DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE DIRECTOR

April 1, 2024

New York City Council
City Hall
New York, NY 10007

Re: 23-01 Steinway Street Rezoning
N 230308 ZRQ
Related Application: C 230307 ZMQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated March 28, 2024, from the City Council regarding the proposed modification to the above-referenced application submitted by Efraim Realty LLC for a Zoning Text amendment to Appendix F to map Mandatory Inclusionary Housing (N 230308 ZRQ).

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on April 1, 2024, determined that the City Council's proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Daniel R. Garodnick

c: Queens Office D. DeCerbo C. Ryan S. Amron S. Avila
S. Myers

Daniel R. Garodnick, Director
Department of City Planning
120 Broadway- 31st Fl., New York, N.Y. 10271-0001
(212) 720-3200 FAX (212) 720-3303
www.nyc.gov/planning

THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

PERRIS STRAUGHTER
DIRECTOR

TEL.: 212-788-7335
PSTRAUGHTER@COUNCIL.NYC.GOV

March 28, 2024

Honorable Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No. N 230308 ZRQ (L.U. No. 40)
Related Application No. C 230307 ZMQ (L.U. No. 39)

23-01 Steinway Street Rezoning

Dear Chair Garodnick:

On March 28, 2024, the Land Use Committee of the City Council, by a vote of 8-0-0 for Application **N 230308 ZRQ** recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter ~~double struck out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

Queens Community District 1

* * *

Map 8– [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **8** — 2/11/20 MIH Program Option 1 and Option 2
Area **#** — [date of adoption] MIH Program Option 1 and ~~Option 2~~ Deep Affordability Option

Portion of Community District 1, Queens

* * *

Please feel free to contact me at WVidal@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,

…….
William Vidal,
Deputy General Counsel

WV:SFN

C: Susan Amron, General Counsel, DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
Perris Straughter, Director, Land Use Division
Brian Paul, Deputy Director
Chelsea Kelley, Deputy Director
Anne McCaughey, General Counsel
Arthur Huh, Deputy General Counsel
Deborah Kerzhner, Senior Land Use Counsel
Lyna Saad, Principal Planner
James Cottone, Project Manager
File