# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 689 and 690**

**(Res. Nos. 1493 and 1494)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-4 - TWO APPLICATIONS RELATED TO 110-40 SAULTELL AVENUE**

**REZONING**

**C 200103 ZMQ (Pre. L.U. No. 689**)

City Planning Commission decision approving an application submitted by Tuchman Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, by changing from an R6B District to an R6 District property bounded by the southwesterly and southerly boundary line of Flushing Meadow Park, a line 100 feet easterly of Saultell Avenue and its northerly prolongation, a line midway between Corona Avenue and Van Cleef Street, and Saultell Avenue and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated December 16, 2019, and subject to the conditions of CEQR Declaration E-558.

**N 200104 ZRQ (Pre. L.U. No. 690**)

City Planning Commission decision approving an application submitted by Tuchman Associates, 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 an amendment to rezone R6B to an R6 by extending the existing R6 over a portion of the Proposed Project Area and amend a zoning text to modify Appendix F to create a new Mandatory Inclusionary Housing (MIH) area utilizing Options 1 and 2 to facilitate the new construction of a new six-story building with affordable residential units and a cellar mixed-use community facility in the Corona neighborhood of Queens, Community District 4.

## PUBLIC HEARING

**DATE:** October 22, 2020

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** November 9, 2020

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on Pre. L.U. No. 689 and approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 690.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** November 10, 2020

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Levin

Miller

Reynoso

Richards

Grodenchik

Adams

Ayala

Diaz

Moya

Rivera

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

The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2020, with the Council on \_\_\_\_\_\_\_\_\_\_, 2020, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.