# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 735 and 736**

**(Res. Nos. 1573 and 1574)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS CB-6 – TWO APPLICATIONS RELATED TO 91-32 63RD DRIVE**

**REZONING**

**C 200178 ZMQ (Pre. L.U. No. 735)**

City Planning Commission decision approving an application submitted by 63-68 RWKOP, LLC, pursuant to Sections 197-c and 201 of the NYC Charter for the amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4 District a C2-2 District bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;
2. changing from an R4 District to an R7A District property bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;
3. establishing within the proposed R7A District and C2-3 District bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;

as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-568.

**N 200179 ZRQ (Pre. L.U. No. 736)**

City Planning Commission decision approving an application submitted by 63-68 RWKOP, 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 of the zoning map to change the existing R4/C2-2 zoning district mapped within the Project Area to a R7A/C2-3 zoning district and amend the zoning text to modify Appendix F to establish the Project Area as an MIH Area to facilitate the development of a nine-story mixed-use building at 91-32 63rd Drive in the Rego Park neighborhood of Queens Community District 6.

## PUBLIC HEARING

**DATE:** February 23, 2021

**Witnesses in Favor:** Two **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 4, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. Nos. 735 and 736.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** March 10, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None Barron

Gibson

Deutsch

Koo

Levin

Reynoso

Treyger

Grodenchik

Adams

Ayala

Diaz Sr.

Moya

Rivera

Riley

Borelli