# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 773 and 774**

**(Res. Nos. 1638 and 1639)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS** **CB**-**6 - TWO APPLICATIONS RELATED TO 68-19 WOODHAVEN**

**BOULEVARD REZONING**

**C 200272 ZMQ (Pre. L.U. No. 773)**

City Planning Commission decision approvingan application submitted by 68-19 Rego Park, LLC, pursuant to Sections 197‑c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 14b:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, Alderton Street, 68th Road, and a line 100 feet northeasterly of Woodhaven Boulevard;
2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68th Road, and Woodhaven Boulevard; and
3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet southwesterly of Alderton Street, 68th Road, and Woodhaven Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589.

**N 200273 ZRQ (Pre. L.U. No. 774)**

City Planning Commission decision approvingan application submitted by 68-19 Rego Park, 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 the amendment to rezone the project area from C8-1 and R4 zoning districts to R6A and R6A/C2-3; and amend zoning text to modify Appendix F and establish the proposed Project Area as a Mandatory Inclusionary Housing (MIH) designated area to facilitate the development of a seven-story mixed-use building with community facility and commercial uses on the ground floor and approximately 87 residential units on the upper floors at 68-19 Woodhaven Boulevard in the Rego Park neighborhood of Queens, Community District 6.

## PUBLIC HEARING

**DATE:** April 20, 2021

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** May 4, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. Nos. 773 and 774.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** May 11, 2021

The Committee recommends that the Council approve the attached resolutions.

***Pre. L.U. No. 773***

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Koo

Levin

Reynoso

Treyger

Grodenchik

Adams

Ayala

R. Diaz Sr.

Moya

Riley

Brooks-Powers

Feliz

Borelli

***Pre. L.U. No. 774***

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson

Koo

Levin

Reynoso

Treyger

Grodenchik

Adams

Ayala

R. Diaz Sr.

Moya

Riley

Brooks-Powers

Feliz

Borelli