@council.nyc.gov](mailto:WVidal@council.nyc.gov) if you or your staff have any questions in this regard.

Sincerely,



.....  
William Vidal,  
Deputy General Counsel

WV:MCS

- C: Members, City Planning Commission
  - Perris Straughter, Director, Planning and Land Use Division
  - Brian Paul, Deputy Director, Planning and Land Use Division
  - Chelsea Kelley, Deputy Director, Planning and Land Use Division
  - Angelina Martinez-Rubio, Deputy General Counsel, Planning and Land Use Division
  - Arthur Huh, Deputy General Counsel, Planning and Land Use Division
  - James Cottone, Project Manager, Planning and Land Use Division
  - Susan Amron, Esq., DCP
  - James Harris, DCP
  - Danielle J. DeCerbo, DCP
  - File