CITY PLANNING COMMISSION

April 7, 2021 / Calendar No. 15 C 200272 ZMQ

IN THE MATTER OF an application submitted by 68-19 Rego Park LLC pursuant to Sections 197-c and 201 of the NYC Charter for the amendment of the Zoning Map, Section No. 14b:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, Alderton Street, 68th Road, and a line 100 feet northeasterly of Woodhaven Boulevard;

2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68th Road, and Woodhaven Boulevard; and

3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet southwesterly of Alderton Street, 68th Road, and Woodhaven Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589.

This application for a zoning map amendment was filed on March 2, 2020 by 68-19 Rego Park LLC, in conjunction with an application for a zoning text amendment (N 200273 ZRQ). The proposed actions would facilitate the construction of a seven-story mixed-use building with community facility and commercial uses on the ground floor and approximately 87 residential units on the upper floors at 68-19 Woodhaven Boulevard in the Rego Park neighborhood of Queens Community District 6.

RELATED ACTION

In addition to the zoning map amendment (C 200272 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 200273 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area

BACKGROUND

The applicant seeks a zoning map amendment and zoning text amendment to facilitate the construction of a seven-story mixed-use building with approximately 8,000 square feet of commercial use and approximately 6,000 square feet of community facility use on the ground floor and 87 residential units on the upper floors, including 26 permanently affordable units pursuant to MIH Option 2.

The project area (Block 3148, Lots 2 and 35) is located on the north side of 68th Road between Woodhaven Boulevard and Alderton Street in the Rego Park neighborhood of Queens. The project area totals approximately 36,976 square feet with approximately 330 feet of frontage along 68th Road, approximately 100 feet of frontage along Woodhaven Boulevard, and approximately 100 feet of frontage along Alderton Street. The development site (Lot 2) is developed with a one-story florist and a one-story auto-repair shop. Lot 35 is developed with a six-story multi-family residential building. The remainder of the block is developed with two-story attached residences and a two-story motel.

The area surrounding the project area is developed with a mix of commercial, light manufacturing and residential uses in low- and mid-rise buildings. Commercial uses are concentrated along Woodhaven Boulevard, a major north-south arterial road in Rego Park. Saint John Cemetery is located on Woodhaven Boulevard, immediately west of the project area, and the block directly south of the project area is comprised of a gas station and a non-compliant six-story multifamily building built in 1969. Auto-related and local commercial uses line Woodhaven Boulevard. Residential development north, south and east of the project area is predominately comprised of two-story single and attached multifamily housing with several non-compliant six-story multifamily buildings, two of which are located directly south and east of the development site. Further south on Metropolitan Avenue is a regional commercial destination with several big-box retail stores.

The project area is located outside of the Transit Zone and is well-served by bus lines. A bus stop, servicing the Q11 and Q21 line which connect Elmhurst and Old Howard Beach/Hamilton, is located directly in front of the proposed development site on Woodhaven Boulevard, which hosts bus-only travel lanes. Two blocks south of the project area, at the intersection of

Woodhaven Boulevard and Metropolitan Area, are bus stops providing service to the Q12, which connects Flushing and Little Neck; the Q42, which connects Addeslieigh Park and Jamaica; the QM15, which provides express service to and from Lindenwood and Midtown; and QM17, which provides express service between Far Rockaway and Midtown.

The project area was mapped with C8-1 and R4 zoning districts at the time of the enactment of the 1961 Zoning Resolution and has remained unchanged since then. R4 zoning districts permit a maximum residential floor area ratio (FAR) of 0.75 and restrict maximum building heights to 25 feet. One off-street parking space is required for each dwelling unit. The maximum FAR for community facility uses is 2.0. C8-1 zoning districts permit a maximum commercial FAR of 1.0, a maximum community facility FAR of 2.40, and preclude residential uses. C8-1 districts require one parking space per 300 square feet of floor area for general retail and service uses.

The applicant proposes to develop a seven-story, 85-foot-tall mixed-use building containing a total of approximately 92,291 square feet of floor area (3.6 FAR). The ground floor would be comprised of approximately 8,000 square feet of commercial use and approximately 6,349 square feet of community facility use. Floors two through eight would be comprised of approximately 77,942 square feet of residential floor area containing 87 dwelling units, 26 of which would be permanently affordable pursuant to MIH Option 2. Retail uses would be accessed on Woodhaven Boulevard, and residential and community facility uses would be accessed on 68th Road. The cellar would include approximately 70 parking spaces via a new 22-foot curb cut on 68th Road with 17 spaces on a surface level parking, for a total of 87 parking spaces. In the proposed R6A district, 35 off-street residential parking spaces and 20 commercial parking spaces are required.

To facilitate the proposed development, the applicant seeks a zoning map amendment to change the zoning of the project area from R4 and C8-1 zoning districts to an R6A zoning district. A C2-3 commercial overlay would be mapped over the development site (Lot 2). The proposed R6A district allows a maximum residential FAR of 3.6 when mapped within an MIH area. The maximum FAR for community facility uses is 3.0. The maximum base height with a Qualifying Ground Floor is 65 feet and the maximum building height is 85 feet for residential development within an MIH area. Off-street parking is required for 50 percent of market rate dwelling units

and 15 percent of income-restricted units. C2-3 commercial overlays facilitate local retail uses and require one parking space per 400 square feet of floor area for general retail and service uses. The proposed change from R4 and C8-1 zoning districts to an R6A zoning district would result in an increase of permitted FAR for residential use (from 0.75 within the R4 and none within the C8-1, to 3.9 FAR with AIRS), community facility use (from 2.0 and 2.4, respectively) to 3.0 FAR, and commercial use (from 1.0 FAR to 2.0 FAR).

The applicant also proposes a zoning text amendment (N 200273 ZRQ) to designate the project area as an MIH area mapped with Options 1 and 2. Option 1 requires that at least 25 percent of residential floor area be reserved for housing units affordable to residents with household incomes averaging 60 percent of the Area Median Income (AMI), including a 10 percent band at 40 percent of the AMI. Option 2 requires that at least 30 percent of residential floor area be reserved for housing units affordable to residents with household incomes at an average of 80 percent of AMI.

ENVIRONMENTAL REVIEW

This application (C 200272 ZMQ), in conjunction with the related application for a zoning text amendment (N 200273 ZRQ), 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 City Planning Commission. The designated CEQR number is 20DCP155Q.

After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on November 9, 2020.

The Negative Declaration includes an (E) designation (E-589) related to hazardous materials and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

UNIFORM LAND USE REVIEW

This application (C 200272 ZMQ) was certified as complete by the Department of City Planning on November 16th, 2020, and was duly referred to Community Board 6 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for a zoning text amendment (N 200273 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 6 held a public hearing on this application (C 200272 ZMQ) on January 13, 2021 and on that date, by a vote of 26 in favor, 13 opposed, and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

> "1. The proposed building height will not exceed seven stories;
> 2. The applicant will provide (and pay for) periodic structural inspections to adjacent properties during construction;
> 3. The applicant will provide CB6 with a plan on mitigation of any issues that arise with adjoining properties;
> 4. The applicant will provide 18 of the 28 permanently income-restricted MIH units at 60% of AMI and making the total MH weighted average less than the legally required 80% AMI;
> 5. The applicant will ensure CB6 is provided with updates regarding the affordable housing processes for the site;
> 6. The applicant will provide written confirmation that it agrees to all of these conditions, which were agreed to verbally."

Following the public hearing, the applicant provided a letter committing to all of the above conditions.

Borough President Recommendation

This application (C 200272 ZMQ) was considered by the Queens Borough President, who on February 4, 2021, issued a recommendation to approve the application with the following condition:

"There should be a goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% goal is being reached."

City Planning Commission Public Hearing

On February 17, 2021 (Calendar No. 6), the City Planning Commission scheduled March 3, 2021, for a public hearing on this application (C 200178 ZMQ). The hearing was duly held on March 3, 2021 (Calendar No. 28). One speaker testified in favor of the application and none in opposition.

The applicant representative, testifying in favor of the application, stated that, as requested by Community Board 6, the proposed building would be modified. The updated proposed development would consist of seven stories (previously eight) at approximately 74 feet, to maintain consistency with the established built environment of the adjacent multi-family buildings, which stand at approximately 70 feet tall. The applicant representative also stated that the proposed rezoning is consistent with the built context, the project area's adjacency to Woodhaven Boulevard and Yellowstone Boulevard/Alderton Street, both which are wide streets, as well as proximity to transit. The applicant representative also stated that the Hellenic American Neighborhood Action Committee (HANAC) would be managing the permanently affordable MIH units.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 200272 ZMQ), in conjunction with the related application for a zoning text amendment (N 200273 ZRQ), is appropriate.

The Commission believes that the proposed R6A and R6A/C2-3 zoning districts reflect existing land use patterns and reinforce existing multi-family residential buildings and local ground floor retail use along Woodhaven Boulevard. The existing florist is owned by the applicant and will occupy the ground floor commercial space in the proposed development. The project area has

frontage on Woodhaven Boulevard, which is a wide street, and abuts open space to the west created by Saint John's Cemetery. The project area's transit accessibility is appropriate for an increase in density and a reduction in commercial parking requirements.

The proposed zoning text amendment to designate the R6A district as an MIH area is appropriate. The designation is consistent with the City's objective of promoting housing production and affordability across the city, as outlined in *Housing New York*, and the Commission supports the development of new affordable housing in a neighborhood with a need for new income-restricted units.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on November 9, 2020 with respect to this application (CEQR No. 20DCP155Q), 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 197-c of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further changed by the Zoning Map, Section 14b by:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, Alderton Street, 68th Road, and a line 100 feet northeasterly of Woodhaven Boulevard;

2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68th Road, and Woodhaven Boulevard; and

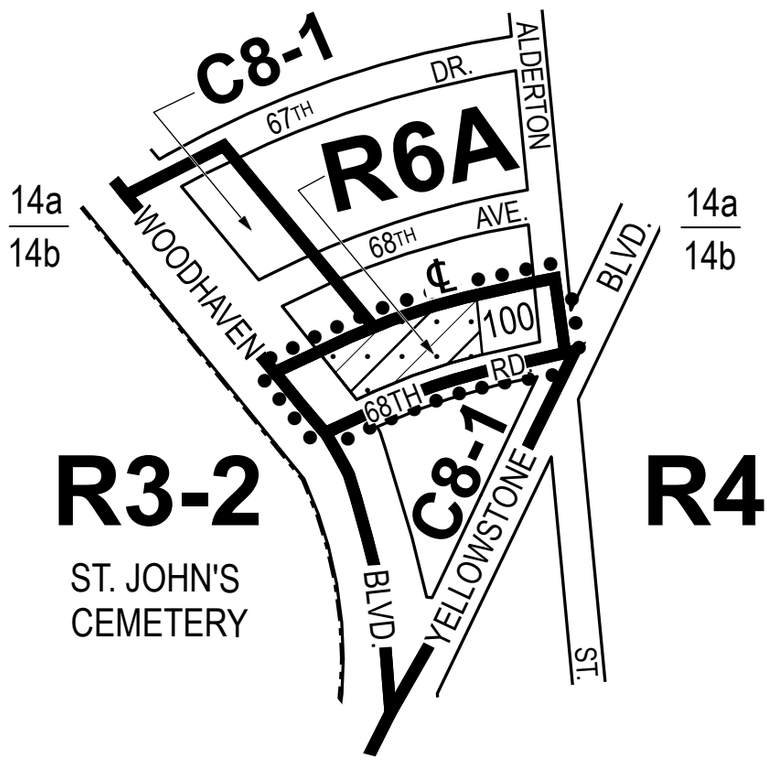
3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet southwesterly of Alderton Street, 68th Road, and Woodhaven Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589.

The above resolution (C 200272 ZMQ), duly adopted by the City Planning Commission April 7,

2021 (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.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,
JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
14b
BOROUGH OF
QUEENS

New York, Certification Date:
November 16, 2020

S. Lenard, Director
Technical Review Division

SCALE IN FEET
0 150 300 450 600

NOTE:

Indicates Zoning District Boundary

The area enclosed by the dotted line is proposed to be rezoned by changing existing R4 and C8-1 Districts to an R6A District, and by establishing a C2-3 District within the proposed R6A District.

Indicates a C2-3 District

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 68-19 Woodhaven Blvd Rezoning			
Applicant:	68-19 Rego Park LLC	**Applicant's Primary Contact**:	Akerman LLP
Application #	200273ZRQ	**Borough**:	
CEQR Number:	20DCP155Q	**Validated Community Districts**:	Q06

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable			
# In Favor: 26	**# Against:** 13	**# Abstaining:** 0	**Total members appointed to the board:** 48
Date of Vote: 1/13/2021 12:00 AM		**Vote Location**: Virtual (Zoom) - https://tinyurl.com/QueensCB6Jan	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 1/13/2021 6:30 PM	
Was a quorum present? Yes	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	Virtual (Zoom) - https://tinyurl.com/QueensCB6Jan

CONSIDERATION: Community Board 6 voted to approve the Rezoning at 68-19 Woodhaven Boulevard with the following conditions:

1. The proposed building height will not exceed 7 stories
2. The applicant will provide (and pay for) periodic structural inspections to adjacent properties during construction
3. The applicant will provide CB 6 with a plan on mitigation of any issues that arise with adjoining properties
4. The applicant will provide 18 of the 28 permanently income-restricted MIH units at 60% of AMI and making the total MIH weighted average less than the legally required 80% AMI.
5. The applicant will ensure CB 6 is provided with updates regarding the affordable housing processes for the site
6. The applicant will provide written confirmation that it agrees to all of these conditions, which were agreed to verbally

Community Board 6 would like to make it clear that if all of the above conditions are not met, this should be considered a negative recommendation.

Recommendation submitted by	QN CB6	Date: 1/20/2021 2:06 PM

Community Board 6, Queens

104-01 Metropolitan Avenue · Forest Hills, NY 11375-4136
Tel: (718) 263-9250 · Fax: (718) 263-2211
qn06@cb.nyc.gov
www.nyc.gov/cb6q

Whitepot Settled 1653

Alexa Weitzman
Chair

Frank P. Gulluscio
District Manager

Gail M. Gordon
1st Vice-Chair

Peter Beadle
2nd Vice-Chair

Soumaly King
Vice-Chair · Secretary

Naomi Altman
Vice-Chair · Finance

Prameet Kumar
Vice-Chair · Land Use

David Schneier
Vice-Chair · Scoping

Donovan Richards
Borough President

At the January 13, 2021 meeting of Queens Community Board 6, the following vote was taken following a Public Hearing on
Application # C 200272 ZMQ, CEQR # 20DCP155Q
68-19 Woodhaven Boulevard Rezoning:

Community Board 6 voted to approve the Rezoning at 68-19 Woodhaven Boulevard with the following conditions:

1. The proposed building height will not exceed 7 stories
2. The applicant will provide (and pay for) periodic structural inspections to adjacent properties during construction
3. The applicant will provide CB 6 with a plan on mitigation of any issues that arise with adjoining properties
4. The applicant will provide 18 of the 28 permanently income-restricted MIH units at 60% of AMI and making the total MIH weighted average less than the legally required 80% AMI.
5. The applicant will ensure CB 6 is provided with updates regarding the affordable housing processes for the site
6. The applicant will provide written confirmation that it agrees to all of these conditions, which were agreed to verbally

Community Board 6 would like to make it clear that if all of the above conditions are not met, this should be considered a negative recommendation.

68-19 REGO PARK LLC
148-29 Cross Island Parkway
Whitestone, NY 11357

January 28, 2021

Alexa Weitzman, Chair
Prameet Kumar, Vice-Chair, Land Use
Queens Community Board 6
104-01 Metropolitan Avenue
Forest Hills, NY 11375

Re: 68-19 Woodhaven Boulevard Rezoning
ULURP Nos. 200272ZMQ & N200273ZRQ

Dear Chair Weitzman & Vice-Chair Kumar:

Thank you for your time and consideration of the proposed 68-19 Woodhaven Boulevard Rezoning in Queens Community District 6 (CB 6). This letter is to confirm that the applicant Rego Park LLC commits to all of the following conditions of the CB 6 recommendation for approval dated January 14, 2021:

1. The proposed building height will not exceed 7 stories.
2. The applicant will provide (and pay for) periodic structural inspections to adjacent properties during construction.
3. The applicant will provide CB 6 with a plan on mitigation of any issues that arise with adjoining properties.
4. The applicant will provide two of the three income bands for the permanently income-restricted MIH units at 60% of Area Median Income (AMI), making the total Mandatory Inclusionary Housing (MIH) weighted average less than the legally required 80% AMI.
5. The applicant will ensure CB 6 is provided with updates regarding the affordable housing processes for the site.
6. The applicant will provide written confirmation that it agrees to all of these conditions, which were agreed to verbally.

Please contact our office if any additional information or clarification is needed.

Sincerely,

Peter Zuccarello, Managing Member
68-19 Rego Park LLC

Enc: Community Board 6 Recommendation, January 14, 2021
Cc: Frank P. Gulluscio, District Manager

56269133;1

Queens Borough President Recommendation

APPLICATION: ULURP #200272 ZMQ **COMMUNITY BOARD: Q06**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 68-19 Rego Park LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14b:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, Alderton Street, 68th Road, and a line 100 feet northeasterly of Woodhaven Boulevard;

2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68th Road, and Woodhaven Boulevard; and

3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet southwesterly of Alderton Street, 68th Road, and Woodhaven Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589 (RELATED ULURP #200273 ZRQ)

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, February 4, 2021 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application proposes a zoning map amendment to change the property bounded by Woodhaven Boulevard, the centerline of Block 3148, 68th Road, and Alderton Street (Block 3148, p/o Lot 2 and Lot 35) from C8-1 & R4 Districts to R6A & R6A/C2-3 Districts. The proposed actions would facilitate development of a new seven-story residential building with 87 dwelling units of which 26 would be affordable under MIH Option 2. The MIH units would be reserved for the Affordable Independent Residences for Seniors program (AIRS);

- Another application (ULURP #200273 ZRQ) concurrently filed with this application proposes a zoning text amendment to Appendix F to establishing and mapping the proposed rezoning area as a Mandatory Inclusionary Housing Area (MIH);

- The proposed development would be a 100,041.77 SF, 7-story mixed-use residential and commercial building with an FAR of 3.9 The applicant agreed to reduce the original building height from 8-stories down to 7-stories as requested by Community Board 6 at the monthly meeting prior to their vote. The revised development would have a base height of 65 feet with setbacks (10 feet on Woodhaven Boulevard and 15 feet along 68th Road). There would be 8000 SF of commercial space on the ground floor as well as 6349 SF of community facility space. Onsite off-street parking for 87 vehicles would be provided in a garage with 64 spaces, accessible via a new 22-feet curb cut on 68th Road, and with 17 spaces on a surface parking lot. There would be a total of 87 dwelling units including 26 affordable units under MIH Option 2. The MIH units would be reserved as an Affordable Independent Residence for Seniors (AIRS) program administrated by HANAC, a Queens based housing and senior services provider. A greened rooftop is proposed as a recreational area with storm water mitigation infrastructure. The applicant intends to bring back the existing (Use Group 6) ground floor florist shop which has operated for decades in close proximity to the Saint John Cemetery located on Woodhaven Boulevard;

- The area to be rezoned (Block 3148 Lot 35 and p/o Lot 2) is a 36,476 SF irregularly-shaped space generally bounded by Woodhaven Boulevard, the southern portion of Block 3148, 68th Road, and Alderton Street. The rezoning area is currently mapped as C8-1 and R4 Districts with the majority of the area within the C8-1 District. The proposed zoning map change is to R6A and R6A/C2-3 Districts. Lot 35 is a 10,824 SF lot currently developed with a 6-story residential building and cellar garage. The development site (Lot 2) is a 25,651.76 SF corner and interior lot developed with attached 1-story buildings currently occupied by a florist/garden center and auto repair business. The site has approximately 230 feet of frontage on 68th Road and 99 feet of frontage on Woodhaven Boulevard;

- The surrounding area is characterized primarily by residential use with some commercial, industrial, and auto-related uses within the C8-1 zoned portion of Woodhaven Boulevard The residential areas are improved with mostly 1-story, one and two-family homes. There are 3 existing, non-compliant six-story multi-family apartment buildings along the intersection of 68th Road and Yellowstone Boulevard Street John Cemetery is located immediately west on the opposite side of Woodhaven Boulevard The project site is well served by public transit including the Q11 and Q21 stops by the project area and express Q12 and Q42 lines on Yellowstone Boulevard at 68th Road;

- Community Board 6 (CB 6) approved this application with conditions by a vote of twenty-six (26) in favor, twelve (12) against with none (0) abstaining at their monthly meeting held on January 13, 2021. Discussion at the monthly meeting reflected concerns raised during the Land Use Committee (LUC) meeting held on January 5, 2021 such as potential obstruction of sunlight and construction damage to adjacent yards. The conditions listed in the recommendation are as followed: Proposed building height won't exceed 7 stories; provide and pay for periodic structural inspections to adjacent properties during construction; provide CB 6 with a mitigation plan regarding any issues that arise on adjoining properties; 18 of the 28 affordable units at 60% of AMI; provide CB 6 with updates regarding affordable housing processes for the site; written confirmation that they agree to all conditions;

- On January 28, 2021 the applicant submitted to Community Board 6 a written letter agreeing to all of the board's conditions;

- At the Borough President's Land Use Public Hearing, the Borough President raised questions regarding local hiring, 30% MWBE procurement, and intended use of the proposed retail space. The applicant team responded that they intended to pay building service workers prevailing wage, had reached out to 32BJ SEIU prior to the hearing and were waiting for a response, intend to fulfill the request for local hiring after securing a general contractor, and intend to meet the goal of 30% MWBE. The Borough President requested written confirmations from the applicant team;

RECOMMENDATION

There is clearly need for more affordable housing in New York City and particularly for seniors. Based on the above consideration, I hereby recommend approval of this application with the following condition:

- There should be a goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% goal is being reached.

PRESIDENT, BOROUGH OF QUEENS

3/2/21
DATE