IN THE MATTER OF an application submitted by 100 Queens Blvd Co. LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area in the Borough of Queens, Community District 6.

This application for a zoning text amendment (N 260185 ZRQ) was filed by 100 Queens Blvd Co. LLC on November 20, 2025. The proposed application, in conjunction with the related application for a zoning map amendment (C 260184 ZMQ), 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 contain 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 text amendment (N 260185 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 260184 ZMQ 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 to an R7-1 zoning district, and an R7-1/C1-2 zoning district to an R7-1/C2-4 zoning district.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment (C 260184 ZMQ).

ENVIRONMENTAL REVIEW

The application (N 260185 ZRQ), in conjunction with the application for the related zoning map amendment (C 260184 ZMQ), 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. This designated CEQR number is: 26DCP077Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 260184 ZMQ).

PUBLIC REVIEW

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

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, Queens Community Board 6 held a public hearing on this application (N 260185 ZRQ) and the related action for a zoning map amendment (C 260184 ZMQ), and on June 25, 2026, by a vote of 22 in favor, 16 opposed, and two abstaining, adopted a resolution recommending approval of this application with conditions. A summary of the recommendation of Queens Community Board 6 appears in the report for the related zoning map amendment (C 260184 ZMQ).

Borough President Recommendation

On July 2, 2026, the Queens Borough President held a public hearing on this application (N 260185 ZRQ), along with the related action for a zoning map amendment (C 260184 ZMQ) and, on September 3, 2026, issued a recommendation approving the application with conditions. A summary of the recommendation of the Queens Borough President appears in the report for the related zoning map amendment (C 260184 ZMQ).

City Planning Commission Public Hearing

On July 29, 2026 (Calendar No. 2), the CPC scheduled August 12, 2026, for a public hearing on this application (N 260185 ZRQ) and the related action for a zoning map amendment (C 260184 ZMQ). The hearing was duly held on August 12, 2026 (Calendar No. 13).

Two speakers testified in favor of the application and eight in opposition, as described in the report for the related zoning map amendment (C 260184 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 260185 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 application for a zoning map amendment (C 260184 ZMQ).

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 the related report (C 260184 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter <u>underlined</u> 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

* * *

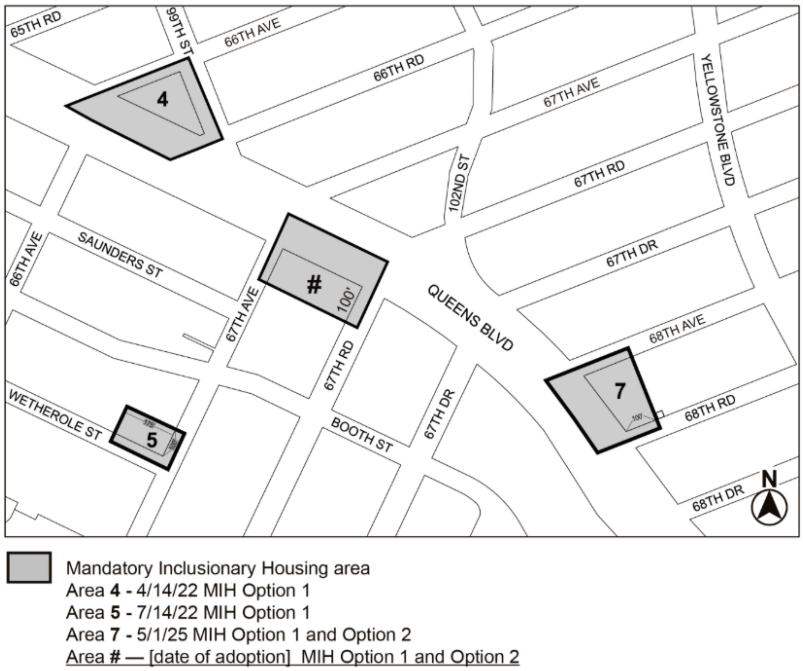
Queens Community District 6

* * *

Map 4 – <u>[date of adoption]</u>

[EXISTING MAP]

[PROPOSED MAP]



Portion of Community District 6, Queens

* * *

The above resolution (N 260185 ZRQ), duly adopted by the City Planning Commission on September 9, 2026 (Calendar No. 5), 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*