



IN THE MATTER OF an application submitted by All My Children Daycare and Nursery School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R7A District property bounded by 68th Avenue, a line 100 feet northeasterly of 108th Street, 68th Road, and 108th Street, as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-862.

This application for a zoning map amendment (C 260234 ZMQ) was filed by All My Children Daycare and Nursery School on January 15, 2026. The proposed action, in conjunction with the related application for a zoning text amendment (N 260235 ZRQ) would facilitate the development of a seven-story mixed-use building with approximately 38,900 square feet of total floor area, including 27,300 square feet of residential space, which would result in approximately 33 dwelling units, of which eight would be income-restricted, and contain 11,500 square feet of community facility space located at 108-05 68th Road in the neighborhood of Forest Hills, Community District 6, Queens.

RELATED ACTION

In addition to the zoning map amendment (C 260234 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 260235 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant requests a zoning map amendment to change an existing R1-2A to an R7A zoning district and 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 seven-story mixed-use building with approximately 38,900 square feet of total floor area, including 27,300 square feet of residential space, which would result in approximately 33 dwelling units, of which 8 would be income-restricted, and contain 11,500 square feet of community facility space.

The project area consists of Block 2179, Lots 1 and 6, and is bounded by 68th Avenue to the north, a line 100 feet east of 108th Street to the east, 68th Road to the south, and 108th Street to the west.

The applicant-owned development site is comprised of Block 2179, Lot 1 and is approximately 7,800 square feet in lot area with 78 feet of frontage along 108th Street and 100 feet of frontage along 68th Road. The development site is improved with an approximately 2,200 square foot two-story community facility building, which is currently occupied by a center for teen programming. The site also consists of a driveway and garage, accessed by a curb cut on 68th Road.

The remainder of the project area includes non-applicant owned Lot 6, which is approximately 12,200 square feet. Lot 6 is occupied by a surface parking lot.

The surrounding area is characterized by a mix of residential, community facility, and commercial uses. The area immediately surrounding the project area is mapped with R1-2A and R7-1 zoning districts and is primarily developed with one- to three-story single-family detached homes as well as six- to 14-story multi-family elevator buildings. 108th Street is an 80-foot-wide street and a major north-south corridor spanning East Elmhurst to the north and Forest Hills to the south. The areas directly west of 108th Street is comprised of multi-family residential and mixed residential commercial buildings ranging from six- to eight stories while east of the project area is characterized primarily by two- to three- story detached homes reflecting the R1-2A district. The western side of 108th Street is mapped with an R7-1 district and consists of three- to 13-story multifamily residential and mixed commercial and residential buildings.

The blocks north and south of the project area mapped with an R1-2A district are developed with educational institutions, community facilities, multi-family buildings, and one- to two-family residential uses.

Queens Boulevard, a major arterial throughfare, is located six blocks south of the project area and runs northwest to southeast from the Queensboro Bridge to Jamaica. While it varies in width and built character throughout its length, the portion that is within the surrounding area is 100-foot wide with eight travel lanes and is primarily developed with six-to-18-story residential buildings within an R7-1 zoning district. A C1-2 commercial overlay is mapped along three blocks that front the northern side of Queens Boulevard from 70th Road to 71st Road and consist of office and mixed-use buildings ranging from two- to 17-stories that contain residential and commercial uses. C4-5X and C4-4A districts are mapped along the south side of Queens Boulevard and extend further south to Austin Street, which is a major commercial corridor with both regional and local retail. These districts are part of 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 and destination retail stores, eateries, and more. The Grand Central Parkway is located three blocks east of the project area.

The project area is well served by public transit and is located in the Outer Transit Zone. The 67th Avenue Station, served by the M and R subway lines, is located three blocks from the project area. The Forest Hills LIRR train station, with service to Penn Station and Grand Central as well as Jamaica and Long Island, is located approximately eight blocks from the project area. Express bus service, including the QM11, QM18, QM4, QM44, runs along Queens Boulevard, Jewel Avenue and 69th Road, connecting the area to major job and transit hubs in Manhattan. The local bus service is provided by the Q23, Q64, and Q74 bus, which runs along 108th Street, Jewel Avenue, 69th Road and Jewel Avenue and Horace Harding Expressway with service from East Elmhurst to Forest Hills, Forest Hills to Pomonok and Forest Hills to Queensborough Community College, respectively. Major vehicular roadways in the area include the Grand Central Parkway and the Van Wyck Expressway to the east and Queens Boulevard to the west.

Open space in the area includes Flushing Meadows-Corona Park, an 898-acre regional park located three 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 one block west of the project area.

Community facilities in the area include Bnos Malka Academy, a private school serving pre-kindergarten to eighth grades; a satellite campus for Touro College; Forest Hills High School, serving grades nine through 12; and the P.S. 196 Grand Central Parkway elementary school, serving pre-kindergarten to fifth grades. Additionally, the Forest Hills branch of the Queens Public Library is located approximately seven blocks south of the project area.

In 1961, the project area was mapped with R1-2 zoning district. In 2009, the Cord Meyer-Forest Hills Rezoning (C 090283 ZMQ) rezoned the project area from R1-2 to R1-2A.

R1-2A zoning districts limit residential development to single family, detached houses with a maximum FAR of 0.5. The maximum FAR for community facility is 1.00 in R1-2A districts. The height of developments in an R1-2A district may not exceed 35 feet, with a maximum perimeter wall height of 25 feet. One accessory parking space is required per dwelling unit in an R1-2A district.

The applicant proposes to develop a seven-story mixed-use building containing residential and community facility uses. The proposed development would consist of approximately 38,950 square feet of floor area with a total FAR of 5.99 and rise to a maximum building height of 75 feet. The building would consist of approximately 11,500 square feet of community facility floor area on the ground floor and second floor. Floors three through seven would include approximately 27,000 square feet of residential floor area consisting of 33 dwelling units of which 8 would be permanently income-restricted pursuant to MIH Option 1. 12 vehicular parking spaces would be provided at the cellar level and would be accessed by a 21-foot-wide curb cut along 68th Road.

To facilitate this development, the applicant requests a zoning map amendment to change an R1-2A zoning district to an R7A zoning district. R7A zoning districts are medium-density contextual zoning districts and typically result in high lot coverage apartment buildings that are set at or near the street line which produce six- to seven- story buildings. The maximum residential FAR is 5.01 with qualifying affordable housing, and the maximum community facility FAR is 4.00. The maximum base height is 85 feet and the maximum building height is 115 feet with the provision of qualifying ground floor. R7A zoning districts permit 100 percent lot coverage on corner lots and 65 percent lot coverage on interior and through lots. Located within the Outer Transit Zone, 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 260235 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 260234 ZMQ), in conjunction with the application for the related zoning text amendment (N 260235 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 numbers is: 26DCP085Q.

This application was determined to be a Type II action pursuant to the City's Green Fast Track for Housing (GFT) process, established via a CPC rule change in 2024, which requires no further

environmental review. A Type II memorandum was issued on May 8, 2026. The Type II memorandum includes an (E) designation (E-862) to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise impacts.

UNIFORM LAND USE REVIEW

This application (C 260234 ZMQ) was certified as complete by the Department of City Planning on May 11, 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 260235 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 2, 2026, Community Board 6 held a public hearing on this application (C 260234 ZMQ) and the related action for a zoning text amendment (N 260235 ZRQ) and, on June 25, 2026, by a vote of 35 in favor, four opposed, and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

- “1. A vote in support of this project is in no way intended to set a precedent for zoning changes for the rest of the R1 District, also known as the Cord Meyer District
2. 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 260234 ZMQ) and the related action for a zoning text amendment (N 260235 ZRQ), and on

August 14, 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”

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 (C 260235 ZMQ) and the related action for a zoning text amendment (N 260235 ZRQ). The hearing was duly held on August 12 2026 (Calendar No. 10).

The applicant’s representative testified in favor of the application and presented an overview of the application and the land use rationale for the proposed R7A zoning district. The applicant’s representative stated that the R7A would be appropriate due to numerous neighborhood amenities including transit accessibility, proximity to retail and community facility uses along Queens Boulevard, and that the existing built context which includes six-to-14 story buildings, is suitable for new medium-density development. The applicant’s representative noted the numerous non-complying six-to-seven-story buildings along the east side of 108th Street.

The applicant’s representative described the new building, stating that the rezoning would allow the site to be improved with a mix of affordable and market rate residential units while providing new ground floor community facility space for an existing neighborhood daycare.

Two members of the public testified in opposition. They described concerns related to the need for infrastructure improvements to support new developments and noted an increase in ULURP application activity along the east side of 108th Street. They stated that the new building would be out of context with the low-rise residential context east of 108th Street and expressed support for a limited height of six stories and deeper building setbacks.

The CPC also received written testimony from two members of the public expressing opposition to the application. The testimonies expressed concerns with the increase in density and its impact on neighborhood character, infrastructure, and street canopy.

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

CONSIDERATION

The Commission believes that this zoning map amendment (C 260234 ZMQ), in conjunction with the application for the related zoning text amendment (N 260235 ZRQ), is appropriate.

Together, these actions will facilitate the development of a seven-story mixed-use building with approximately 38,900 square feet of total floor area, including 27,300 square feet of residential space with 33 dwelling units, of which 8 would be income-restricted, and 11,500 square feet of community facility space.

The proposed R7A zoning district is appropriate, given frontage on a wide street and proximity to numerous transit and neighborhood amenities, including local and regional retail, schools, and open space. This medium-density district is consistent with the existing R7-1 district mapped on the western side of 108th Street, which is immediately adjacent to the project area. The R7A district will encourage new development consistent with land use trends and built context in the area, while requiring income-restricted housing on the development site.

The Commission recognizes that the current R1-2A district's low-density and limited height allowances inhibit redevelopment of underutilized, transit-rich sites. An as-of-right development built under R1-2A zoning regulations would not be required to include income-restricted units pursuant to MIH, therefore hindering the City's goals to allow new housing in transit-rich areas with neighborhood amenities.

The Commission finds the proposed zoning text amendment (N 260235 ZRQ) appropriate. The text amendment will align with the City's ongoing goal to promote the development of affordable housing. The Commission appreciates that the 15 new units of income-restricted

housing pursuant to MIH Option 1 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.

RESOLUTION

RESOLVED, that having considered the Environmental Designation with respect to this application (CEQR No. 26DCP085Q), 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 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:

changing from an R1-2A District to an R7A District property bounded by 68th Avenue, a line 100 feet northeasterly of 108th Street, 68th Road, and 108th Street, as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-862.

The above resolution (C 260234 ZMQ), duly adopted by the City Planning Commission on August 26, 2026 (Calendar No. 6), 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*

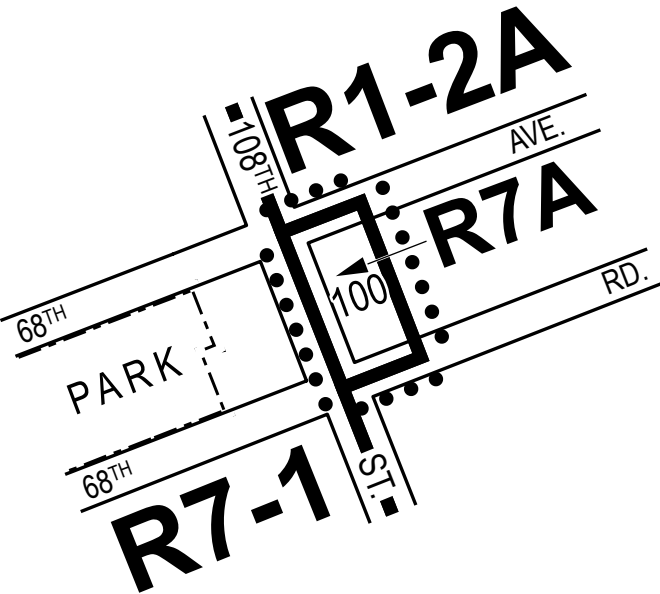
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,

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

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

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

RAJ RAMPERSHAD, *Commissioners*



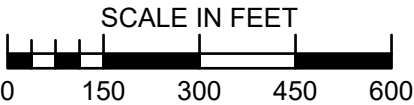
CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP

14a
BOROUGH OF
QUEENS


S. Lenard, Director
Technical Review Division



New York, Certification Date:
May 11, 2026



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by changing an R1-2A District to an R7A District.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 108-05 68th Road Rezoning	
Applicant: All My Children Daycare and Nursery School	Applicant's Primary Contact: Alexia Landesman
Application # 260234ZMQ	Borough:
CEQR Number: 26DCP085Q	Validated Community Districts: Q06

Docket Description:

IN THE MATTER OF an application submitted by All My Children Daycare and Nursery School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R7A District property bounded by 68th Avenue, a line 100 feet northeasterly of 108th Street, 68th Road, and 108th Street, as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-862.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 35	# Against: 4	# Abstaining: 0	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: 6/2/2026 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	67-29 108TH STREET, FOREST HILLS

CONSIDERATION: CB6 Approved the application with the following conditions:

1. A vote in support of this project is in no way intended to set a precedent for zoning changes for the rest of the R1 District, also known as the Cord Meyer District
2. 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 3:22 PM
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BOROUGH PRESIDENT RECOMMENDATION

Project Name: 108-05 68th Road Rezoning	
Applicant: All My Children Daycare and Nursery School	Applicant's Administrator: Alexia Landesman
Application # 260234ZMQ	Borough: Queens
CEQR Number: 26DCP085Q	Validated Community Districts: Q06

Docket Description:

IN THE MATTER OF an application submitted by All My Children Daycare and Nursery School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R7A District property bounded by 68th Avenue, a line 100 feet northeasterly of 108th Street, 68th Road, and 108th Street, as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-862.

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

RECOMMENDATION: Conditional Favorable

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

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 8/14/2026 11:15 AM
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Queens Borough President Recommendation

APPLICATION: 108-05 68th Road Rezoning
COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

ULURP # 260184 ZMQ – IN THE MATTER OF an application submitted by All My Children Daycare and Nursery School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R7A District property bounded by 68th Avenue, a line 100 feet northeasterly of 108th Street, 68th Road, and 108th Street, as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-862.

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:

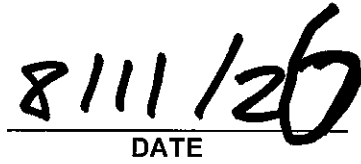
- The Applicant is proposing to rezone an R1-2A district to R7A. The area to be rezoned (Queens Block 2179; Lots 1 and 6) is bounded by 68th Avenue to the north, 108th Street to the west, and 68th Road to the east. The zoning map amendment would facilitate the development of a multi-story mixed-use residential and community facility building;
- The Proposed Development would include a new 7-story, 75ft, 38,950-SF building. There will be 33 dwelling units, with about 8 affordable units under MIH Option I. 12 vehicular, and 17 bicycle parking spaces will be available on the cellar level;
- The Development Site (Block 2179, Lots 1 and 6) is an approximately 7,800-SF lot, currently improved with a day care facility;
- Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are R1-2A, R4, R5, R8X, and C4-5X. The surrounding uses are largely multistory residential apartment buildings, along some retail establishments along Queens Boulevard. The 67th Avenue M/R and Forest Hills LIRR train stations, along with the Q60 and QM11/QM18 buses, are nearby;
- On June 2nd, 2026, Community Board 6’s Land Use Committee (CB6) voted to conditionally approve this application at their Full Board Meeting on June 25, 2026 voted to approved with a vote of thirty-five (35) in favor, four (04) against and no (0) abstentions;
- At the Borough President’s Land Use Public Hearing, the Land Use Director held the hearing on the Borough President’s behalf. The Housing Director asked about the CB’s conditional approval, and the Applicant stated that the only conditions were that the Application should not set a precent for any up-zoning east of 108th Street, and to provide EV charging stations at the cellar parking level. The Applicant stated that charging stations will be provided. The Director also asked about how the Applicant plans to minimize any construction issues for nearby tenants. The Applicant stated that they’ve talked to property owners about potential construction issues, and it won’t be much disruption since the building isn’t that large and they have two street frontages to work from since it’s on a corner lot. The Director asked about any sustainable design features, and the Architect stated that the Project will have blue roofs across the roofs of the building, will comply with the 2020 energy code, and will be meeting the requirements for LEED certification;

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.



PRESIDENT, BOROUGH OF QUEENS

DATE