IN THE MATTER OF an application submitted by 100 Queens Blvd Co. LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4B District a C1-2 District bounded by a line 100 feet southwesterly of Queens Boulevard, a line 100 feet southeasterly of 67th Avenue, a line 150 feet southwesterly of Queens Boulevard, and 67th Avenue;

2. eliminating from with an existing R7-1 District a C1-2 District bounded by Queens Boulevard, 67th Road, a line 150 feet southwesterly of Queens Boulevard, a line 100 feet southeasterly of 67th Avenue, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

3. changing from an R7-1 District to an R9X District property bounded by Queens Boulevard, 67th Road, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

4. establishing within an existing R7-1 District a C2-4 District bounded by a line 100 feet southwesterly of Queens Boulevard, 67th Road, a line 150 feet southwesterly of Queens Boulevard, and a line 100 feet northwesterly of 67th Road; and

5. establishing within the proposed R9X District a C2-4 District bounded by Queens Boulevard, 67th Road, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated June 1, 2026, and subject to the conditions of CEQR Declaration E-899.

This application for a zoning map amendment (C 260184 ZMQ) was filed by 100 Queens Blvd Co. LLC on November 20, 2025. The proposed action, in conjunction with the related application for a zoning text amendment (N 260185 ZRQ), would facilitate the development of a 21-story mixed-use building with approximately 280,800 square feet of total floor area, including 264,600 square feet of residential space, which would result in approximately 389 dwelling units, of which 97 would be income-restricted, and consist of 16,000 square feet of commercial space located at 100-12 Queens Boulevard in the neighborhood of Forest Hills, Community District 6, Queens.

RELATED ACTION

In addition to the zoning map amendment (C 260184 ZMQ) that is the subject of this report, the 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:

N 260185 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant requests a zoning map amendment to change the following: an R7-1/C1-2 zoning district to an R9X/C2-4 zoning district; an R4B/C1-2 zoning district to an R4B zoning district; an R7-1/C1-2 to an R7-1 zoning district; and an R7-1/C1-2 zoning district to an R7-1/C2-4 zoning district. In addition, the applicant requests a zoning text amendment to Appendix F to designate an MIH area coterminous with the project area. These actions would facilitate the development of a new 21-story mixed-use building with approximately 280,800 square feet of total floor area, including 260,600 square feet of residential space, which would result in 389 dwelling units, of which 97 would be permanently income-restricted. Additionally, the proposed development would contain 16,000 square feet of commercial space.

The project area consists of Block 3170, Lots 24, 25, 26, 27, 31 and parts of Lots 1 and 23. It is bounded by Queens Boulevard to the north, 67th Road to the east, a line 100 feet and a line 150 feet south of Queens Boulevard to the south, and 67th Avenue to the west.

The proposed development site is applicant owned and is comprised of Block 3170, Lots 27, 31, and part of Lot 1 totaling approximately 26,000 square feet of lot area with 260 feet of frontage along Queens Boulevard, 100 feet of frontage along 67th Avenue and 150 feet of frontage along 67th Road. The development site is improved with an approximately 23,500 square foot single-story commercial building, which is currently occupied by a variety of retail establishments, including a pharmacy, café, fruit market, medical office, medical supply store, bakery, and two

restaurants. The site also consists of a driveway, accessed by a 15-foot-wide curb cut on 67th Avenue.

The surrounding area is characterized by a mix of residential, commercial, and mixed residential and commercial uses. The blocks southwest of the project area are mapped with an R4B zoning district and are developed with two-story attached residential buildings. The blocks north, east, south, and west immediately surrounding the project area along Queens Boulevard are mapped with an R7-1 zoning district with a C1-2 commercial overlay. These blocks are developed with six- to 18-story mixed-use buildings consisting of residential and commercial uses, and single-story commercial buildings concentrated along Queens Boulevard. Queens Boulevard is a major east-west arterial thoroughfare spanning Long Island City to the west and Jamaica to the east. While it varies in width and built character throughout the corridor, the portion that is within the surrounding area is 200 feet wide with eight travel lanes.

C4-5X and C4-4A districts are mapped along the south side of Queens Boulevard five blocks east of the project area and extend further south to Austin Street, a major commercial corridor with both regional and neighborhood serving retail. This area is within the Special Forest Hills District (C 090104 ZMQ) which was established in 2007 to facilitate new residential and commercial development. This area contains a mix of commercial uses, including a movie theater, local retail, eateries, and more.

The project area is well served by public transit and is located within the Outer Transit Zone (OTZ). The 67th Avenue station, served by the M and R subway lines, is located directly in front of the project area along Queens Boulevard. The Forest Hills LIRR train station, which provides service to Penn Station and Grand Central as well as Jamaica and Long Island, is located approximately one mile from the project area. Express bus service, including the QM11, QM18, QM4, and QM44, runs along Queens Boulevard, Jewel Avenue, and 69th Road, connecting the area to major job and transit hubs in Manhattan. Local bus service is provided by the Q23 and Q60 bus, which run along Ditmars Boulevard, Union Turnpike, and Queens Boulevard with service from East Elmhurst to Forest Hills and South Jamaica to Midtown Manhattan,

respectively. Major highways in the area include the Grand Central Parkway and the Van Wyck Expressway to the east of Queens Boulevard.

Open space in the area includes Flushing Meadows-Corona Park, an 898-acre regional park located five blocks east of the project area. The park features the Queens Zoo, the Queens Museum, the Billie Jean King National Tennis Center, Citi Field, and multiple passive and active recreation facilities and amenities. Yellowstone Park, a local neighborhood park featuring playgrounds, benches, and a basketball court, is located two blocks east of the project area.

Community facilities in the area include a satellite campus of Touro College; Forest Hills High School, serving grades nine through 12; J.H.S. 190 Russell Sage, serving grades six through eight; P.S. 139 Rego Park Elementary School, serving kindergarten through fifth grade; and P.S. 175 The Lynn Gross Discovery School, serving pre-kindergarten through fifth grade. Additionally, the Forest Hills branch of the Queens Public Library is located approximately one mile southeast of the project area.

In 1961, the project area was mapped with R7-1/C1-2 and R4B zoning districts and has remained unchanged since. R7-1 zoning districts are medium-density residential districts that typically produce high-lot coverage apartment buildings set at or near the street line, often resulting in 10- to 11-story buildings. The maximum residential floor area ratio (FAR) is 5.01 with qualifying affordable housing, and the maximum community facility FAR is 4.80. The maximum base height is 85 feet, and the maximum building height is 115 feet with the provision of qualifying affordable housing. Within the OTZ, off-street accessory parking is required for 25 percent of all dwelling units, excluding income-restricted housing units which waive off-street parking. R4B zoning districts are low-density residential districts that typically result in attached one- or two-family residences set back from the street line by a minimum of five feet. These districts generally produce buildings at a one- to two-story scale. The maximum residential FAR is 1.00 and the maximum community facility FAR is 2.00. The maximum height of a building in an R4B district is 25 feet. Within the OTZ, parking is required for 50 percent of all dwelling units, excluding qualifying affordable or senior housing, which requires no off-street parking.

Recently approved rezonings in the area include a zoning map and zoning text amendment at 98-81 Queens Boulevard (C 210161 ZMQ), which changed an R7-1/C1-2 zoning district to an R8X/C2-4 zoning district and established an MIH area; a zoning map and zoning text amendment at 102-51 Queens Boulevard (C 240250 ZMQ), which changed an R7-1 /C1-2 zoning district to an R8X/C2-4 zoning district and established an MIH area, and a zoning map amendment and zoning text amendment at 66-45 and 66-47 Wetherole Street (C 210375 ZMQ), which changed an R4B zoning district to an R6A zoning district and established an MIH area.

The applicant proposes to develop a 21-story mixed-use building consisting of residential and commercial uses. The proposed development would total approximately 280,800 square feet of floor area with an FAR of 10.80. The building would include approximately 16,000 square feet of commercial floor area on the ground floor. Floors two through 21 would include approximately 264,600 square feet of residential floor area consisting of 389 dwelling units of which 97 would be permanently income-restricted pursuant to MIH Option 1. The building would rise to a base height of 15 stories before a 10-foot setback at Queens Boulevard and 67th Road and a 15-foot setback at 67th Avenue before reaching a maximum building height of 215 feet. Thirty-eight residential parking spaces would be provided, to be accessed by a new curb cut on 67th Avenue. Access to the building's loading berth would be provided by an existing curb cut on 67th Road.

To facilitate this development, the applicant requests a zoning map amendment to change an R7-1/C1-2 zoning district to an R9X/C2-4 zoning district, an R4B/C1-2 zoning district to an R4B zoning district, an R7-1/C1-2 zoning district to an R7-1 zoning district, and an R7-1/C1-2 zoning district to an R7-1/C2-4 zoning district. R9X zoning districts are high-density contextual zoning districts and typically result in high-lot coverage apartment buildings that are set at or near the street line which produce 20- to 21-story buildings. The allowable maximum residential FAR is 10.8 with qualifying affordable housing, and the maximum community facility FAR is 9.00. The maximum base height is 155 feet, and the maximum building height is 215 feet.

C2-4 commercial overlays are mapped along streets that serve local retail needs and have a commercial FAR of 2.0 when mapped in an R9X district. Within the OTZ, off-street accessory

parking is required for 50 percent of all dwelling units, excluding income-restricted housing units which require off-street parking for 15 percent of all dwelling units.

In addition to the zoning map amendment, the applicant proposes a zoning text amendment (N 260185 ZRQ) to designate an MIH area coterminous with the project area with Options 1 and 2. Option 1 would require that at least 25 percent of residential floor area within the project area be affordable at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be used for units affordable at an average of 40 percent of the AMI, with no unit targeted to households with incomes exceeding 130 percent of the AMI. Option 2 would require that 30 percent of residential floor area within the project area be affordable at an average of 80 percent of the AMI.

ENVIRONMENTAL REVIEW

The application (C 260184 ZMQ), in conjunction with the application for the related zoning text amendment (N 260185 ZRQ), was reviewed pursuant to the New York State Environmental Quality Review (SEQRA), and 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: 26DCP077Q.

After a study of the potential impacts of the proposed action in the Environmental Assessment Statement, the lead agency has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

The applicant, 100 Queens Blvd Co. LLC, agrees to enter into a Restrictive Declaration (RD) to ensure the implementation of Project Components Related to the Environment (PCREs) relating to construction transportation and construction noise that would avoid the potential for any significant adverse impacts.

The PCREs are described in the Conditional Negative Declaration (CND) and EAS. The Conditional Negative Declaration includes an (E) designation (E-899) related to hazardous

materials, air quality, and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Conditional Negative Declaration.

The applicant signed the Conditional Negative Declaration on May 28, 2026. The Conditional Negative Declaration was published in the New York State Environmental Notice Bulletin on June 10, 2026. Pursuant to the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq*., a 30-day comment period followed. No comments were received and the Conditional Negative Declaration was issued on September 9, 2026.

UNIFORM LAND USE REVIEW

This application (C 260184 ZMQ) was certified as complete by the Department of City Planning on June 1, 2026, and was duly referred to Queens 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 related application for a zoning text amendment (N 260185 ZRQ), which was referred for information and review in accordance with the procedures for non-Uniform Land Use Review (ULURP) matters.

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

Community Board Public Hearing

On June 17, 2026, Community Board 6 held a public hearing on this application (C 260184 ZMQ), along with the related application for a zoning text amendment (N 260185 ZRQ), and on June 25, 2026, by a vote of 22 in favor, 16 opposed, and two abstaining, adopted a resolution recommending approval of the application with the following conditions:

> "1. The number of affordable units be increased to 30%-37% of the total units but still under MIH Option 1, 40% average AMI

2. The applicant must actively work with the existing businesses situated in the project area to secure, to the extent possible, their relocation during construction as well as their retention once construction is completed.

3. The applicant must, in conjunction with the MTA and pursuant to the pertinent zoning provisions, include significant enhancements to the accessibility of the 67th Avenue subway station, ideally including the installation of an elevator. To that end, the funds contributed by the developer would leverage public MTA funding to create a public and privately funded endeavor. The large number of new residential units included in this and three other newly completed or approved developments provides a compelling justification for the inclusion of this condition.

4. The number of affordable units created here must be set at the lowest possible AMI level.

5. All efforts must be made to mitigate, to the extent possible, the impact that this project will have upon the decrease in view and sunlight its immediate neighbors will experience.

6. Addition of electric charging stations for vehicles in the building as well as outdoor spaces for charging of micromobility devices and ensure that these are only for use to residents of the building."

Borough President Recommendation

On July 2, 2026, the Queens Borough President held a public hearing on this application (C 260184 ZMQ), and the related application for a zoning text amendment (N 260185 ZRQ), and on September 3, 2026, issued a recommendation approving the application with the following conditions:

" • There should be a minimum 30% goal to hire M/WBE firms and local residents, as well as working with community-based organizations for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;

- The Applicant shall make every reasonable effort to minimize noise, dust, and other construction-related impacts on nearby residents.

- The Applicant shall take significant measures to incorporate sustainable and energy-efficient elements into the project, including where feasible, green building materials, energy-efficient systems, renewable energy, stormwater management, and other components that reduce the project's environmental impact and promote long-term sustainability.
- Although I understand there are often concerns about height, density and neighborhood character when it comes to the construction of new developments, escaping this crisis requires us to build responsibly and with urgency. I believe this increase in housing stock will benefit families hoping to remain in or move to Forest Hills, allowing them to become part of this growing community while providing affordable housing options along with modern eco-conscious development."

City Planning Commission Public Hearing

On July 29, 2026 (Calendar No. 4), the CPC scheduled August 12, 2026, for a public hearing on this application (C 260184 ZMQ) and the related application for a zoning text amendment (N 260185 ZRQ). The hearing was duly held on August 12, 2026 (Calendar No. 15).

The applicant's representatives testified in favor of the application and presented an overview of the application and the land use rationale for the proposed R9X/C2-4, R7-1/C2-4, R7-1, and R4B zoning districts. The applicant's representative described the project area and general proposal, stating that the rezoning would allow the site to be improved with a mix of income-restricted and market rate residential units while providing new ground floor commercial space for neighborhood amenities.

The applicant's representatives described efforts to relocate existing commercial tenants back into the new building once construction is complete, stating that conversations with tenants have been initiated and are on-going. The applicant also stated openness to providing more affordable units, by exploring MIH Option 2 over the currently proposed MIH Option 1.

The applicant's architect explained goals around sustainable and efficient design, stating they intended to construct their building to exclude residential connections to natural gas and exceed

current efficiency requirements by 15 percent. The architect also described their efforts to improve the public realm along Queens Boulevard and manage vehicular loading to limit traffic conflicts.

Eight members of the public testified in opposition, all of whom are residents of the adjacent six-story pre-war co-op building. They expressed concerns related to the out-of-scale context of the new building, increased traffic, overcrowding schools, loss of light and air due to shadows, noise and air pollution during construction, and displacement of the existing commercial businesses. They stated that they were not opposed to new development, but that new buildings should be in scale with surrounding uses and incorporate deeper setbacks and distances between adjacent buildings. Those testifying in opposition also expressed the need for more family-sized units.

Two members of the public testified in favor. One representative from SEIU 32BJ, the largest union of property workers in the country, stated that the developer has made a commitment to 32BJ to staff the new building and that they support new jobs with prevailing wages and benefits. A nearby resident stated their support of the proposed development, expressing the need for more housing in the area, especially affordable housing.

There were no other speakers, and the hearing was closed.

The CPC received nine written testimonies in opposition to the application, and one written testimony in favor. Three individuals who submitted written testimony also testified at the public hearing and expressed the same concerns around increased density, neighborhood character, traffic and parking, sewers and infrastructure, and a lack of access to light and air for residents of adjacent buildings. The testimony in support expressed the appropriateness of the new building given its proximity to nearby public transit, the need for more housing in Forest Hills, and the creation of local jobs.

CONSIDERATION

The Commission believes that this zoning map amendment (C 260184 ZMQ), in conjunction with the application for the related zoning text amendment (N 260185 ZRQ), is appropriate.

Together, these actions will facilitate the development of a new 21-story mixed-use building with approximately 280,800 square feet of total floor area, including 260,600 square feet of residential space, which would result in 389 dwelling units, of which 97 would be permanently income-restricted, and 16,000 square feet of commercial space.

The Commission believes that the proposed R9X/C2-4 zoning district will permit an appropriate increase in density along Queens Boulevard. The Commission recognizes that the wide nature of Queens Boulevard, along with the site's exemplary access to public transit and proximity to neighborhood amenities, including local retail and open space, is ideal for introducing higher density buildings. The Commission acknowledges the existing built context of six- to 16-story multi-family buildings already established along Queens Boulevard within the surrounding area. The existing R7-1/C1-2 and R4B/C1-2 zoning districts have been in place since 1961 and limit new development to 10- to 11-stories in height. While recognizing that the R9X/C2-4 district will be the highest-density zoning district mapped in the surrounding and neighboring areas, the Commission believes that mapping this high-density district is appropriate on a wide street in a neighborhood rich in transit, local retail, and other community-serving amenities. The Commission recognizes that enabling higher density will contribute to the City's goal to expand housing opportunities by allowing the construction of a taller mixed-use building that will result in a higher number of new housing units, while also providing the opportunity to map an MIH area, thereby mandating income-restrictive units in any new development. The Commission finds the removal of the existing C1-2 commercial overlay from the portion of the R4B district along 67th Avenue appropriate to reflect the existing low-density residential uses and to limit commercial encroachment on these properties.

The Commission finds the C2-4 commercial overlay appropriate as it will maintain the commercial nature on Queens Boulevard while also expanding new local retail uses and services that will meet the needs of existing and new residents. The C2-4 commercial overlay has a low parking requirement, thereby complementing the availability of transit in the surrounding neighborhood. The Commission also supports extending the proposed C2-4 commercial overlay to a depth of 150 feet on the eastern portion of the block in order to preserve the existing

driveway for commercial loading purposes.

The Commission encourages the applicant to explore ways to improve the pedestrian experience along Queens Boulevard, acknowledging various factors including a wide, busy road, a bike lane, a bus stop, and a subway station. The Commission appreciates the voluntary three-foot building setback and supports other ways the applicant can create a wider sidewalk and improved pedestrianization of Queens Boulevard.

The Commission appreciates the sustainability measures that the applicant will incorporate into the new building, including pursuing the City's Ultra Low-Energy Building (ULEB) program, which requires buildings to be fully electric and to perform at least a 15 percent improvement of baseline energy requirements.

The Commission believes the proposed zoning text amendment (N 260185 ZRQ) is appropriate and supports the development of new, permanently income-restricted housing in Queens, Community District 6. Adoption of the zoning text amendment will support the objectives in *Block by Block: The Housing Plan for a New Era*, the City's most recent plan outlining the strategies and policies to create 200,000 new affordable homes in the next decade. The Commission appreciates the 97 new units of income-restricted housing pursuant to MIH Option 1 and supports the applicant's efforts to find ways to provide deeper levels of affordability in the new building.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment subject to the following conditions:

1. The applicant will enter into a Restrictive Declaration to ensure the implementation of project components relating to construction transportation and construction noise which would avoid the potential for any significant adverse impacts related thereto.
2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and 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 amended by changing the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4B District a C1-2 District bounded by a line 100 feet southwesterly of Queens Boulevard, a line 100 feet southeasterly of 67th Avenue, a line 150 feet southwesterly of Queens Boulevard, and 67th Avenue;

2. eliminating from with an existing R7-1 District a C1-2 District bounded by Queens Boulevard, 67th Road, a line 150 feet southwesterly of Queens Boulevard, a line 100 feet southeasterly of 67th Avenue, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

3. changing from an R7-1 District to an R9X District property bounded by Queens Boulevard, 67th Road, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

4. establishing within an existing R7-1 District a C2-4 District bounded by a line 100 feet southwesterly of Queens Boulevard, 67th Road, a line 150 feet southwesterly of Queens Boulevard, and a line 100 feet northwesterly of 67th Road; and

5. establishing within the proposed R9X District a C2-4 District bounded by Queens Boulevard, 67th Road, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

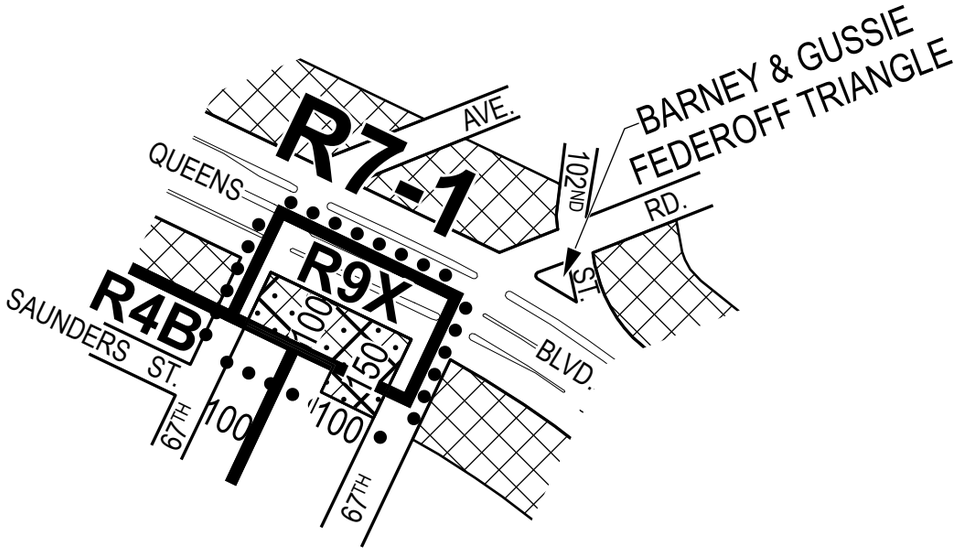
as shown on a diagram (for illustrative purposes only) dated June 1, 2026, and subject to the conditions of CEQR Declaration E-899.

The above resolution (C 260184 ZMQ), duly adopted by the City Planning Commission on September 9, 2026 (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.

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.,
RAJU MANN, ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D.,
RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner, ABSTAINING*

C.D. 06 C 260184 ZMQ



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

New York, Certification Date:
June 01, 2026

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 eliminating a C1-2 District from within existing R4B and R7-1 Districts, by changing an R7-1 District to an R9X District, and by establishing a C2-4 District within an existing R7-1 District and the proposed R9X District.

Indicates a C1-2 District

Indicates a C2-4 District

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 100-12 Queens Boulevard Rezoning	
Applicant: 100 Queens Blvd Co. LLC	**Applicant's Primary Contact**: Jay Segal
Application # 260184ZMQ	**Borough**:
CEQR Number: 26DCP077Q	**Validated Community Districts**: Q06

Docket Description:
IN THE MATTER OF an application submitted by 100 Queens Blvd Co. LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a: 1. eliminating from within an existing R4B District a C1-2 District bounded by a line 100 feet southwesterly of Queens Boulevard, a line 100 feet southeasterly of 67th Avenue, a line 150 feet southwesterly of Queens Boulevard, and 67th Avenue; 2. eliminating from with an existing R7-1 District a C1-2 District bounded by Queens Boulevard, 67th Road, a line 150 feet southwesterly of Queens Boulevard, a line 100 feet southeasterly of 67th Avenue, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue; 3. changing from an R7-1 District to an R9X District property bounded by Queens Boulevard, 67th Road, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue; 4. establishing within an existing R7-1 District a C2-4 District bounded by a line 100 feet southwesterly of Queens Boulevard, 67th Road, a line 150 feet southwesterly of Queens Boulevard, and a line 100 feet northwesterly of 67th Road; and 5. establishing within the proposed R9X District a C2-4 District bounded by Queens Boulevard, 67th Road, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue; as shown on a diagram (for illustrative purposes only) dated June 1, 2026, and subject to the conditions of CEQR Declaration E-899.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 22	**# Against:** 16	**# Abstaining:** 2	**Total members appointed to the board:** 49
Date of Vote: 6/25/2026 12:00 AM		**Vote Location**: 120-55 Queens Boulevard	

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

Date of Public Hearing: 6/17/2026 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:	114-03 QUEENS BLVD, FOREST HILLS, NY 11375

CONSIDERATION: CB6 Approved the application with the following conditions:
1. The number of affordable units be increased to 30%-37% of the total units but still under MIH Option 1, 40% average AMI
2. The applicant must actively work with the existing businesses situated in the project area to secure, to the extent possible, their relocation during construction as well as their retention once construction is completed.
3. The applicant must, in conjunction with the MTA and pursuant to the pertinent zoning provisions, include significant enhancements to the accessibility of the 67th Avenue subway station, ideally including the installation of an elevator. To that end, the funds contributed by the developer would leverage public MTA funding to create a public and privately funded endeavor. The large number of new residential units included in this and three other newly completed or approved developments provides a compelling justification for the inclusion of this condition.
4. The number of affordable units created here must be set at the lowest possible AMI level.
5. All efforts must be made to mitigate, to the extent possible, the impact that this project will have upon the decrease in view and sunlight its immediate neighbors will experience.
6. Addition of electric charging stations for vehicles in the building as well as outdoor spaces for charging of micro-mobility devices and ensure that these are only for use to residents of the building.

Recommendation submitted by	QN CB6	Date: 7/8/2026 3:28 PM

Queens Borough President Recommendation

APPLICATION: 100-12 Queens Blvd Rezoning
COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

ULURP # 260184 ZMQ – IN THE MATTER OF an application submitted by 100 Queens Blvd Co. LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4B District a C1-2 District bounded by a line 100 feet southwesterly of Queens Boulevard, a line 100 feet southeasterly of 67th Avenue, a line 150 feet southwesterly of Queens Boulevard, and 67th Avenue;

2. eliminating from with an existing R7-1 District a C1-2 District bounded by Queens Boulevard, 67th Road, a line 150 feet southwesterly of Queens Boulevard, a line 100 feet southeasterly of 67th Avenue, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

3. changing from an R7-1 District to an R9X District property bounded by Queens Boulevard, 67th Road, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

4. establishing within an existing R7-1 District a C2-4 District bounded by a line 100 feet southwesterly of Queens Boulevard, 67th Road, a line 150 feet southwesterly of Queens Boulevard, and a line 100 feet northwesterly of 67th Road; and

5. establishing within the proposed R9X District a C2-4 District bounded by Queens Boulevard, 67th Road, a line 100 feet southwesterly of Queens Boulevard, and 67th Avenue;

as shown on a diagram (for illustrative purposes only) dated June 1, 2026, and subject to the conditions of CEQR Declaration E-899.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on queensbp.nyc.gov on Thursday, July 2nd, 2026 at 9:30 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(s) made a presentation. 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:

- The Applicant is proposing to rezone an R7-1 district to R9X. The area to be rezoned (Queens Block 3170, Lots 27 and 31) is bounded by Queens Boulevard to the north, 67th Avenue to the west, and 67th Road to the

east. The zoning map amendment would facilitate the development of a multi-story mixed-use residential and commercial building;

- The Proposed Development would include a new 21-story, 215ft, 280,800-SF building. There will be 389 dwelling units, with about 97 affordable units under MIH Option I. 38 cellar parking spaces will be available;
- The Development Site (Block 3170, Lots 27 and 31) is an approximately 26,000-SF lot, currently improved with various one-story commercial buildings, including a pharmacy, grocery store, and restaurants;
- Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are R7-1, R4B, R6A, R8X, and R5. The surrounding uses are largely commercial along Queens Boulevard, along with some multi-story apartment buildings. The 67th Avenue M/R train station, along with the Q60 and QM11/QM18 buses, are nearby;

- On June 17th, 2026, Community Board 6's Land Use Committee (CB6) voted to conditionally approve this application at their Full Board Meeting with a vote of twenty-two (22) in favor, (16) against and two (2) abstentions.CB6 Approved the application with the following conditions:

    - The number of affordable units be increased to 30%-37% of the total units but still under MIH Option 1, 40% average AMI
    - The applicant must actively work with the existing businesses situated in the project area to secure, to the extent possible, their relocation during construction as well as their retention once construction is completed.
    - The applicant must, in conjunction with the MTA and pursuant to the pertinent zoning provisions, include significant enhancements to the accessibility of the 67th Avenue subway station, ideally including the installation of an elevator. To that end, the funds contributed by the developer would leverage public MTA funding to create a public and privately funded endeavor. The large number of new residential units included in this and three other newly completed or approved developments provides a compelling justification for the inclusion of this condition.
    - The number of affordable units created here must be set at the lowest possible AMI level.
    - All efforts must be made to mitigate, to the extent possible, the impact that this project will have upon the decrease in view and sunlight its immediate neighbors will experience.
    - Addition of electric charging stations for vehicles in the building as well as outdoor spaces for charging of micro mobility devices and ensure that these are only for use to residents of the building.

- At the Borough President's Land Use Public Hearing, the Land Use Director held the hearing on the Borough President's behalf. The Director asked about the land use committee's approval, and the Applicant stated that the CB asked to work with existing tenants, and will work with them on post-construction return or nearby relocation. The CB also requested accessibility at the nearby subway station, and the MTA determined that the Applicant didn't need elevator easements at the station. The Applicant said despite that, they are willing to advocate for accessibility at the 67th Avenue train station. The Board asked for deeper affordability, which may not happen, but the Applicant stated that they offer a substantial number of affordable 2-3bd apartments and are open to MIH Option II. There was a request for EV charging stations and micro-mobility charging infrastructure, which they will provide. The Director asked about any sustainable design features, and the Architect stated that there will be green roofs, stormwater management, and will be 15% greater than the current energy code in order to receive zoning bonuses. The Director also asked about how the Applicant plans to minimize any construction issues for nearby residents, and the Applicant will be increasing the height of the construction fence in order to reduce noise and debris;

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with the following conditions:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and
- The Applicant shall make every reasonable effort to minimize noise, dust, and other construction-related impacts on nearby residents.
- The Applicant shall take significant measures to incorporate sustainable and energy-efficient elements into the project, including where feasible, green building materials, energy-efficient systems, renewable energy, stormwater management, and other components that reduce the project's environmental impact and promote long-term sustainability.
- Although I understand there are often concerns about height, density and neighborhood character when it comes to the construction of new developments, escaping this crisis requires us to build responsibly and with urgency. I believe this increase in housing stock will benefit families hoping to remain in or move to Forest Hills, allowing them to become part of this growing community while providing affordable housing options along with modern eco-conscious development.

9/3/2026

PRESIDENT, BOROUGH OF QUEENS **DATE**