



IN THE MATTER OF an application submitted by BG Sutphin 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 Article XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

This application for a zoning text amendment was filed by BG Sutphin LLC on December 8, 2020, in conjunction with the related application for a zoning map amendment (N 210213 ZMQ). The proposed actions would facilitate the development of a 15-story mixed-use building with residential and community facility uses located at 97-04 Sutphin Boulevard in the Jamaica neighborhood of Queens, Community District 12.

RELATED ACTION

In addition to the zoning text amendment (N 210214 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 210213 ZMQ Zoning map amendment to change a C4-5X/DJ zoning district to a C6-3/DJ zoning district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210213 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 210214 ZRQ), in conjunction with the application for the related action (C 210213 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 CPC. The designated CEQR number is 21DCP095Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210213 ZMQ).

PUBLIC REVIEW

On August 30, 2021, this application (N 210214 ZRQ) was duly referred to Queens Community Board 12 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 210213 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 12 held a public hearing on this application (N 210214 ZRQ) on October 20, 2021, and, on that date, by a vote of none in favor, 40 opposed, and none abstaining, adopted a resolution recommending disapproval of the application, as described in the report for the relate zoning map amendment (C 210213 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 210214 ZRQ) and the related application for a zoning map amendment (C 210213 ZMQ) on November 4, 2021,

and issued a recommendation on December 2, 2021, to approve the application, as described in the report for the related zoning map amendment (C 210213 ZMQ).

City Planning Commission Public Hearing

On December 1, 2021 (Calendar No. 5), the CPC scheduled December 15, 2021, for a public hearing on this application (N 210214 ZRQ) and the related application for a zoning map amendment (C 210213 ZMQ). The hearing was duly held on December 15, 2021 (Calendar No. 23). Four 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, as modified, (N 210214 ZRQ) in conjunction with the related application for a zoning map amendment (C 210213 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 210213 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 210213 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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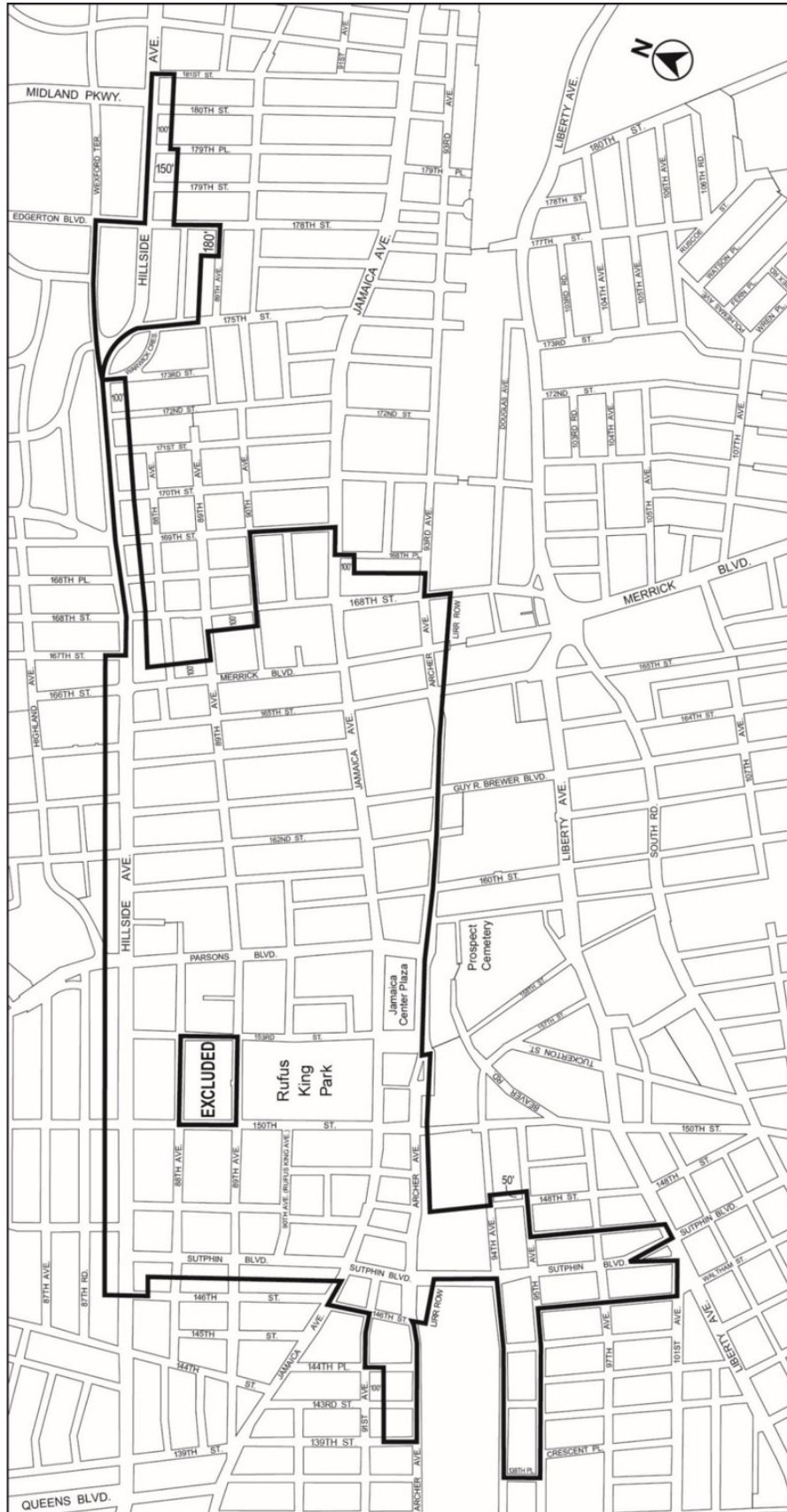
QUEENS

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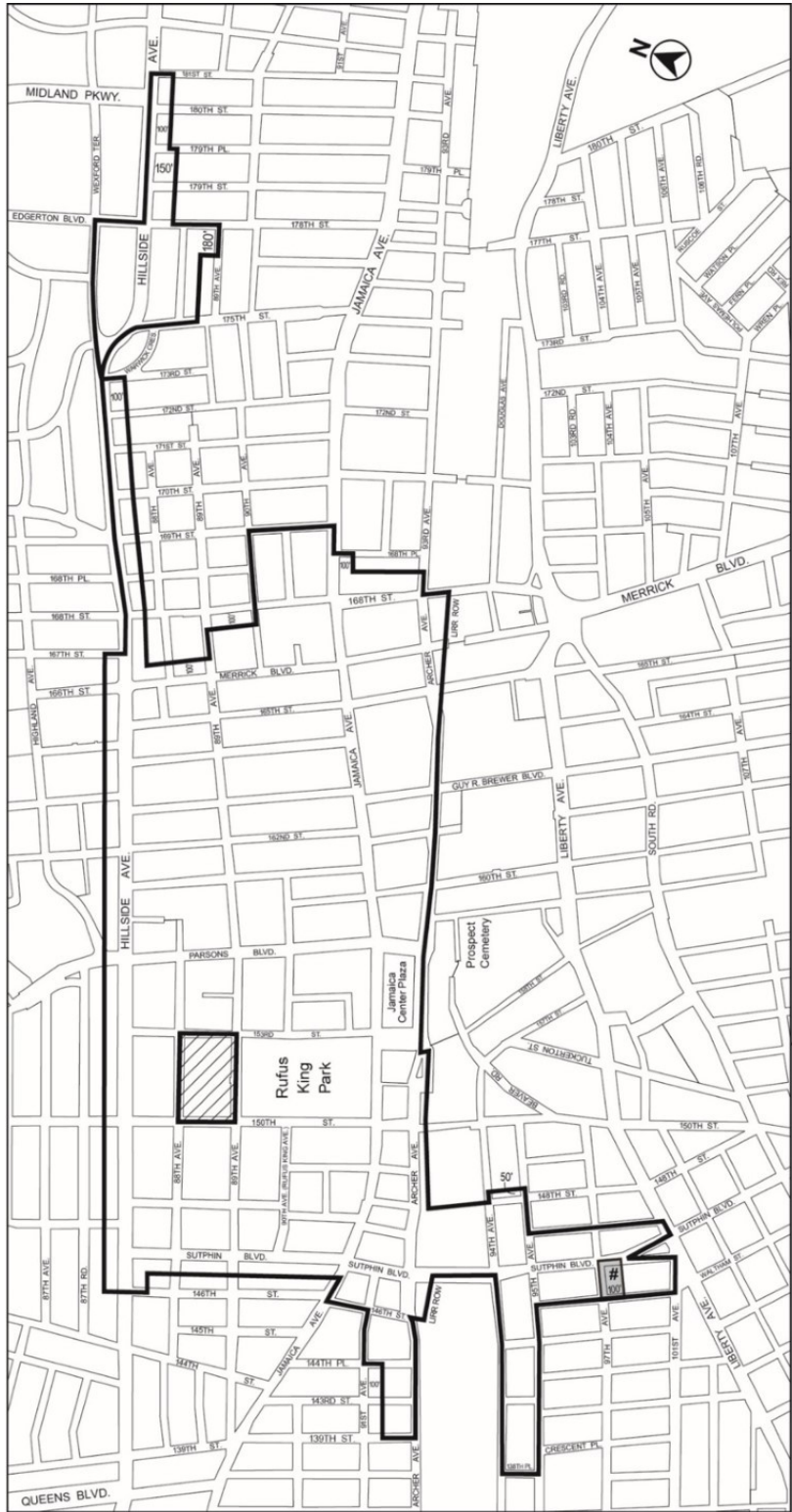
Queens Community Districts 8 and 12




Map 1 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area #– [Date of adoption] MIH Program Option 1 and Option 2
-  Excluded Area

Portion of Community Districts 8 and 12, Queens

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The above resolution (N 210214 ZRQ), duly adopted by the City Planning Commission on January 19, 2022 (Calendar No. 4), 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.

ANITA LAREMONT, *Chair*

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

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

LEAH GOODRIDGE, *Commissioner Abstaining*