# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. No. 729 (Res. No. 1557)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB - 13 C 200190 ZMQ**

City Planning Commission decision approving an application submitted by Munir M. Islam, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a, by establishing within an existing R2 District a C2-3 District bounded by Hillside Avenue, 215th Street, a line 100 feet southeasterly of Hillside Avenue, and Vanderveer Street, as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-574.

**INTENT**

To approve the amendment to rezone the project area from R2 to an R2/C2-3 zoning district to facilitate the development of two-story commercial building at 214-32 Hillside Avenue (Block 10673, Lot 3) in the Queens Village neighborhood of Queens, Community District 13.

## PUBLIC HEARING

**DATE:** February 9, 2021

**Witnesses in Favor:** One **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** February 23, 2021

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

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** February 24, 2021

The Committee recommends that the Council approve the attached resolution.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Diaz Sr.

Moya

Rivera

Riley

Borelli