# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 160 and 161**

**(Res. Nos. 497 and 498)**

**By Council Members Salamanca and Riley**

## SUBJECT

**QUEENS CB-6 - TWO APPLICATIONS RELATED TO REFORM TEMPLE OF**

 **FOREST HILLS REZONING**

**C 220274 ZMQ (L.U. No. 160)**

 City Planning Commission decision approving 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 22, 2022, and subject to the conditions of CEQR Declaration E-685.

**N 220275 ZRQ (L.U. No. 161)**

City Planning Commission decision approving an application submitted by Werber Management, Inc. and Reform Temple of Forest Hills, pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

 To approve a zoning map amendment to change an R1-2A zoning district to an R7D zoning district and a text amendment to establish a Mandatory Inclusionary Housing (MIH) area, would facilitate the development of a 10-story residential and community facility use building that would include space for the RTFH on the ground floor and 153 residential units on the floors above, 38 to 46 units of which would be permanently affordable, located at 71-11 112th Street in the Forest Hills neighborhood of Queens, Community District 6.

## PUBLIC HEARING

 **DATE:** January 5, 2023

 **Witnesses in Favor:** Seven **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** January 18, 2023

 The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on L.U. No. 160 and approve with modifications the decision of the City Planning Commission on L.U. No. 161.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

 **DATE:** January 18, 2023

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Rivera

Louis

Riley

Brooks-Powers

Bottcher

Hanks

Krishnan

Sanchez

Kagan

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated January 30, 2023, with the Council on January 31, 2023, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.