# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 209 and 210**

**(Res. Nos. 659 and 660)**

**By Council Members Salamanca and Riley**

## SUBJECT

**QUEENS CB-12 – TWO APPLICATIONS RELATED TO 141-05 109TH AVENUE**

**REZONING**

**C 220267 ZMQ (Pre. L.U. No. 209)**

City Planning Commission decision approving an application submitted by Mal Pal Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18c:

1. changing from an R3A District to an R6B District property bounded by a line 100 feet northwesterly of 109th Avenue, 142nd Street, 109th Avenue, and 139th Street; and

1. establishing within the proposed R6B District a C2-3 District bounded by a line 100 feet northwesterly of 109th Avenue, 142nd Street, 109th Avenue and, 139th Street;

as shown on a diagram (for illustrative purposes only) dated November 28, 2022, and subject to the conditions of CEQR Declaration E-693.

**N 220268 ZRQ (Pre. L.U. No. 210)**

City Planning Commission decision approving an application submitted by Mal Pal Realty Corp., pursuant to Section 201 of the New York City Character, 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 change the project area from an R3A zoning district to an R6B/C2-3 zoning district and amend the zoning text to designate the project area as a Mandatory Inclusionary Housing (MIH) area utilizing Options 1 and 2 to facilitate the development of a four-story mixed-use building with 56 residential units, 14 of which would be permanently income restricted, as well as commercial and community facility uses located at 141-05 109th Avenue in the South Jamaica neighborhood of Queens, Community District 12.

## PUBLIC HEARING

**DATE:** May 2, 2023

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** May 16, 2023

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on Pre. L.U. No. 209 and approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 210.

**In Favor: Against: Abstain:**

Riley None None

Moya

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** May 17, 2023

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Riley

Abreu

Brooks-Powers

Bottcher

Hanks

Krishnan

Sanchez

Borelli