



IN THE MATTER OF an application submitted by Trylon LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;
2. changing from an R7-1 District to an R8X District property bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the conditions of CEQR Declaration E-634.

This application for a zoning map amendment was filed by Trylon LLC on November 16, 2020. This application, in conjunction with the related application for a zoning text amendment (N 210162 ZRQ), would facilitate the development of a new 15-story mixed-use building with 158 dwelling units at 98-81 Queens Boulevard in the Rego Park neighborhood of Queens, Community District 6.

RELATED ACTION

In addition to the zoning map amendment (C 210161 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application:

N 210162 ZRQ Zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area

BACKGROUND

The applicant, Trylon LLC, seeks a zoning map and zoning text amendment to facilitate the development of a new 15-story mixed-use building containing approximately 17,400 square feet of commercial use on the ground floor and 158 dwelling units on the upper floors.

The project area is located on Block 2105, bounded by Queens Boulevard to the south, 66th Avenue to the west, 99th Street to the north and 66th Road to the east. It is coterminous with the development site, (Block 2105, Lot 1) (formerly Lots 1, 10, 14 and 16), which is owned by the applicant.

Lot 1 (formerly lots 1, 10, 14 and 16) comprises an area of 21,472 square feet and is improved with a two-story commercial building built to a floor area ratio (FAR) of 1.19. The building contains ground-floor retail units, an eating and drinking establishment, a house of worship, and office space on the second floor. The surrounding area contains a mix of residential, commercial, community facility, park and open space uses. Queens Boulevard is a 200-foot-wide major east-west thoroughfare, providing vehicular access from Sunnyside to Briarwood, Queens and is lined with bike lanes running east-west. It is developed with apartment buildings rising between six and 13 stories and lined with two-story commercial buildings containing local retail uses. To the northeast of the project area, near 65th Road and south of Queens Boulevard between 64th Road and 65th avenues, are clusters of attached one and two-family homes.

Two blocks to the northeast of the project area is the Long Island Jewish Forest Hills Hospital. Community facility uses in the area include Ohr Natan Synagogue located within the project area, and the nearby Rego Park Jewish Center, Our Lady of the Angelus Church, and P.S. 175. Nearby park and open space uses include Tederoff Triangle at 100-25 Queens Boulevard, Horace Harding Playground along 62nd Drive, Yellowstone Park at 106-21 68th Avenue, MacDonald Park at 87-20 Queens Boulevard, and Plaza 67 at 67-04 Austin Street. There are two separate R4B zoning districts located to the northeast near 65th Road and to the south of Queens Boulevard between 66th and 67th avenues, which are developed with attached one and two-family homes.

The project area is located within the Transit Zone. Two blocks east of the project area is the 67th Avenue station, providing service to the M and R lines throughout Manhattan and Brooklyn.

Rego Park is served by the Q60, QM11 and QM18 bus lines. The Q60 bus connects Rego Park to Jamaica and Long Island City along Queens Boulevard. The QM11 provides cross-borough connection from Rego Park to Midtown Manhattan and has a stop located approximately one block east of the project area. The QM18 provides cross-borough connection from South Ozone Park to Midtown Manhattan and has a stop located approximately one block east of the project area.

The project area was zoned R7-1 with the adoption of the Zoning Resolution in 1961. R7-1 zoning districts are medium-density residential districts that permit both Height Factor and Quality Housing regulations. Height Factor regulations in the R7-1 zoning district encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. The optional Quality Housing regulations for an R7-1 zoning district allow lower buildings with greater lot coverage. The maximum FAR ranges from 3.44 (Height Factor) to 4.0 (Quality Housing). Under Height Factor regulations, off-street parking is generally required for 60 percent of dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as areas within the Transit Zone, or for lots smaller than 15,000 square feet in R7-1 zoning districts. Under Quality Housing regulations, off-street parking is required for 50 percent of a building's dwelling units, but requirements are lower for IRHUs and are further modified in certain areas, such as within the Transit Zone, or for lots less than 15,000 square feet in R7-1 zoning districts. The base height before setback is 40 to 75 feet with a maximum building height of 80 feet, or 85 feet if providing a Qualifying Ground Floor.

The proposed actions would facilitate the development of a new 15-story mixed-use building containing a total of 158 units, 47 of which would be made permanently affordable pursuant to MIH provisions under MIH Option 2. The building would contain approximately 17,400 square feet of retail space on the ground floor, intended to serve as three commercial units for local retail uses. Forty-five accessory parking spaces would be provided on the second floor, accessible from a new approximately 25-foot curb cut at 99th Street.

To facilitate the proposed development, the applicant seeks a zoning map amendment to change an R7-1/C1-2 zoning district to an R8X zoning district with a C2-4 commercial overlay. R8X

zoning districts are contextual districts governed by Quality Housing regulations. They permit a building height of approximately 17 stories. R8X zoning districts permit a maximum FAR of 7.2 when developed with Inclusionary Housing, and a maximum building height limited of 175 feet when developed with a Qualifying Ground Floor. Parking is required for 40 percent of market-rate dwelling units and 12 percent of IRHUs. C2-4 commercial overlays are often mapped within residential zoning districts and along corridors that serve local retail needs, permitting a maximum commercial FAR of 2.0 and requiring one parking space for every 1,000 square feet of commercial space for general retail uses.

The applicant also seeks a zoning text amendment to designate the project area as an MIH area, and any new residential development or enlargement would be required to comply with MIH Option 1 or Option 2. MIH Option 1 requires that 25 percent of residential floor area be provided as permanently affordable housing for residents with incomes averaging 60 percent of AMI, with a minimum of 10 percent of residential floor area affordable at 40 percent of AMI. Option 2 requires that 30 percent of residential floor area be provided as affordable for residents with incomes averaging 80 percent of AMI.

ENVIRONMENTAL REVIEW

This application (C 210161 ZMQ), in conjunction with the application for the related application for a zoning text amendment (N 210162 ZRQ), 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 lead is the City Planning Commission. The designated CEQR number is 20DCP160Q.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 4, 2021, which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise impacts (E-634).

UNIFORM LAND USE REVIEW

The application (C 210161 ZMQ) was certified as completed by the Department of City Planning on October 4, 2021, 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 210162 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Queens Community Board 6 held a public hearing on this application (C 210161 ZMQ) and the related application for a zoning text amendment (N 210162 ZRQ) on November 3, 2021, and on December 8, 2021, voted 32 in favor, four opposed and zero abstaining, recommended disapproval with the following conditions:

- “
- Deeper affordability to the development, with weighted average of income bands reaching 60% Area Median Income or lower.
 - Incorporate architectural elements of both the Trylon and the Tower Diner marquee and façade into the building design.
 - Pursue environmentally friendly green building certifications such as LEED Gold or Platinum.
 - Hold good faith discussions with both the Building & Construction Trades Council of Greater New York and contractors (especially M/WBE and local contractors) to ensure that workers have a prevailing wage and benefits standard.
 - Uphold the previously agreed to points related to:
 1. Mitigating the development's impact on traffic flow.
 2. Minimizing construction disruption on Queens Boulevard (including bike lanes) and the surrounding community.
 3. Working with 32BJ SEIU for building worker jobs.
 4. Giving preference to existing tenants should they wish to return after construction is completed.
 5. Retention of existing businesses and community facility spaces.”

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 210161 ZMQ) and the related application for a zoning text amendment (N 210162 ZRQ) on December 23, 2021, and on January 7, 2022, issued a recommendation to disapprove with the following conditions:

- “
- For deeper affordability, the developer should commit to Option 1 (25% @ 60% AMI) under the Mandatory Inclusionary Housing Program
 - 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
 - The developer should continue to guarantee and offer space for existing tenants to return to if they so choose once construction is completed; and
 - The proposed development should significantly incorporate prominent architectural features of the Trylon Theater and Tower Diner facades wherever possible.”

City Planning Commission Public Hearing

On January 5, 2022 (Calendar No. 7), the City Planning Commission scheduled January 19, 2022, for a public hearing on this application (C 210161 ZMQ) and the related application for a zoning text amendment (N 210162 ZRQ). The hearing was duly held on January 19, 2022 (Calendar No. 12). Five speakers testified in favor of the application and none in opposition.

The applicant’s primary representative, architect, and applicant, testified in favor of the application, and provided an overview of the application, describing the existing conditions on the proposed development site, the proposed unit breakdown and rent ranges, and the proposed parking on the second floor. The applicant representative noted that the proposed development would not include studio units. The applicant representative noted developments in the surrounding area to demonstrate how the development would be in context with the surrounding neighborhood.

The Councilmember representing the 29th District in Queens spoke in favor of the application. The Councilmember described close collaboration with the applicant and their commitment to affordable housing. They explained that there has been only one new affordable housing development constructed in the community district in the last eight years and elaborated on the

need for additional affordable housing and community involvement. The Councilmember noted the conditions from the Community Board and the Borough President and commended them on their guidance and input.

A representative of the 32BJ Service Employees International union (SEIU) spoke in favor of the application, citing the needs for new jobs and stating that the applicant has made a commitment with the union for providing prevailing wage building service worker jobs in the proposed development.

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

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 210161 ZMQ), in conjunction with the related application for a zoning text amendment (N 210162 ZRQ), is appropriate.

The proposed zoning map amendment will rezone the existing R7-1/C1-2 zoning district with an R8X/C2-4 zoning district. The rezoning will facilitate the development of a 15-story mixed-use building with 158 units, 47 of which will be made permanently affordable, as well as 17,400 square feet of retail space on the ground floor, intended to serve as three commercial units for local retail uses.

The Commission finds the location to be well-suited for additional density, as the project area has frontage on Queens Boulevard, as well as proximity to the E, M, and R subway and Q60, QM11, and QM18 bus lines. The Commission also believes that a reduction in commercial parking requirements is appropriate, due to the abundance of nearby transit options.

The Commission believes that the proposed R8X/C2-4 zoning district is reflective of existing land use patterns and will reinforce existing multi-family residential buildings and local ground floor retail use along Queens Boulevard. The current R7-1 zoning district allows limited residential development with an FAR of 3.44 and would not facilitate the development of much-

needed affordable housing. The C1-2 commercial overlay permits a more limited variety of commercial development than the proposed C2-4 commercial overlay.

The Commission finds that the proposed zoning text amendment (N 210162 ZRQ) to Appendix F to establish a new MIH area is appropriate. The amendment to Appendix F will create a new MIH area coterminous with the project area, ensuring the creation of permanently affordable housing on the site. The MIH text amendment is also aligned with citywide objectives outlines in *Housing New York* by providing additional affordable housing.

The Commission acknowledges the recommendations of the Community Board and the Borough President to incorporate design elements of the existing commercial facades into the proposed building's design but notes that this is outside the scope of this application. The Commission notes the Borough President's recommendation to retain of locally based and M/WBE contracts and subcontractors during the construction phase, and for the developer to guarantee and offer space to the existing commercial tenants in the proposed development but notes that these topics are beyond the scope of this application.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on October 4, 2021, with respect to this application (CEQR No. 20DCP160Q), 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 the 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:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard.

2. changing from an R7-1 District to an R8X District property bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the CEQR Declaration E-634.

The above resolution (C 210161 ZMQ), duly adopted by the City Planning Commission on February 16, 2022 (Calendar No. 18), 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.

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

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO
MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,** *Commissioners*

DANIEL R. GARODNICK, Esq., *Chair,* **LEAH GOODRIDGE,** *Commissioner,*
ABSTAINING



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 98-81 Queens Boulevard Rezoning	
Applicant: Trylon, LLC	Applicant's Administrator: Eric Palatnik
Application # 210161ZMQ	Borough: Queens
CEQR Number: 20DCP160Q	Validated Community Districts: Q06

Docket Description:

IN THE MATTER OF an application submitted by Trylon LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;
2. changing from an R7-1 District to an R8X District property bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the conditions of CEQR Declaration E-634.

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

RECOMMENDATION: Conditional Unfavorable

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

CONSIDERATION: N/A

Recommendation submitted by	QN BP	Date: 1/7/2022 1:22 PM
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Queens Borough President Recommendation

**APPLICATIONS: ULURP #210161 ZMQ
ULURP #210162 ZRQ**

COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

ULURP #210161 ZMQ – IN THE MATTER OF an application submitted by Eric Palatnik P.C. on behalf of Trylon LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;
2. changing from an R7-1 District to an R8X District property bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the conditions of CEQR Declaration E-634.

ULURP #210162 ZRQ – IN THE MATTER OF an application submitted by Eric Palatnik P.C. on behalf of Trylon LLC 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 October 4, 2021.

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 23, 2021 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 four (4) speakers. 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 66th Avenue, 99th Street, 66th Road and Queens Boulevard (Block 2105, Lot 1 as of April 19, 2021; formerly Lots 1, 10, 14, and 16) from an R7-1/C1-2 District to an R8X/C2-4 District. The proposed actions would facilitate the development of a fifteen-story mixed-use building;
- Another application (ULURP #210162 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 a 15-story, 174-foot, 153,400-SF (7.16 Floor Area Ratio (FAR)) mixed-use building with 144 apartments, including 44 affordable units under MIH Option 2 (30% of units @ 80% average AMI). The building would include 17,400 SF of commercial space on the ground floor and 45 residential parking spaces on the second floor. In response to Community Board feedback, the applicant eliminated studio apartments and relocated the pedestrian and vehicular entrances to 66th Avenue and 99th Street respectively. The applicant has offered space to the tenants of an existing diner and house of worship upon completion of the Proposed Development;
- The Rezoning Area (Block 2105, Lot 1) is a 21,472-SF triangular site currently mapped as an R7-1/C1-2 District. Lots 1, 10, 14 and 16 were merged on April 19, 2021 to create a new Lot 1 on Block 2105. The site has approximately 260 feet of frontage along Queens Boulevard, 186 feet along 99th Street, and 180 feet along 66th Avenue. 98-87 Queens Boulevard (“Tower Diner,” formerly Lot 1) is improved with a single-story commercial building currently occupied with an eating and drinking establishment and office space. 98-69 Queens Boulevard (formerly Lot 10) contains a two-story commercial building with ground floor retail and second-floor office space. 98-81 Queens Boulevard (“Ohr Natan Synagogue and Community Center,” formerly known as the “Trylon Theater” and formerly Lot 14) has a single-story building with 5,700 SF of space currently occupied with a house of worship. 66-02 99th Street (formerly Lot 16) is improved with a single-story building occupied with retail uses;

QUEENS BOROUGH PRESIDENT RECOMMENDATION

ULURPs #210161 ZMQ and #210162 ZRQ

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- The Proposed Development and Rezoning Area are located in Rego Park, directly adjacent to Queens Boulevard. The 600-ft surrounding area radius around the site is generally an R7-1 District with C1-2 and C4-2 overlays. There are lower density (R4B, R5, and R6B) districts mapped north and south of Queens Boulevard on adjacent side streets, where building types range from two-story attached homes to eight and ten-story apartment buildings. The area is well-served by public transit such as the R subway line, Q60, QM11, and QM18;
- Community Board 6 (CB 6) conditionally disapproved this application by a vote of twenty (20) against, nineteen (19) in favor and none (0) abstaining at a public hearing held on December 8, 2021. Conditions included deeper affordability (60% AMI); incorporating the Trylon Theater and Tower Diner facades into the design of new building; pursuing or exceeding LEED Gold certification; holding good faith discussions with Building Trades Council; assurance from MWBE contractors that workers be paid prevailing wage and benefits; commitment to work with 32BJ; retention of existing businesses and community facility spaces on site; a feasibility study for all-way stop sign; and minimizing construction disruption within the immediate area. CB 6 also noted the concern of overutilization of area schools;
- At the Borough President’s Land Use Public Hearing, the applicant team stated they signed a labor contract with 32BJ SEIU to operate the building. Additionally they would be working with Fifth Avenue Committee, a not-for-profit that administers affordable housing. When the Borough President asked why the applicant was not pursuing MIH Option 1, the applicant replied it was not possible because of the rising cost of labor and materials as well as the elimination of the AIRS program. There were four (4) public speakers who testified against the application with concerns similar to CB 6’s conditions. One speaker who spoke in favor of the project purported to be providing the testimony on behalf of an individual who had previously submitted written testimony against the project; because the testimony delivered at the hearing conflicted with the written testimony, and the individual who submitted the written testimony confirmed that the verbal testimony did not reflect his true position, the testimony delivered at the hearing was not credited. Among the speakers, CB 6 District Manager Frank Gulluscio testified that CB 6’s primary concern regarding the application was the affordability of the MIH units currently offered and how they would like to see it reach deeper affordability;
- The Borough President’s Office has received correspondence in opposition of this application. A total of thirty-six (36) letters supported landmarking the existing Trylon Theater and Tower Diner exteriors, while reasons for objection of the new development included the height, potential impacts to neighborhood character, schools and infrastructure. The Borough President’s Office received information from the Landmarks Preservation Commission (LPC) confirming the Trylon Theater did not merit designation as an individual landmark or historic resource, and there have been no Requests for Evaluations on the Tower Diner.

RECOMMENDATION

The applicant has implemented changes to the Proposed Development based on community feedback and has promised space to current commercial and community facility tenants, which demonstrates good-faith negotiations. However, the applicant’s commitment to Option 2 of Mandatory Inclusionary Housing Program falls short of providing deeply affordable housing to many Queens residents. Based on the above consideration, I hereby recommend disapproval of this application unless all of the following conditions are met:

- For deeper affordability, the developer should commit to Option 1 (25% @ 60% AMI) under the Mandatory Inclusionary Housing Program;
- 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;
- The developer should continue to guarantee and offer space for existing tenants to return to if they so choose once construction is completed; and
- The proposed development should significantly incorporate prominent architectural features of the Trylon Theater and Tower Diner facades wherever possible.



PRESIDENT, BOROUGH OF QUEENS

1/7/2022

DATE



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 98-81 Queens Boulevard Rezoning	
Applicant: Tylon, LLC	Applicant's Primary Contact: Eric Palatnik
Application # 210161ZMQ	Borough:
CEQR Number: 20DCP160Q	Validated Community Districts: Q06

Docket Description:
 IN THE MATTER OF an application submitted by Tylon LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;
2. changing from an R7-1 District to an R8X District property bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the conditions of CEQR Declaration E-634.

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

RECOMMENDATION: Conditional Unfavorable			
# In Favor: 32	# Against: 4	# Abstaining: 0	Total members appointed to the board: 46
Date of Vote: 12/8/2021 12:00 AM		Vote Location: Via WebEx - https://tinyurl.com/cb6dec21	

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

Date of Public Hearing: 11/3/2021 7:30 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:	Via WebEx: https://tinyurl.com/cb6landusenov21

CONSIDERATION: Queens Community Board 6 voted to conditionally disapprove the rezoning at 98-81 Queens Boulevard with the following recommendations:

1. Add deeper affordability to the development, with weighted average of income bands reaching 60% Area Median Income or lower.
2. Incorporate architectural elements of both the Tylon and the Tower Diner marquee and façade into the building design.
3. Pursue environmentally friendly green building certifications such as LEED Gold or Platinum.
4. Hold good-faith discussions with both the Building & Construction Trades Council of Greater New York and contractors (especially M/WBE and local contractors) to ensure that workers have a prevailing wage and benefits standard.
5. Uphold the previously agreed to points related to:
 - o Mitigating the development's impact on traffic flow.
 - o Minimizing construction disruption on Queens Boulevard (including bike lanes) and the surrounding community.
 - o Working with 32BJ SEIU for building worker jobs.
 - o Giving preference to existing tenants should they wish to return after construction is completed.
 - o Retention of existing businesses and community facility spaces.

Recommendation submitted by	QN CB6	Date: 12/14/2021 3:15 PM
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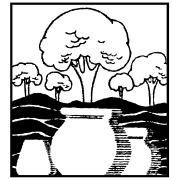
COMMUNITY BOARD 6, QUEENS

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

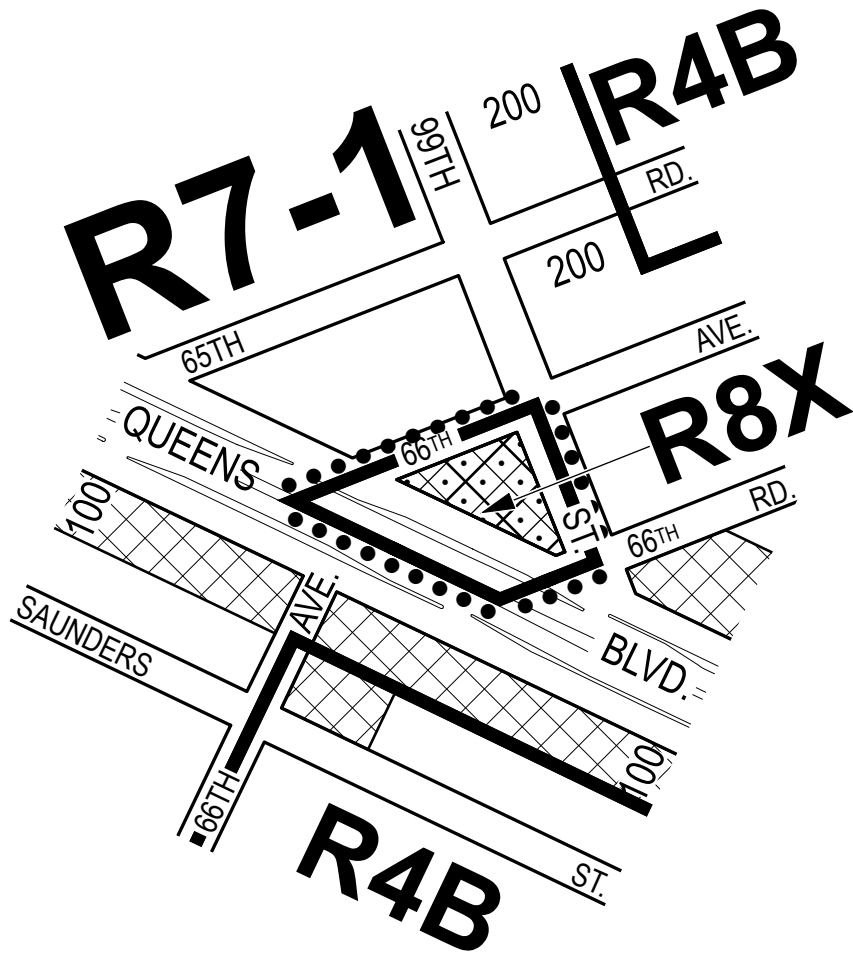
DONOVAN RICHARDS
BOROUGH PRESIDENT

FRANK P. GULLUSCIO
DISTRICT MANAGER

At the December 8, 2021 meeting of Queens Community Board 6, the following vote was taken following a Public Hearing on Application # C 210161 ZMQ - 98-81 Queens Boulevard Rezoning:

Queens Community Board 6 voted to conditionally disapprove the rezoning at 98-81 Queens Boulevard with the following recommendations:

1. Add deeper affordability to the development, with weighted average of income bands reaching 60% Area Median Income or lower.
2. Incorporate architectural elements of both the Tylon and the Tower Diner marquee and façade into the building design.
3. Pursue environmentally friendly green building certifications such as LEED Gold or Platinum.
4. Hold good-faith discussions with both the Building & Construction Trades Council of Greater New York and contractors (especially M/WBE and local contractors) to ensure that workers have a prevailing wage and benefits standard.
5. Uphold the previously agreed to points related to:
 - o Mitigating the development's impact on traffic flow.
 - o Minimizing construction disruption on Queens Boulevard (including bike lanes) and the surrounding community.
 - o Working with 32BJ SEIU for building worker jobs.
 - o Giving preference to existing tenants should they wish to return after construction is completed.
 - o Retention of existing businesses and community facility spaces.



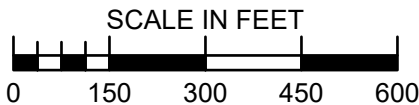
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

14a
 BOROUGH OF
QUEENS

S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 October 4, 2021



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-2 District from within an existing R7-1 District, by changing an existing R7-1 District to an R8X District, and by establishing a C2-4 District within the proposed R8X District.



Indicates a C1-2 District



Indicates a C2-4 District