



IN THE MATTER OF an application submitted by Northern 147-149 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, Borough of Queens, Community District 7

This application for a zoning text amendment (N 220416 ZRQ) was filed on May 19, 2022, by Northern 147-149 LLC. This application, in conjunction with a related application for a zoning map amendment (C 220415 ZMQ), would facilitate the development of two new 11-story mixed-use residential, community facility, and commercial buildings containing approximately 389 dwelling units, including 97 income restricted units, located at 147-14 Northern Boulevard, within the Murray Hill neighborhood of Community District 7 in Queens.

RELATED ACTION

In addition to the zoning text amendment (N 220416 ZRQ) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 220415 ZMQ Zoning map amendment to change an R5/C1-2 zoning district to an R7X/C2-3 and R5 zoning districts.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment action (C 220415 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 220416 ZRQ), in conjunction with the related application for a zoning map amendment (C 220415 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: 23DCP025Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 220415 ZMQ).

PUBLIC REVIEW

This application (N 220416 ZRQ) was duly referred to Queens Community Board 7 and the Queens Borough President on January 5, 2026, in accordance with the procedures for non-ULURP matters, along with the related application for an amendment to the zoning map (C 220415 ZMQ), which was certified as complete by the Department of City Planning in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

This action is eligible for potential review by the Affordable Housing Appeals Board pursuant to Charter Section 197-g.

Community Board Public Hearing

Queens Community Board 7 held a public hearing on this application (N 220416 ZRQ) along with the related application for a zoning map amendment (C 220415 ZMQ) on February 9, 2026, and on that day, adopted a resolution recommending approval of the application with no conditions.

Borough President Recommendation

This application (N 220416 ZRQ) was considered by the Queens Borough President, who held a public hearing on February 19, 2026, and issued a recommendation to approve the application

with conditions on February 26, 2026. A summary of the recommendations of the Queens Borough President appears in the report for the related zoning map amendment (C 220415 ZMQ).

City Planning Commission Public Hearing

On March 4, 2026 (Calendar No. 3) the CPC scheduled March 18, 2026 for a public hearing on this application (N 220416 ZRQ). The hearing was duly held on March 18, 2026 (Calendar No. 9). Six speakers testified in favor of the application, and none spoke in opposition.

CONSIDERATION

The Commission believes the proposed zoning text amendment (N 220416 ZRQ) 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 220415 ZMQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 220415 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.

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated

Areas

* * *

QUEENS

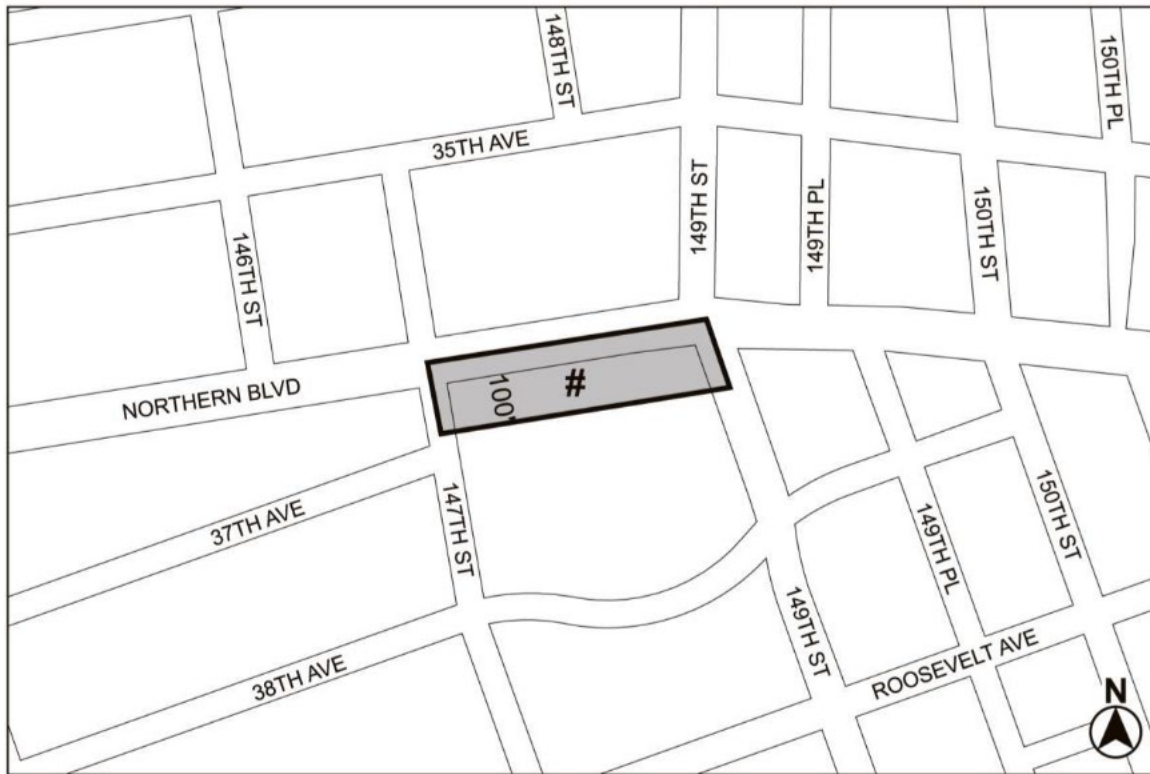
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Queens Community District 7

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Map 6 – [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing area
Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 7, Queens

* * *

The above resolution (N 220416 ZRQ), duly adopted by the City Planning Commission on April 15, 2026 (Calendar No.15), 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.

SIDEYA SHERMAN, *Chair*

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

GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,

ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,

RASMIA KIRMANI FRYE, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,

ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D., *Commissioners*