**THE COUNCIL OF THE CITY OF NEW YORK**

**RESOLUTION NO. 659**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 220267 ZMQ, a Zoning Map amendment (L.U. No. 209).**

**By Council Members Salamanca and Riley**

WHEREAS, Mal Pal Realty Corp., filed an application pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c, by changing from an R3A District to an R6B District and establishing within the proposed R6B District a C2-3 District, which in conjunction with the related action would 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 (ULURP No. C 220267 ZMQ) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on April 28, 2023 its decision dated March 27, 2023 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 220268 ZRQ (Pre. L.U. No. 210), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197‑d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 2, 2023;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued on November 28, 2022 (CEQR No. 22DCP151Q), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-693) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-693) and Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 220267 ZMQ, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing 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, Borough of Queens, Community District 12.

Adopted.

Office of the City Clerk, }

The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on \_\_\_\_\_\_\_\_\_\_\_, 2023, on file in this office.

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City Clerk, Clerk of The Council