



April 7, 2021 / Calendar No. 16

N 200273 ZRQ

IN THE MATTER OF an application submitted by 68-19 Rego Park LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 6.

This application for an amendment to the Zoning Resolution was filed on March 2, 2020 by 68-19 Rego Park LLC in conjunction with the related application for a zoning map amendment. The applicant seeks to designate a Mandatory Inclusionary Housing (MIH) area. The proposed actions would facilitate the development of a seven-story mixed-use building at 68-19 Woodhaven Boulevard in the Rego Park neighborhood of Queens Community District 6.

RELATED ACTION

In addition to the proposed zoning text amendment (N 200273 ZRQ) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 200272 ZMQ Zoning map amendment to change an R4 zoning district to an R6A district with a C2-3 commercial overlay, and to change a C8-1 district to an R6A district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 200272 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 200273 ZRQ), in conjunction with the related application for a zoning map amendment (C 200272 ZMQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the 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 20DCP155Q. The lead agency is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 200272 ZMQ).

UNIFORM LAND USE REVIEW

This application (N 200273 ZRQ) was duly referred to Queens Community Board 6 and the Queens Borough President, in accordance with the procedures for non-ULURP matters, along with the related application for an amendment to the zoning map (C 200272 ZMQ), which was certified as complete by the Department of City Planning in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 6 held a public hearing on this application (N 200273 ZRQ) on January 13, 2021 and on that date, adopted a resolution recommending conditional approval of the application. A summary of the vote and recommendation of Community Board 6 appears in the report for the related zoning map amendment action (C 200272 ZMQ).

Borough President Recommendation

This application (N 200273 ZRQ) was considered by the Queens Borough President who issued a recommendation to approve the application on February 4, 2021.

City Planning Commission Public Hearing

On February 17, 2021 (Calendar No. 7), the City Planning Commission scheduled a public hearing on this application (N 200273 ZRQ), in conjunction with the related application for an

amendment to the zoning map (C 200272 ZMQ). The hearing was duly held on March 3, 2021 (Calendar No. 28).

One speaker appeared in favor and none in opposition.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 200273 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 zoning map amendment (C 200272 ZMQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 200272 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, 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

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

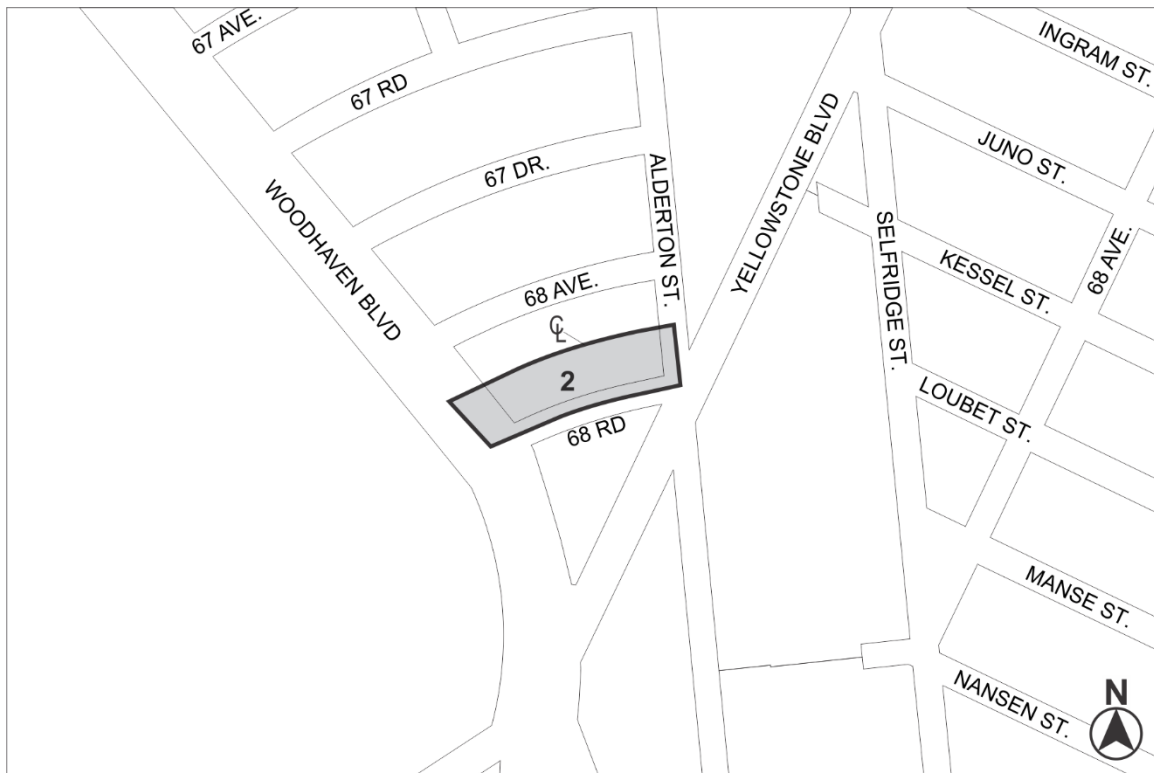
QUEENS

* * *

Queens Community District 6

* * *

Map 2– [date of adoption]



Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 2 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 6, Queens

* * *

The above resolution (N 200273 ZRQ), duly adopted by the City Planning Commission April 7, 2021 (Calendar No. 16), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ.,

ALFRED C. CERULLO, III, JOSEPH DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARÍN,

LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 68-19 Woodhaven Blvd Rezoning			
Applicant:	68-19 Rego Park LLC	Applicant's Primary Contact:	Akerman LLP
Application #	200273ZRQ	Borough:	
CEQR Number:	20DCP155Q	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: 13	# Abstaining: 0	Total members appointed to the board: 48
Date of Vote: 1/13/2021 12:00 AM		Vote Location: Virtual (Zoom) - https://tinyurl.com/QueensCB6Jan	

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

Date of Public Hearing: 1/13/2021 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:	Virtual (Zoom) - https://tinyurl.com/QueensCB6Jan

CONSIDERATION: Community Board 6 voted to approve the Rezoning at 68-19 Woodhaven Boulevard with the following conditions: 1. The proposed building height will not exceed 7 stories 2. The applicant will provide (and pay for) periodic structural inspections to adjacent properties during construction 3. The applicant will provide CB 6 with a plan on mitigation of any issues that arise with adjoining properties 4. The applicant will provide 18 of the 28 permanently income-restricted MIH units at 60% of AMI and making the total MIH weighted average less than the legally required 80% AMI. 5. The applicant will ensure CB 6 is provided with updates regarding the affordable housing processes for the site 6. The applicant will provide written confirmation that it agrees to all of these conditions, which were agreed to verbally Community Board 6 would like to make it clear that if all of the above conditions are not met, this should be considered a negative recommendation.		
Recommendation submitted by	QN CB6	Date: 1/20/2021 2:06 PM



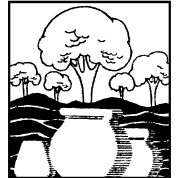
COMMUNITY BOARD 6, QUEENS

104-01 METROPOLITAN AVENUE • FOREST HILLS, NY 11375-4136

TEL: (718) 263-9250 • FAX: (718) 263-2211

QN06@CB.NYC.GOV

WWW.NYC.GOV/CB6Q



Whitepot Settled 1653

ALEXA WEITZMAN
CHAIR

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DISTRICT MANAGER

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NAOMI ALTMAN
VICE-CHAIR • FINANCE

PRAMEET KUMAR
VICE-CHAIR • LAND USE

DAVID SCHNEIER
VICE-CHAIR • SCOPING

DONOVAN RICHARDS
BOROUGH PRESIDENT

At the January 13, 2021 meeting of Queens Community Board 6, the following vote was taken following a Public Hearing on Application # C 200272 ZMQ, CEQR # 20DCP155Q 68-19 Woodhaven Boulevard Rezoning:

Community Board 6 voted to approve the Rezoning at 68-19 Woodhaven Boulevard with the following conditions:

1. The proposed building height will not exceed 7 stories
2. The applicant will provide (and pay for) periodic structural inspections to adjacent properties during construction
3. The applicant will provide CB 6 with a plan on mitigation of any issues that arise with adjoining properties
4. The applicant will provide 18 of the 28 permanently income-restricted MIH units at 60% of AMI and making the total MIH weighted average less than the legally required 80% AMI.
5. The applicant will ensure CB 6 is provided with updates regarding the affordable housing processes for the site
6. The applicant will provide written confirmation that it agrees to all of these conditions, which were agreed to verbally

Community Board 6 would like to make it clear that if all of the above conditions are not met, this should be considered a negative recommendation.

**68-19 REGO PARK LLC
148-29 Cross Island Parkway
Whitestone, NY 11357**

January 28, 2021

Alexa Weitzman, Chair
Prameet Kumar, Vice-Chair, Land Use
Queens Community Board 6
104-01 Metropolitan Avenue
Forest Hills, NY 11375

**Re: 68-19 Woodhaven Boulevard Rezoning
ULURP Nos. 200272ZMQ & N200273ZRQ**

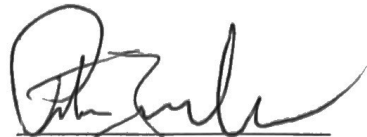
Dear Chair Weitzman & Vice-Chair Kumar:

Thank you for your time and consideration of the proposed 68-19 Woodhaven Boulevard Rezoning in Queens Community District 6 (CB 6). This letter is to confirm that the applicant Rego Park LLC commits to all of the following conditions of the CB 6 recommendation for approval dated January 14, 2021:

1. The proposed building height will not exceed 7 stories.
2. The applicant will provide (and pay for) periodic structural inspections to adjacent properties during construction.
3. The applicant will provide CB 6 with a plan on mitigation of any issues that arise with adjoining properties.
4. The applicant will provide two of the three income bands for the permanently income-restricted MIH units at 60% of Area Median Income (AMI), making the total Mandatory Inclusionary Housing (MIH) weighted average less than the legally required 80% AMI.
5. The applicant will ensure CB 6 is provided with updates regarding the affordable housing processes for the site.
6. The applicant will provide written confirmation that it agrees to all of these conditions, which were agreed to verbally.

Please contact our office if any additional information or clarification is needed.

Sincerely,



Peter Zuccarello, Managing Member
68-19 Rego Park LLC

Enc: Community Board 6 Recommendation, January 14, 2021
Cc: Frank P. Gulluscio, District Manager

Queens Borough President Recommendation

APPLICATION: ULURP #200273 ZRQ

COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 68-19 Rego Park LLC s 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 November 16, 2020, and subject to the conditions of CEQR Declaration E-589 (RELATED ULURP #200272 ZMQ)

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, February 4, 2021 at 10:30 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:

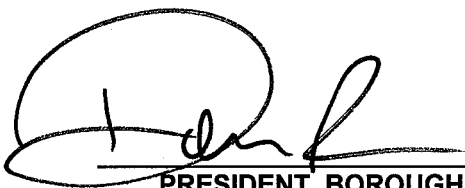
- This application proposes a zoning text amendment to Appendix F to establish and map the rezoning area as a Mandatory Inclusionary Housing Area (MIH). The proposed actions of both applications would facilitate development of a new seven-story residential building with 87 dwelling units of which 26 would be affordable under MIH Option 2. The MIH units would be reserved for the Affordable Independent Residences for Seniors program (AIRS);
- Another application (ULURP #200272 ZMQ) concurrently filed with this application proposes a map amendment to change the property bounded by Woodhaven Blvd., the centerline of Block 3148, 68th Rd., and Alderton St. (Block 3148, p/o Lot 2 and Lot 35) from C8-1 and R4 Districts to R6A and R6A/C2-3 Districts;
- The proposed development would be a 100,041.77 SF, 7-story mixed-use residential and commercial building with an FAR of 3.9 The applicant agreed to reduce the original building height from 8-stories down to 7-stories as requested by Community Board 6 at the monthly meeting prior to their vote. The revised development would have a base height of 65 feet with setbacks (10 feet on Woodhaven Boulevard and 15 feet along 68th Road). There would be 8000 SF of commercial space on the ground floor as well as 6349 SF of community facility space. Onsite off-street parking for 87 vehicles would be provided in a garage with 64 spaces, accessible via a new 22-foot curb cut on 68th Road, and with 17 spaces on a surface parking lot. There would be a total of 87 dwelling units including 26 affordable units under MIH Option 2. The MIH units would be reserved as an Affordable Independent Residence for Seniors (AIRS) program administrated by HANAC, a Queens based housing and senior services provider. A greened rooftop is proposed as a recreational area with storm water mitigation infrastructure. The applicant intends to bring back the existing (Use Group 6) ground floor florist shop which has operated for decades in close proximity to the Saint John Cemetery located on Woodhaven Boulevard;
- The area to be rezoned (Block 3148 Lot 35 and p/o Lot 2) is a 36,476 SF irregularly-shaped space generally bounded by Woodhaven Boulevard, the southern portion of Block 3148, 68th Road, and Alderton Street. The rezoning area is currently mapped as C8-1 and R4 Districts with the majority of the area within the C8-1 District. The proposed zoning map change is to R6A and R6A/C2-3 Districts. Lot 35 is a 10,824 SF lot currently developed with a 6-story residential building and cellar garage. The development site (Lot 2) is a 25,651.76 SF corner and interior lot developed with attached 1-story buildings currently occupied by a florist/garden center and auto repair business. The site has approximately 230 feet of frontage on 68th Road and 99 feet of frontage on Woodhaven Boulevard;
- The surrounding area is characterized primarily by residential use with some commercial, industrial, and auto-related uses within the C8-1 zoned portion of Woodhaven Boulevard The residential areas are improved with mostly 1-story, one and two-family homes. There are 3 existing, non-compliant six-story multi-family apartment buildings along the intersection of 68th Road and Yellowstone Boulevard Street John Cemetery is located immediately west on the opposite side of Woodhaven Boulevard The project site is well served by public transit including the Q11 and Q21 stops by the project area and express Q12 and Q42 lines on Yellowstone Boulevard at 68th Road;

- Community Board 6 (CB 6) approved this application with conditions by a vote of twenty-six (26) in favor, twelve (12) against with none (0) abstaining at their monthly meeting held on January 13, 2021. Discussion at the monthly meeting reflected concerns raised during the Land Use Committee (LUC) meeting held on January 5, 2021 such as potential obstruction of sunlight and construction damage to adjacent yards. The conditions listed in the recommendation are as followed: Proposed building height won't exceed 7 stories; provide and pay for periodic structural inspections to adjacent properties during construction; provide CB 6 with a mitigation plan regarding any issues that arise on adjoining properties; 18 of the 28 affordable units at 60% of AMI; provide CB 6 with updates regarding affordable housing processes for the site; written confirmation that they agree to all conditions;
- On January 28, 2021 the applicant submitted to Community Board 6 a written letter agreeing to all of the community board's conditions;
- At the Borough President's Land Use Public Hearing, the Borough President raised questions regarding local hiring, 30% MWBE procurement, and intended use of the proposed retail space. The applicant team responded that they intended to pay building service workers prevailing wage, had reached out to 32BJ SEIU prior to the hearing and were waiting for a response, intend to fulfill the request for local hiring after securing a general contractor, and intend to meet the goal of 30% MWBE. The Borough President requested written confirmations from the applicant team;

RECOMMENDATION

There is clearly need for more affordable housing in New York City and particularly for seniors. Based on the above consideration, I hereby recommend approval of this application with the following condition:

- There should be a goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% goal is being reached.



PRESIDENT, BOROUGH OF QUEENS

3/2/21

DATE