

Queens Borough President Recommendation

**APPLICATIONS: ULURP #210375 ZMQ
ULURP #210376 ZRQ**

COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

ULURP #210375 ZMQ – IN THE MATTER OF an application submitted by Sheldon Lobel, P.C. on behalf of Novel Medicine, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14a, changing from an R4B District to an R6A District property bounded by a line 100 feet northeasterly of Wetherole Street, 67th Avenue, Wetherole Street, and a line 175 feet northwesterly of 67th Avenue, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated January 31, 2022, and subject to the conditions of CEQR Declaration E-649. (Related ULURP #210376 ZRQ)

ULURP #210376 ZRQ – IN THE MATTER OF an application submitted by Sheldon Lobel, P.C. on behalf of Novel Medicine, P.C. 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 January 5, 2022 and subject to the conditions of CEQR Declaration E-613. (Related ULURP #210375 ZMQ)

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, March 17, 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 was one (1) speaker. The hearing was closed.

CONSIDERATION

Subsequent to a review of the applications and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The lead application proposes a Zoning Map Amendment to change an area generally bounded by a line 100 feet north of and running parallel to Wetherole Street to the north, a line 175 feet west of 67th Avenue running parallel to it to the west, Wetherole Street to the south, and 67th Avenue to the east (Block 3157 Lots 149 and 150) from an R4B District to an R6A District. The proposed actions would facilitate the development of 66-45 and 66-47 Wetherole Street with a new eight-story residential building;
- Another application (ULURP #210376 ZRQ) concurrently filed with the lead application proposes a Zoning Text Amendment to Appendix F of the Zoning Resolution to establish and map the Rezoning Area as a Mandatory Inclusionary Housing (MIH) Area;
- The Proposed Development is an 8-story, approximately 18,000 SF (3.6 FAR) multi-family residential building with 21 apartments, including 5 affordable units under Mandatory Inclusionary Housing (MIH) Option 1 (25% of units @ 60% average AMI). It would have a height of 75 feet with a base height of 65 feet and a 15-foot setback at the 7th floor. The development will provide 11 bicycle and eight vehicular parking spaces. The rezoning would allow an FAR 3.0 of community facility space at the Proposed Development;
- The Rezoning Area (Block 3157 Lots 143-147, 149, 150, 151, and p/o 152) is an area generally bounded by a line 100 feet north of and running parallel to Wetherole Street to the north; a line 175 feet west of 67th Avenue, running parallel to it, to the west; Wetherole Street to the south; and 67th Avenue to the east. The Project Area is currently zoned as an R4B District. The Development Site is located at 66-47 and 66-45 Wetherole Street. 66-47 Wetherole Street (Block 3157 Lot 149) is an approximately 3000 SF applicant-controlled lot improved with a two-story, ~1400 SF (.47 Far) residential building, originally built in 1945, containing two dwelling units. The lot has approximately 30 feet of frontage on Wetherole Street and is approximately 100 feet deep. 66-45 Wetherole Street (Block 3157 Lot 150) is an approximately 2000 SF applicant-controlled lot improved with a two-story, ~1400 SF (.7 FAR) residential building also built in 1945, containing two dwelling units. This lot has about 20 feet of frontage on Wetherole Street and is approximately 100 feet deep.

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- The Proposed Development and Rezoning Area are located in the Forest Hills neighborhood. The project is within the 2002 Forest Hills/Rego Park Rezoning area which downzoned approximately 61 blocks from R3-2, R4, and R7-1 to R4B, R3-1, R2, and R3A zoning districts to better reflect existing neighborhood development patterns. Buildings in the surrounding area range from one to eight stories in height. Within 600 feet of the Project Area, multi-family housing buildings ranging from 6 to 13 stories in height predominates, although the Project Area itself exists in a carve-out of single- and two-family housing constructed around 1945. Nearby public transportation options include the M, R, E, and F lines at the 67th Avenue and Forest Hills subway stops respectively. In addition, the Q60, QM6, QM11, QM18, Q23, QM12, and QM42 run within the surrounding area. Bike paths run on both sides of Queens Boulevard, approximately 600 feet north of the Project Area;
- Community Board 6 (CB 6) conditionally approved this application by a vote of twenty (20) in favor, twelve (12) against, and none (0) abstaining at the monthly meeting held on March 9, 2022. The conditions were as follows: provide additional affordable units and/or deeper affordability (below 60% AMI); pursue enhanced sustainability goals for such as Passive House, LEED Gold/Platinum, EGC, etc.; provide 30% M/WBE and Local Contract Experience (LCE) hiring; Provide compliance with “Buy American Act”; Hold good-faith discussions with local unions to ensure prevailing wage and benefits standard as well as with 32BJ SEIU for building worker jobs;
- At the Borough President’s Land Use Public Hearing, the Applicant Team restated their commitment to meeting the 30% M/WBE & LCE goals and would update the Queens Borough President’s Office on their efforts to buy local, US-made construction materials. The Applicant Team also reiterated the land use rationale of the Proposed Rezoning and noted the property owners may develop the ground-floor community facility space as doctor’s offices. There was one (1) public speaker, the CB 6 District Manager, who spoke on the full board’s vote and list of conditions.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The Applicant should meet all of CB 6’s conditions to the best of their abilities; and
- There should be a goal of 30% for local hiring and use of M/WBE 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% hiring goal has been reached.



PRESIDENT, BOROUGH OF QUEENS

04/14/2022

DATE