



IN THE MATTER OF an application submitted by Trylon 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.

This application for a zoning text amendment was filed by Trylon LLC on November 16, 2020, in conjunction with the related application for a zoning map amendment (C 210161 ZMQ). The proposed actions would facilitate the development of a new 15-story mixed-use building with 158 dwelling units at 98-81 Queens Boulevard in the Rego Park neighborhood of Queens, Community District 6.

RELATED ACTION

In addition to the zoning text amendment (N 210162 ZRQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 210161 ZMQ Zoning map amendment to change an R7-1/C1-2 zoning district to an R8X/C2-4 zoning district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210161 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 210162 ZRQ), in conjunction with the related application for a zoning map amendment (C 210161 ZMQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New

York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 21DCP160Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210161 ZMQ).

PUBLIC REVIEW

On October 4, 2021, this application (N 210162 ZRQ) was duly referred to Queens Community Board 6 and the Queens Borough President in accordance with the procedures for non-ULURP matters, along with the related application for a zoning map amendment (C 210161 ZMQ), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 6 held a public hearing on this application (N 210162 ZRQ) on November 3, 2021, and, on December 8, 2021, by a vote of 32 in favor, four opposed, and none abstaining, adopted a resolution recommending disapproval with conditions, as described in the report for the related zoning map amendment (C 210161 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 210162 ZRQ) and the related application for a zoning map amendment (C 210161 ZMQ) on December 23, 2021, and, on January 7, 2022, issued a recommendation to disapprove the application with conditions, as described in the report for the related zoning map amendment (C 210161 ZMQ).

City Planning Commission Public Hearing

On January 5, 2022 (Calendar No. 8), the CPC scheduled January 19, 2022, for a public hearing on this application (N 210162 ZRQ) and the related application for a zoning map amendment (C 210161 ZMQ). The hearing was duly held on January 19, 2021 (Calendar No. 13). Five speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment, (N 210162 ZRQ), in conjunction with the related application for a zoning map amendment (C 210161 ZMQ), is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 210161 ZMQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 200 of the New York City Charter, that based on the environmental determination and consideration described in the related report for a zoning map amendment (C 210161 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

- 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.

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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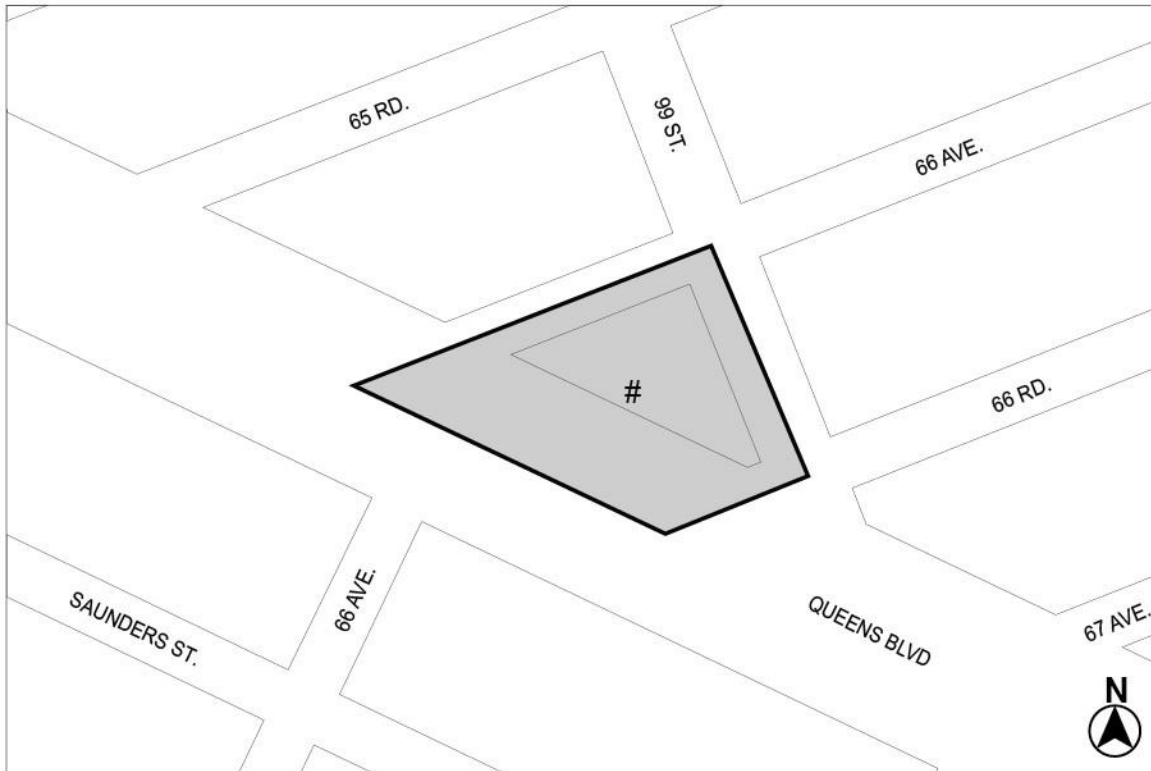
QUEENS


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Queens Community District 6

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Map 4 – [date of adoption]



 **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 6, Queens

* * *

The above resolution (N 210162 ZRQ), duly adopted by the City Planning Commission on February 16, 2022 (Calendar No. 19), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO
MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,** *Commissioners*

DANIEL R. GARODNICK, Esq., *Chair*, **LEAH GOODRIDGE,** *Commissioner*,
ABSTAINING