

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