



IN THE MATTER OF an application submitted by Werber Management, Inc. and Reform Temple of Forest Hills 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 an R7D District property bounded by 71st Avenue, a line 175 feet northeasterly of 112th Street, 71st Road, and 112th Street, as shown on a diagram (for illustrative purposes only) dated August 22nd, 2022, and subject to the conditions of CEQR Declaration E-685.

This application for a zoning map amendment was filed by Werber Management, Inc. and Reform Temple of Forest Hills (RTFH) on January 19, 2022, in conjunction with the related application for a zoning text amendment (N 220275 ZRQ). The proposed actions would facilitate the development of a 10-story residential and community facility use building that would include space for the RTFH on the ground floor and 153 residential units on the floors above, 38 to 46 units of which would be permanently affordable, located at 71-11 112th Street in the Forest Hills neighborhood of Queens, Community District 6.

RELATED ACTION

In addition to the zoning map amendment (C 220274 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 220275 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) Area.

BACKGROUND

The applicants seek a zoning map amendment from an R1-2A zoning district to an R7D zoning district and a zoning text amendment to designate an MIH area coterminous with the project area. These actions would facilitate the development of a new, 10-story mixed-use building totaling 126,000 square feet. The building would include approximately 16,600 square feet of

community facility space and approximately 153 dwelling units, 38 to 46 of which would be permanently affordable units pursuant to MIH.

The project area is located in the Forest Hills neighborhood of Queens Community District 6 and consist of Block 2246, Lot 31, as well as part of Lot 41. The project area contains the development site (Lot 31), as well as a portion of one lot (Lot 41) that is not owned by the applicant. The project area totals approximately 35,000 square feet in area and is bounded by 112th Street to the west, a line 175 feet parallel to 71st Avenue to the north, and 71st Road to the south. Both bounding streets are 60 feet in width and are considered narrow. The development site is comprised of Lot 31 and contains approximately 22,500 square feet of lot area with 150 feet of frontage along 112th Street and 175 feet of frontage along 71st Road. The development site is owned and occupied by RTFH and is improved with an approximately 22,800 square foot two-story community facility building which is used as a house of worship by RTFH. The site also consists of a surface parking lot with four parking spaces, accessed by a 15-foot-wide curb cut on 112th Street. This house of worship has served the local community since 1963; in 1994, four congregational communities came together to form the RTFH. Lot 41 is owned by Touro College and totals approximately 31,000 square feet, 12,500 of which is within the project area. The portion of the building that is within the project area consists of classrooms, a gymnasium and surface parking.

The surrounding area includes a mix of residential, commercial, and community facility uses. Residential buildings are comprised of a diverse mix of typologies that range from larger elevator apartment buildings to walkup apartment buildings to single-family detached homes. The area northwest of the project area is comprised of single-family detached homes and is mapped with an R1-2A zoning district. The blocks east and south of the project area also within this R1-2 district and are developed with educational institutions, including Bnos Malka Academy, a private school serving pre-kindergarten to eighth grades; a satellite campus for Touro College; and the P.S. 196 Grand Central Parkway elementary school, serving pre-kindergarten to fifth grades. The area directly west of the project area is mapped with an R7-1 zoning district and is developed with a range of three- to 13-story residential buildings. R7A and R7X zoning districts are mapped on the blocks north and northeast of the project area and were

adopted in 2019 as part of the Former Parkway Hospital Site Rezoning (C 180447 ZMQ). These blocks are currently developed with a vacant six-story building fronting on 113th Street, that was built in 1963 and housed the Parkway Hospital until its closure in 2008. The enlargement of the former Parkway Hospital from six to eight stories and the development of a new 14-story residential building is anticipated to be built as part of the approved rezoning.

Queens Boulevard is located two blocks west of the project area and is a major thoroughfare that 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 feet in width with eight travel lanes and is primarily developed with six- to 17-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 to 71st roads and these blocks consist of office and mixed-use buildings ranging from two- to 17 stories that contain residential and commercial uses. C4-5X and C4-4A zoning districts are mapped along the south side of Queens Boulevard and extend further south to Austin Street, a major commercial corridor in Forest Hills. These regional commercial districts contain a mix of commercial uses, including local retail and destination retail stores, and eating and drinking establishments. The Grand Central Parkway and service road is located one block east of the project area. A southern exit bringing vehicles to Forest Hills and the surrounding area is also located block from the project area.

The area is well served by mass transit with the E, F, M and R subway lines running underneath Queens Boulevard. The nearest station entrance is located two blocks west of the project area at the intersection of 71st Avenue and Queens Boulevard. Express bus lines, including the QM11, QM18, QM4, and QM44 bus lines, run 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 and Q64 bus lines, which run along 108th Street, Jewel Avenue and 69th Road with service from East Elmhurst to Forest Hills and Forest Hills to Pomonok, respectively. Major vehicle roadways in the area include the Grand Central Parkway and the Van Wyck Expressway to the east and Queens Boulevard to the west. The Forest Hills train station, providing service to

the Long Island Rail Road, is located across Queens Boulevard at Austin Street and 71st Avenue, approximately 0.4 miles west from the project area.

The Flushing Meadows-Corona Park serves as a regional park within the surrounding area and is located one block east of the project area. It is an 898-acre park that features the Queens Zoo, the Queens Museum, the Billie Jean National Tennis Center, CitiField, multiple passive and active recreation facilities, and more.

As part of the adoption of the 1961 Zoning Resolution, an R1-2 and an R7-1 zoning district were mapped on the project area and the blocks immediately adjacent and west of the project area, respectively. The 1961 zoning was put in place to reflect the existing land use and development patterns of the multi-family and single-family buildings. The project area remained within an R1-2 zoning district until it was rezoned to an R1-2A zoning district pursuant to the Cord Meyer-Forest Hills rezoning (C 090283 ZMQ), adopted in 2009. R7-1 zoning districts encourage medium-density apartment buildings through non-contextual height regulations and a maximum floor area ratio (FAR) of 3.44. Conversely, R1-2A zoning districts limit residential development to single family, detached houses with a maximum FAR of 0.5. While the maximum FAR for community facility in R7-1 zoning districts is 4.8, it is 1.00 in R1-2A zoning districts. The height of developments in R1-2A zoning districts 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 zoning district.

The applicant is proposing a new 10-story mixed-use building totaling approximately 126,000 square feet (5.6 FAR), including approximately 16,600 square feet of community facility use (0.74 FAR) and approximately 109,400 square feet of residential use (4.86 FAR). The new mixed-use building would contain approximately 153 dwelling units, 38 to 46 of which would be permanently affordable pursuant to MIH Options 1 or 2. The proposed building would rise to a height of approximately 95 feet before a set-back of 15 feet along 112th Street and 71st Road, after which the building would reach a maximum overall height of 113 feet. Sixty-one required accessory off-street parking spaces and five additional spaces would be provided in the cellar.

The existing approximately 15-foot curb cut on 112th Street would be used to access the cellar-level attended parking.

To facilitate this development, the applicant proposes to rezone the project area from the existing R1-2A district to an R7D zoning district. R7D zoning districts are contextual zoning districts and typically result in high lot coverage apartment buildings that are set at or near the street line.

R7D zoning districts permit a range of both residential and community facility uses. The maximum residential FAR is 5.6 with the provision of affordable housing pursuant to MIH. The maximum base height is 95 feet and the maximum building height is 115 feet with the provision of a qualifying ground floor (11 stories maximum). Above the maximum base height, the building must be set back at least 10 feet from wide streets and 15 feet from narrow streets. R7D zoning districts permit 100 percent lot coverage on corner lots and 65 percent lot coverage on interior and through lots. 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 to map an MIH area coterminous with the project area with Options 1 and 2. Option 1 requires 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 requires that 30 percent of residential floor area within the project area be affordable at an average of 80 percent of the AMI.

ENIRONMENTAL REVIEW

The application (C 220274 ZMQ), in conjunction with the application for the related zoning text amendment (N 220275 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 designated CEQR number is 22DCP188Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on August 19, 2022. It includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials and air quality (E-685). The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

UNIFORM LAND USE REVIEW

On August 22, 2022, this application (C 220274 ZMQ) was certified as complete by the Department of City Planning and 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 220275 ZRQ), which was referred for information and review in accordance with the procedures for non- ULURP matters.

Community Board Public Hearing

On October 12, 2022, Queens Community Board 6 held a public hearing on this application (C 220274 ZMQ) and, on that date, by a vote of 26 in favor, five opposed, and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

- “ • Provide greater consideration for site drainage by going beyond the DEP-minimum storm water site retention requirements and incorporate bioswales and rain gardens along the sidewalk.
- Provide a greater number of units, above the MIH Option 1 percentage, at an average of 60% AMI.
- Consider a reduction to the number of parking spaces provided.
- Lower the building base height to set back at the 7th story rather than the 9th story.
- Consider a street wall set back from the property line along 112th Street and 71st Road to provide some relief along the street.

- CB 6 would prefer that Tax Lot 41 is not rezoned, but if it is, all conditions noted shall apply to the rezoned portion of Tax Lot 41.”

Borough President Recommendation

On October 27, 2022, the Queens Borough President held a public hearing on this application (C 220274 ZMQ) and on November 10, 2022, 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 should continue looking into additional HPD subsidies to increase the Proposed Development’s total affordable units by 10%, for a total of 35%. These units should include studios and one- to three-bedroom apartments; and
- The applicant should follow through on all sustainable measures cited in the Borough President’s Public Hearing.”

City Planning Commission Public Hearing

On November 9, 2022 (Calendar No. 3), the City Planning Commission scheduled November 30, 2022, for a public hearing on this application (C 220274 ZMQ) and the related actions for a zoning text amendment (N 220275 ZMQ). The hearing was duly held on November 30, 2022 (Calendar No. 16). Seven speakers testified in favor of the application and none in opposition.

The applicant and applicant’s representative, who testified in favor of the application, described the requested zoning map amendment and zoning text amendment and the goals and objectives of the proposed development. The applicant representative described the project area and general proposal, stating that the rezoning would allow the site to be improved with a mix of affordable and market rate residential uses while providing new ground floor community facility space for the RTFH. She described the programming for each floor and noted that the applicants intend to

address the community board's conditions by reducing parking and by providing additional storm water management mechanisms integrated into the building's design. She also noted that after hearing the community board and Borough President's recommendations, the applicant intends to utilize MIH Option 1 and to work with the New York City Housing Preservation Development to increase the number of affordable housing units. She also noted the building's financial model.

The applicant noted the need for the community facility space as the space currently does not meet the needs of the congregation. He spoke of the partnership that RTFH has with other interfaith organizations and how it is a source of connection within the community of Forest Hills.

Five members of the RTFH congregation spoke in favor of the application.

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

CONSIDERATION

The Commission believes that this zoning map amendment (C220274 ZMQ), in conjunction with the application for the related zoning text amendment (N 220275 ZRQ), is appropriate.

Together, these actions will facilitate a new, 10-story mixed-use building totaling 126,000 square feet, including approximately 16,600 square feet of community facility space and approximately 153 dwelling units, 38 to 46 of which would be permanently affordable units.

The Commission believes that the proposed R7D zoning district is appropriate. The increased density and bulk allowances are consistent with the varying densities and built forms in the area. The Commission notes that the proposed development is also proximate to several public transit options and major thoroughfares, many of which are wide streets. While the existing R1-2A zoning district has been in place since 2009, it does not adequately reflect the city's needs for new housing, jobs or access to transit, nor does it reflect the needs of the congregation that has operated in the same location for decades. The existing building no longer meets the needs of the

congregation, as the site is not ADA accessible and is too small for the current size of the congregation and the needs of a modern religious organization. The R7D zoning district will support a mixed-use building that will enable the RTFH to remain at its current location and continue to serve the community with a new facility that will include flexible community spaces.

As the city continues to grapple with the housing crisis, land use strategies to produce new community facility space and new market and income-restricted housing are critical. The new development will generate between 38 and 46 units of permanently affordable housing while providing new, modern congregational space for the neighborhood faith-based institution within an amenity rich area that is proximate to transit and employment hubs.

The Commission believes the proposed zoning text amendment (N 220275 ZRQ) is also appropriate. The zoning text amendment is consistent with the city's goal to promote the development of affordable housing across the city, as outlined in *Housing Our Neighbors*. This project will help address the growing need for more housing in Queens and throughout the city, consistent with citywide objectives for promoting housing production and affordability. The Commission supports the development of new affordable housing in a neighborhood with a significant need for additional affordable housing units.

The Commission acknowledges the recommendations from Community Board 6 and the Queens Borough President that the applicant employ unionized labor, but notes that this matter is beyond the scope of this application.

RESOLUTION

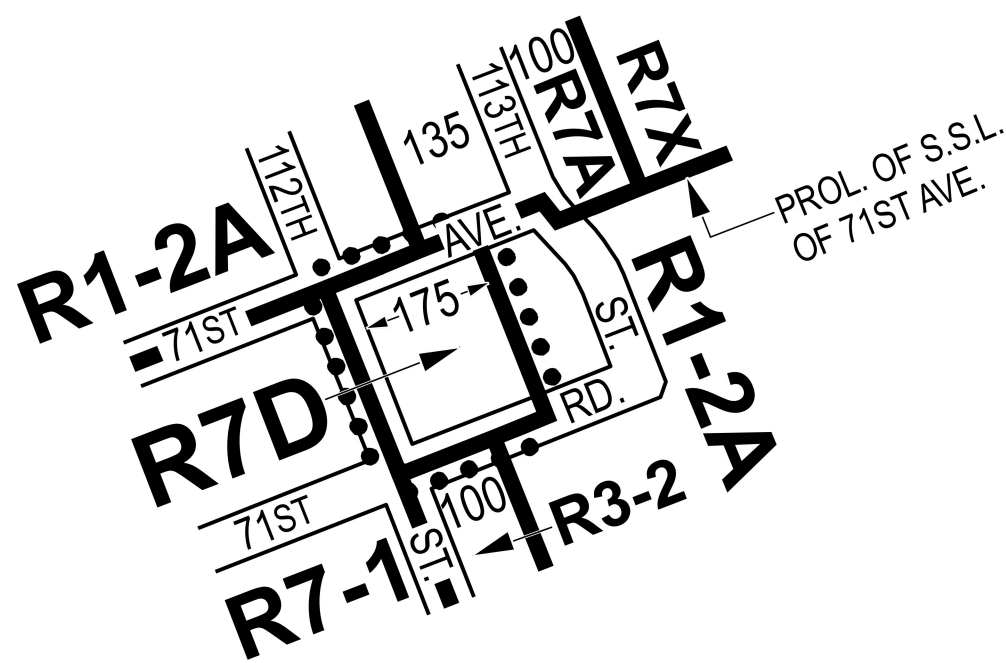
RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on August 19, 2022, with respect to this application (CEQR No. 22DCP188Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; 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 an R7D District property bounded by 71st Avenue, a line 175 feet northeasterly of 112th Street, 71st Road, and 112th Street, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated August 22nd, 2022, and subject to the conditions of CEQR Declaration E-685.

The above resolution (C 220274 ZMQ), duly adopted by the City Planning Commission on December 14, 2022 (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.

DANIEL R. GARODNICK, Esq., *Chair,*
KENNETH J. KNUCKLES, Esq., *Vice-Chairman*
GAIL BENJAMIN, LEILA BOZORG, ALFRED C. CERULLO, III,
JOSEPH DOUEK, DAVID GOLD, Esq.,
RASMIA KIRMANI-FRYE, ORLANDO MARÍN,
JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*

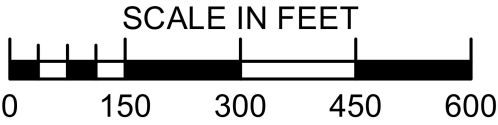


CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP

14a
BOROUGH OF
QUEENS

New York, Certification Date:
August 22, 2022

S. Lenard
S. Lenard, Director
Technical Review Division



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing from an existing R1-2A District to an R7D District.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Reform Temple of Forest Hills Rezoning			
Applicant:	Reform Temple of Forest Hills	Applicant's Primary Contact:	Vivien Krieger
Application #	220274ZMQ	Borough:	
CEQR Number:	22DCP188Q	Validated Community Districts:	Q06

Docket Description:

N THE MATTER OF an application submitted by Werber Management, Inc. and Reform Temple of Forest Hills 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 an R7D District property bounded by 71st Avenue, a line 175 feet northeasterly of 112th Street, 71st Road, and 112th Street, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated August 22nd, 2022, and subject to the conditions of CEQR Declaration E-685.

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

RECOMMENDATION: Conditional Favorable

# In Favor: 26	# Against: 5	# Abstaining: 0	Total members appointed to the board: 47
Date of Vote: 10/12/2022 4:00 AM		Vote Location: 120-55 Queens Blvd - Atrium	

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

Date of Public Hearing: 9/28/2022 11:00 PM

Was a quorum present? No

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:

AMERICAN LEGION POST 1424, 107-15 METROPOLITAN AVENUE, FOREST HILLS, NY 11375

CONSIDERATION: The Community Board voted to approve this application with the following conditions:

- Provide greater consideration for site drainage by going beyond the DEP-minimum storm water site retention requirements and incorporate bioswales and rain gardens along the sidewalk.
- Provide a greater number of units, above the MIH Option 1 percentage, at an average of 60% AMI.
- Consider a reduction to the number of parking spaces provided.
- Lower the building base height to set back at the 7th story rather than the 9th story.
- Consider a street wall set back from the property line along 112th Street and 71st Road to provide some relief along the street.
- CB 6 would prefer that Tax Lot 41 is not rezoned, but if it is, all conditions noted shall apply to the rezoned portion of Tax Lot 41.

Recommendation submitted by	QN CB6	Date: 10/18/2022 4:21 PM
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Reform Temple of Forest Hills Rezoning			
Applicant:	Reform Temple of Forest Hills	Applicant's Primary Contact:	Vivien Krieger
Application #	N220275ZRQ	Borough:	
CEQR Number:	22DCP188Q	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: 5	# Abstaining: 0	Total members appointed to the board: 47
Date of Vote: 10/12/2022 4:00 AM		Vote Location: 120-55 Queens Blvd - Atrium	

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

Date of Public Hearing: 9/28/2022 11:00 PM	
Was a quorum present? No	<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:	AMERICAN LEGION POST 1424, 107-15 METROPOLITAN AVENUE, FOREST HILLS, NY 11375

CONSIDERATION: The Community Board voted to approve this application with the following conditions: <ul style="list-style-type: none">• Provide greater consideration for site drainage by going beyond the DEP-minimum storm water site retention requirements and incorporate bioswales and rain gardens along the sidewalk.• Provide a greater number of units, above the MIH Option 1 percentage, at an average of 60% AML.• Consider a reduction to the number of parking spaces provided.• Lower the building base height to set back at the 7th story rather than the 9th story.• Consider a street wall set back from the property line along 112th Street and 71st Road to provide some relief along the street.• CB 6 would prefer that Tax Lot 41 is not rezoned, but if it is, all conditions noted shall apply to the rezoned portion of Tax Lot 41.		
Recommendation submitted by	QN CB6	Date: 10/18/2022 4:21 PM

Queens Borough President Recommendation

**APPLICATION: ULURPs #220274 ZMQ
#220275 ZRQ**

COMMUNITY BOARD: Q06

DOCKET DESCRIPTIONS

ULURP #220274 ZMQ – IN THE MATTER OF an application submitted by Werber Management, Inc. and Reform Temple of Forest Hills 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 an R7D District property bounded by 71st Avenue, a line 175 feet northeasterly of 112th Street, 71st Road, and 112th Street, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated August 22nd, 2022, and subject to the conditions of CEQR Declaration E-685. (Related ULURP #220275 ZRQ).

ULURP #220275 ZRQ – IN THE MATTER OF an application submitted by Werber Management, Inc. and Reform Temple of Forest Hills pursuant to Sections 197-c and 201 of the New York City Charter for a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated August 22, 2022, and subject to the conditions of CEQR Declaration E-685. (Related Item ULURP #220274 ZMQ).

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, October 27th, 2022 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 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 applicant is proposing to rezone a R1-2A District to a R7D District. The area to be rezoned is bounded by 112th Street to the west, 71st Avenue to the north, 71st Road to the south, and a line 175 northeasterly of an parallel to 112th Street (the “Rezoning Area”). The proposed rezoning would facilitate construction of a new mixed-use development with affordable housing, community facility uses, and a modernized, Americans with Disabilities Act- (ADA-) accessible house of worship;
- The applicant is proposing to develop an approximately 126,000-SF (5.6 FAR), ten-story mixed-use building (the “Proposed Development”). The ground floor would house the approximately 16,600-SF modernized house of worship and community facility spaces, and the other floors will consist of approximately 109,400-SF residential space. In compliance with the proposed Quality Housing regulations in an R7D contextual district, the building would rise to a base height of 95 feet (with a 15-foot setback along 112th Street and 71st Road) and a total height of 113 feet. Included with the Proposed Development are 153 residential units, of which 38 to 46 would be affordable (either through MIH Options 1 or 2); 7,020-SF of multipurpose space, classrooms, and offices; and approximately 66 below-grade parking spaces;
- The Development Site (Block 2246, Lot 31) is an approximately 22,500-SF lot currently improved with a two-story, approximately 24,000-SF house of worship constructed in 1964. The Proposed Development and the Rezoning Area are located in Forest Hills. Zoning in the Site’s surrounding area includes R1-2A, R3-2, R6, R7A, and R7X. The predominant land uses include single-two family homes, schools (P.S. 196 and Touro College), medical community facilities, and local retail along Queens Boulevard. The Site is roughly one quarter-mile from the Forest Hills-71st Ave E, F, M and R subway station;
- At a public hearing held on October 12, 2022, Community Board 6 (CB6) voted to approve the application with conditions by a vote of twenty-six (26) in favor, five (5) opposed and zero (0) abstentions. CB6 cited the following conditions:
 1. Provide greater consideration for site drainage by going beyond the DEP-minimum storm water site retention requirements and incorporate bioswales and rain gardens along the sidewalk.
 2. Provide a greater number of units, above the MIH Option 1 percentage, at an average of 60% AMI.
 3. Consider a reduction to the number of parking spaces provided.
 4. Lower the building base height to set back at the 7th story rather than the 9th story.
 5. Consider a street-wall setback from the property line along 112th Street and 71st Road to provide some relief along the street.
 6. CB 6 would prefer that Tax Lot 41 is not rezoned, but if it is, all conditions noted shall apply to the rezoned portion of Tax Lot 41.

- At the Borough President's Public Hearing, the applicant gave a presentation about the Proposed Development and declared they would pursue MIH Option 1 (25% of residential floor area set aside for folks earning 60% average Area Median Income). When asked about which program(s) they would pursue, the applicant responded they would consult with the Department of Housing Preservation and Development (HPD) on programs, with CB6 on affordable housing providers, and consider expanding the total number of affordable units in the project. The applicant explained they could not meet the CB6 condition regarding the setback if they included additional affordable units. The applicant also stated they would consider pushing the street-wall back from 112th Street and 71st Road as building designs become finalized. In terms of sustainable building design, the applicant confirmed they would include roof drains that would control stormwater overflow (by way of proposed rooftop retention/detention tanks), a green roof with native plants, enlarged tree pits and additional plantings along the property frontage, and permeable pavement where plantings cannot be placed. Other topics discussed included parking, local hiring (for construction and permanent jobs), and land use rationale for including Lot 41 in the rezoning. There were no other speakers, and the hearing was closed;
- After the Borough President's Public Hearing, the applicant team confirmed in writing they are including approximately six to eight electric vehicle (EV) chargers in the below-grade parking area, and that the building would be smoke-free pursuant to the NYC Department of Health's (DOH) housing policy.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with 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 should continue looking into additional HPD subsidies to increase the Proposed Development's total affordable units by 10%, for a total of 35%. These units should include studios and one- to three-bedroom apartments; and
- The applicant should follow through on all sustainable measures cited in the Borough President's Public Hearing.



PRESIDENT, BOROUGH OF QUEENS

11/10/2022

DATE