

# Queens Borough President Recommendation

**APPLICATION:** 61-10 Queens Boulevard Rezoning  
**COMMUNITY BOARD:** Q02

## DOCKET DESCRIPTION

**ULURP #230052 ZMQ – IN THE MATTER OF** an application submitted by PF Supreme, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from within an existing R6 District a C1-2 District bounded by a line 100 feet southerly of Queens Boulevard, 61st Street, a line 175 feet southerly of Queens Boulevard, and 59th Street;
2. eliminating from within an existing R7-1 District a C1-2 District bounded by Queens Boulevard, 61st Street, a line 100 feet southerly of Queens Boulevard, and 59th Street;
3. establishing within an existing R6 District a C2-4 District bounded by a line 100 feet southerly of Queens Boulevard, 61st Street, a line 175 feet southerly of Queens Boulevard, and 59th Street; and
4. establishing within an existing R7-1 District a C2-4 District bounded by Queens Boulevard, 61st Street, a line 100 feet southerly of Queens Boulevard, and 59th Street;

Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated December 12, 2022.

## PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, February 16 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:

- The Applicant is proposing to rezone existing R7-1/C1-2 and R6/C1-2 Districts to R7-1/C2-4 and R6/C2-4 Districts in the Woodside area of Queens. The area to be rezoned (the “Rezoning Area”) is generally bounded by Queens Boulevard to the north, 61<sup>st</sup> Street to the east, the part of Block 2314, Lot 1 to the south, and 59<sup>th</sup> Street to the west. The proposed rezoning would facilitate the development of a Use Group 9 (UG9) health and fitness establishment in an existing building;
- The Proposed Development is an approximately 16,000-SF fitness establishment, and it would be constructed on the second floor of a building located at 61-10 Queens Boulevard, part of the “Big Six” Mitchell-Lama residential development. The Applicant has not proposed any bulk or height changes to the existing building or project area. If the parcel was not rezoned, only a 10,000-SF fitness establishment would be allowed on this site. The Applicant-Owner is a Planet Fitness franchisee, and the fitness establishment would be built to similar Planet Fitness layouts. The Proposed Development is intended to be used by the general public and Big Six residents;
- The Development Site (Block 2314, Lot 100) has approximately 403 feet of frontage along Queens Boulevard and is approximately 68,000 SF. Built in the 1960s, the existing building is two stories (30 feet tall) and has 65,000 SF of floor area (approximately 0.96 FAR). There are curb cuts located at the western edge along Queens Boulevard, providing access to parking spaces and loading berths. Other uses located in the Development Site’s existing building include a shopping center, supermarket, pharmacy, shoe repair, and other local retail needs;
- Within a ¼-mile of the Rezoning Area, the predominant zoning districts are R4, R5B, R6B, R7X, R7-1, R8 with C1-2 and C2-1 overlays along Queens Boulevard. The surrounding uses are mainly mixed-use commercial and residential buildings, residential, light manufacturing and a park (Big Bush Park). The Development Site is across the street from Queens Boulevard Extended Care Facility, a senior center and wellness clinic, and approximately three blocks from the Brooklyn-Queens Expressway. Calvary Cemetery is located approximately 900 feet from the Development Site. Residents can access the site by taking the 7 train at 52<sup>nd</sup> Street or the Q60 bus along Queens Boulevard.
- At a public hearing held on February 2, 2023, Community Board 2 (CB2) voted to approve this application with thirty (30) in favor, zero (0) against and zero (0) abstaining. There were no conditions noted;

- At the Borough President's Public Hearing, the Chief of Staff chaired the hearing behalf of the Borough President. The Applicant team gave a presentation, and afterwards there was a discussion about M/WBE and local hiring goals, flood mitigation and bike/scooter parking. The Applicant team stated they always hire locally and plan to hire an M/WBE firm during construction. The property manager of the Big Six Towers stated there is no flooding in the immediate area, save for big storm events, and there has not been a need for long-term flood mitigation. The property manager also stated that bicyclists could chain their bikes to racks outside the existing building, and that bike racks are monitored by security cameras.

**RECOMMENDATION**

Based on the above consideration, I hereby recommend approval with the following condition:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups 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.

  
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**PRESIDENT, BOROUGH OF QUEENS**

02/27/2023

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**DATE**