



## **CITY PLANNING COMMISSION**

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June 8, 2022 / Calendar No. 8

N 210376 ZRQ

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**IN THE MATTER OF** an application submitted by Novel Medicine, P.C. 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.

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This application for a zoning text amendment was filed by Novel Medicine, P.C. on May 4, 2021. This application, in conjunction with the related application for a zoning map amendment (C 210375 ZMQ), would facilitate the development of an eight-story residential building located at 66-45 Wetherole Street in the Forest Hills neighborhood of Queens, Community District 6.

### **RELATED ACTION**

In addition to the zoning text amendment (N 210376 ZRQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

**C 210375 ZMQ**      Zoning map amendment to change an R4B zoning district to an R6A zoning district.

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210375 ZMQ).

### **ENVIRONMENTAL REVIEW**

This application (N 210376 ZRQ), in conjunction with the related application for a zoning map amendment (C 210375 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 21DCP128Q. The lead is the City Planning Commission.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210375 ZMQ).

## **PUBLIC REVIEW**

This application (N 210376 ZRQ) was duly referred to Queens Community Board 6 on January 31, 2022, in accordance with the procedures for non-ULURP matters, along with the related application for a zoning map amendment (C 210375 ZMQ), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 6 held a public hearing on this application (N 210165 ZRQ) and the related application for a zoning map amendment (C 210375 ZMQ) on March 9, 2022, and on that date, by a vote of 20 in favor, 12 opposed and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

- “1. Provide additional affordable housing to the development: consider additional number of affordable units and/or deeper range of affordability [below 60% AMI].
2. Pursue enhanced sustainability goals for the project to limit impacts upon infrastructure, i.e.: Passive House, LEED Gold/Platinum, EGC, etc.
3. Provide for 30% MWBE / LCE hiring.
4. Provide for compliance with the ‘Buy American Act’.
5. Hold good-faith discussions with local unions to ensure that workers have a prevailing wage and benefits standard, and hold conversations with 32BJ SEIU for building worker jobs.”

### **Borough President Recommendation**

The Queens Borough President held a public hearing on the application (N 210165 ZRQ) and the related application for a zoning map amendment (C 210375 ZMQ) on March 17, 2022, and on

April 14, 2022, issued a recommendation to approve the application with the following recommendations:

- 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.”

### **City Planning Commission Public Hearing**

On April 13, 2022 (Calendar No. 8), the Commission scheduled April 27, 2022, for a public hearing on this application (N 210376 ZRQ) and the related application for a zoning map amendment (C 210375ZMQ). The hearing was duly held on April 27, 2022 (Calendar No. 20). Two speakers testified in favor of the application and none in opposition.

A representative for the applicant described the density, bulk, and parking of the proposed residential development. He also noted that five to six units would be made permanently affordable under MIH provisions. He described the rationale for increased density within proximity of nearby transit.

The architect explained the ground floor parking layout and circulation along with the room layouts.

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

### **CONSIDERATION**

The Commission believes that this application for a zoning text amendment (N 210376 ZRQ), in conjunction with the related action, 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 210375 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 210164 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

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## **APPENDIX F**

### **Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

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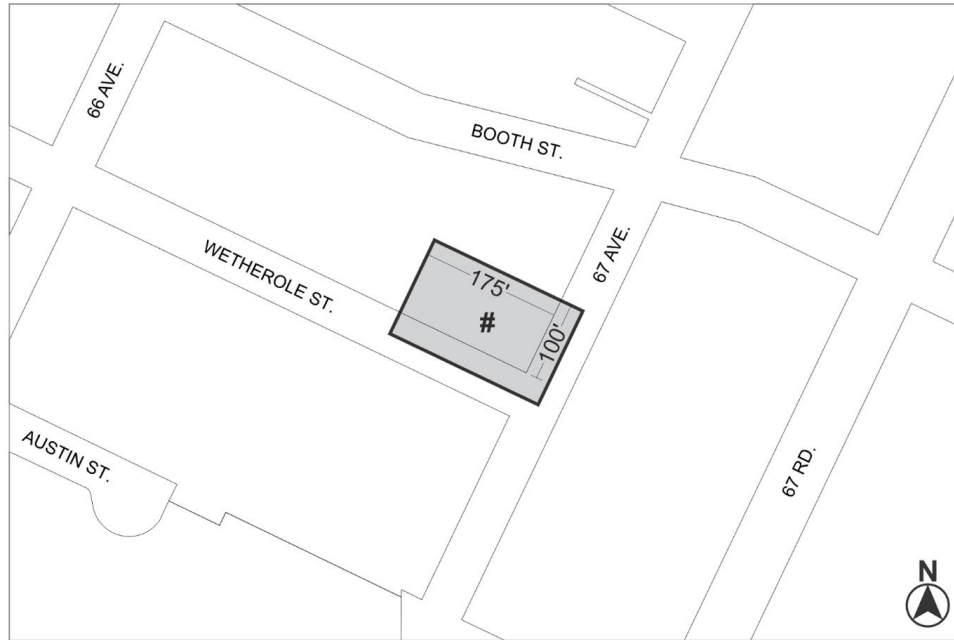
#### **Queens**

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#### **Queens Community District 6**

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Map # – [date of adoption]



Portion of Community District 6, Queens

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The above resolution (N 210376 ZRQ), duly adopted by the City Planning Commission on June 8, 2022 (Calendar No. 8), 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.

**DANIEL R. GARODNICK, Esq.,** *Chair*  
**KENNETH J. KNUCKLES, Esq.,** *Vice-Chairman*  
**DAVID J. BURNEY, ALFRED C. CERULLO, III,**  
**JOSEPH I. DOUEK, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, LARISA ORTIZ,**  
**LEAH GOODRIDGE, RAJ RAMPERSHAD,** *Commissioners*