IN THE MATTER OF an application by All My Children Daycare and Nursery School, 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.

This application for a zoning text amendment (N 260235 ZRQ) 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 map amendment (C 260234 ZMQ) would facilitate the development of an 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 text amendment (N 260235 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 260234 ZMQ Zoning map amendment to change an R1-2A zoning district to an R7A zoning district.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment (C 260234 ZMQ).

ENIRONMENTAL REVIEW

The application (N 260235 ZRQ), in conjunction with the application for the related zoning map amendment (C 260234 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 numbers is 26DCP085Q.

A summary of the environmental review appears in the report for the related zoning map amendment (C 260234 ZMQ).

PUBLIC REVIEW

This application (N 260235 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 260234 ZMQ), which was certified as complete by the Department of City Planning on May 11, 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 2, 2026, Queens Community Board 6 held a public hearing on this application (N 260235 ZRQ) and the related action for a zoning map amendment (C 260234 ZMQ), and on June 25, 2026, by a vote of 35 in favor, four opposed, and none 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 260234 ZMQ).

Borough President Recommendation

On July 2, 2026, the Queens Borough President held a public hearing on this application (N 260235 ZRQ), and the related application for a zoning map amendment (C 260234 ZMQ), and, on August 18, 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 260234 ZMQ).

City Planning Commission Public Hearing

On July 29, 2026 (Calendar No. 3), the CPC scheduled August 12, 2026, for a public hearing on this application (N 260235 ZMQ), and the related application for a zoning map amendment (C 260234 ZRQ). The hearing was duly held on August 12, 2026 (Calendar No. 11).

Two speakers testified in opposition, as described in the report for the related zoning map amendment (C 260234 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 260235 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 260234 ZMQ).

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 the related report (C 260234 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 underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

QUEENS

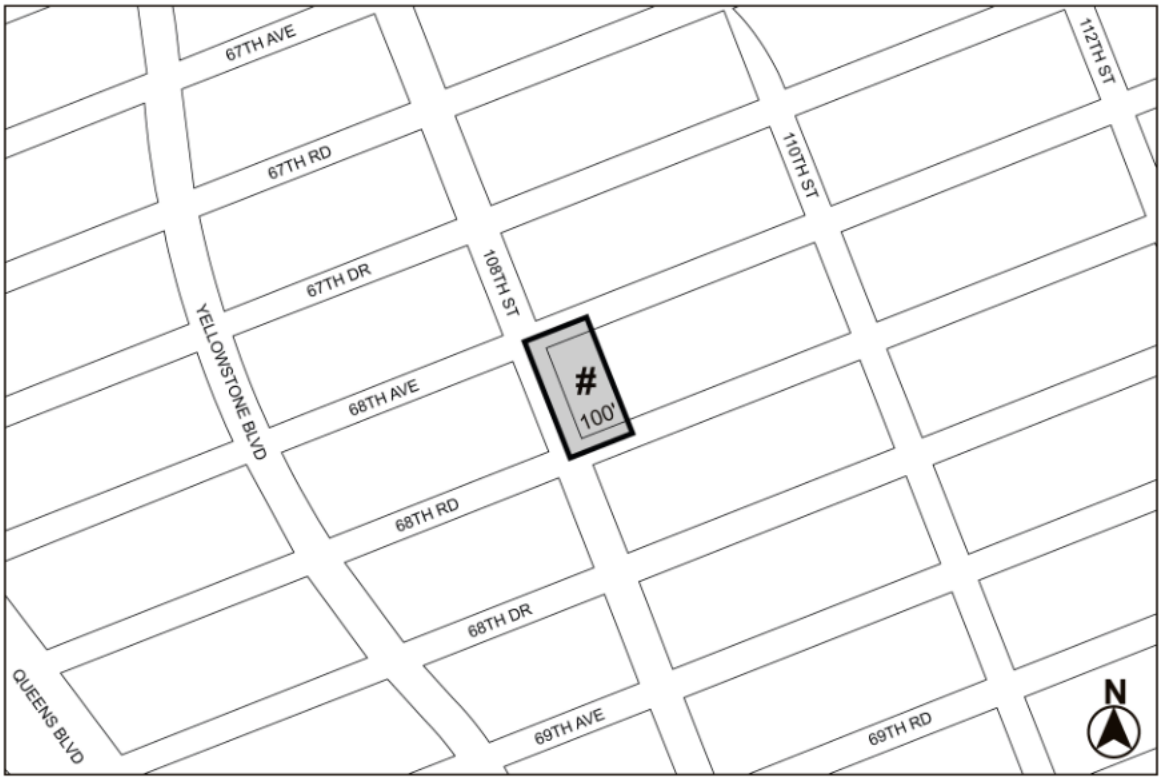
* * *

Queens Community District 6

* * *

Map 5 – [date of adoption]

[PROPOSED MAP]



Portion of Community District 6, Queens

* * *

The above resolution (N 260235 ZRQ), duly adopted by the City Planning Commission on August 26, 2026 (Calendar No. 7), 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*