



102-51 Queens Boulevard Rezoning

Proposed Rezoning from R7-1/C1-2 to R8X/C2-4

C240250ZMQ

N240251ZRQ

Subcommittee on Zoning and Franchises

Thursday, April 17th at 11:00am

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov.
Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Urban Cartographics

Project Overview

Existing Conditions

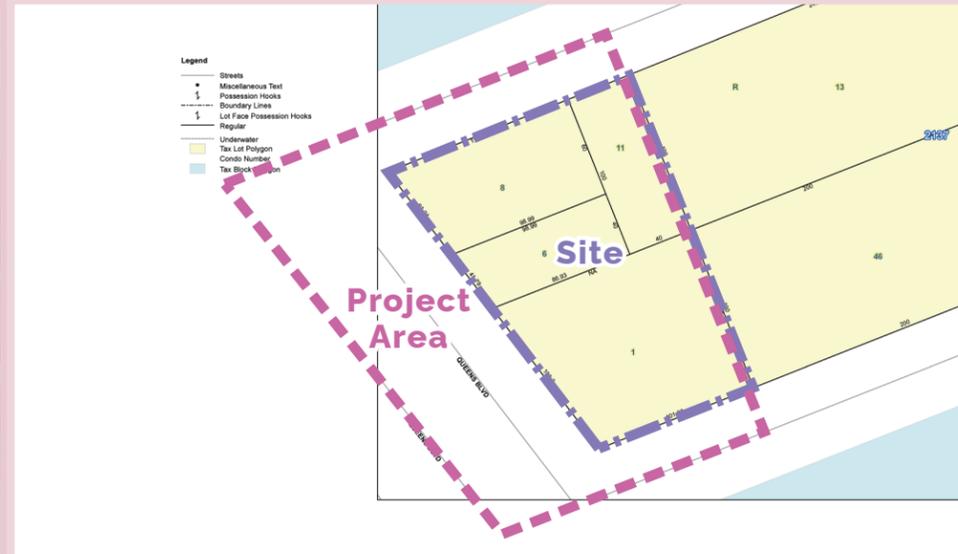
- **Development Site:** Block 2137, Lot 1, 6, 8 & 11
- **Total Lot Area:** 25,590 sf
- **Existing Uses:** Commercial, Parking
- **Existing Zoning:** R7-1/C1-2
- **Maximum Permitted FAR:** 4.0 (Residential) / 2.0 (Commercial)
- **Neighborhood:** Forest Hills
- **Community District:** QN 6
- **City Council District:** 29 - Lynn Schulman

Proposed Actions

- Proposed rezoning from **R7-1/C1-2 to R8X/C2-4** which would encompass the Development Site, Block 2137, Lots 1, 6, 8 & 11
- Zoning Text Amendment to Appendix F to make a **Mandatory Inclusionary Housing Area** coterminous with the Project Area.

Proposed Development

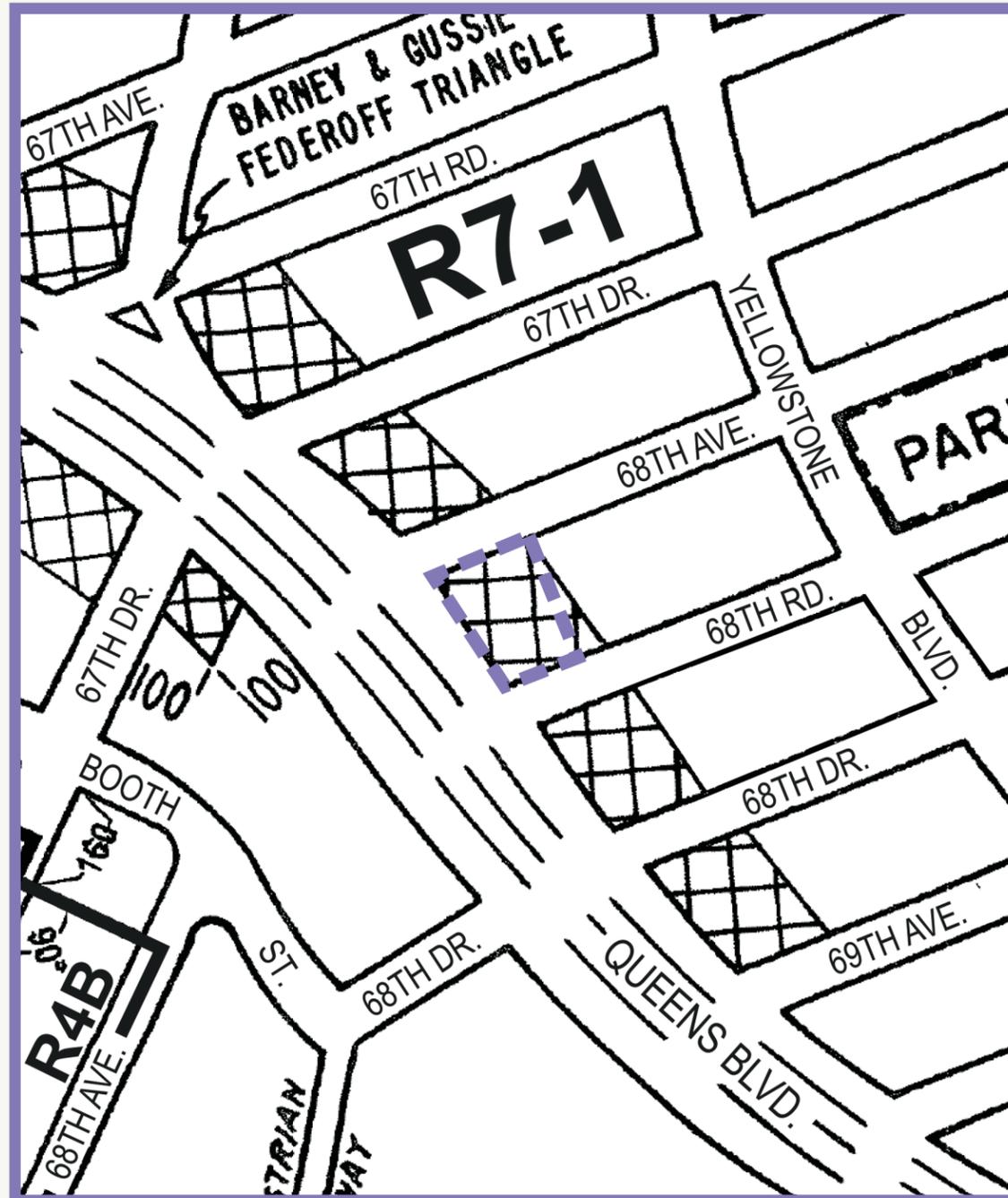
- **17-Story/ 175' Mixed-Use Residential and Commercial Development**
 - Ground floor retail
- **184,042 sf** of total floor area (**7.19 FAR**)
 - 166,166 sf of residential space (6.49 FAR)
 - 17,876 sf of commercial space (0.70 FAR)
- **216** total units, **54** of which will be permanently affordable
 - **85** studios, **85** one-bedrooms, **23** two-bedrooms, **23** three-bedrooms
- **87** parking spaces (all for residential use)



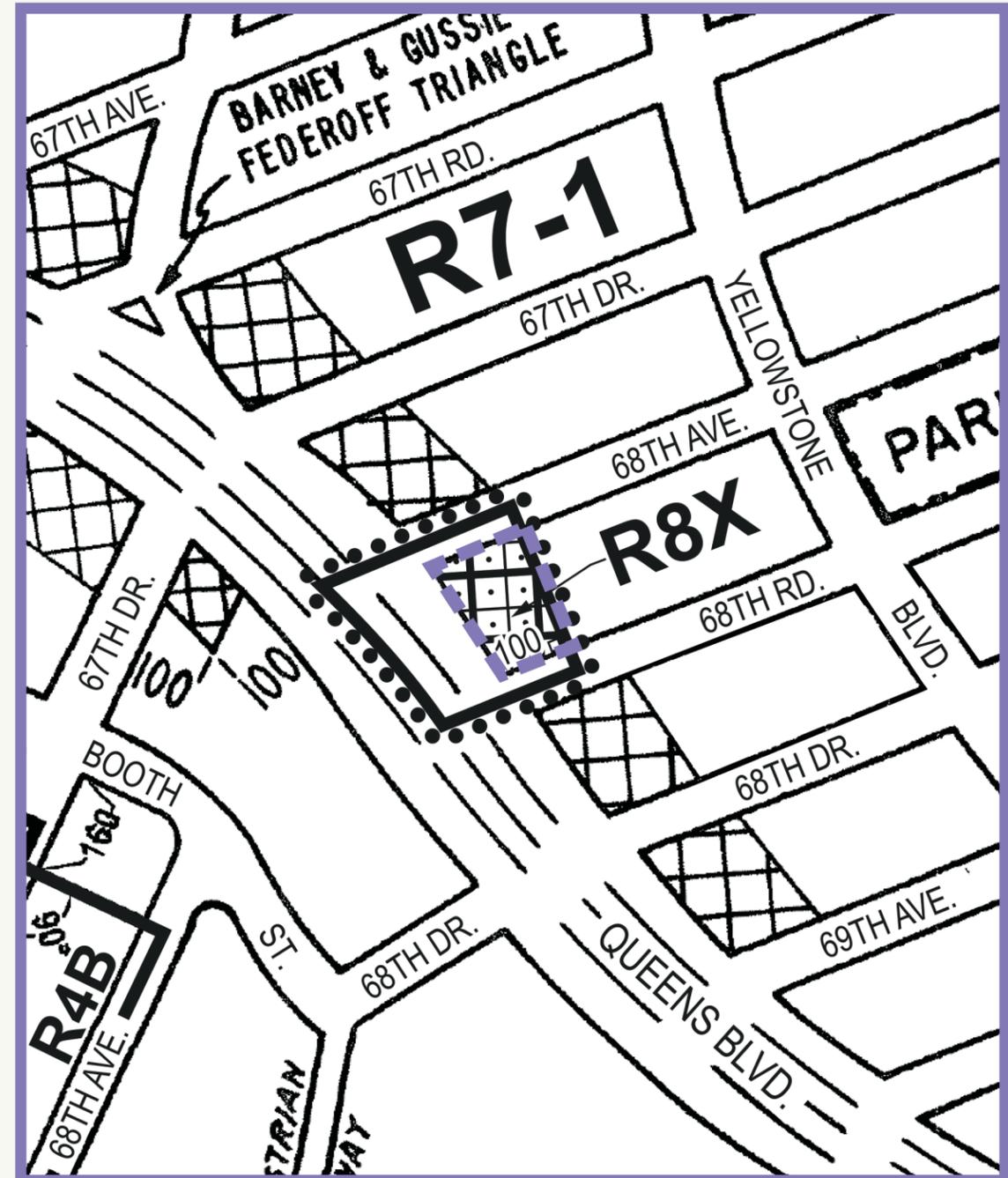
Proposed Rezoning

Rezoning from R7-1/C1-2 to R8X/C2-4

Existing

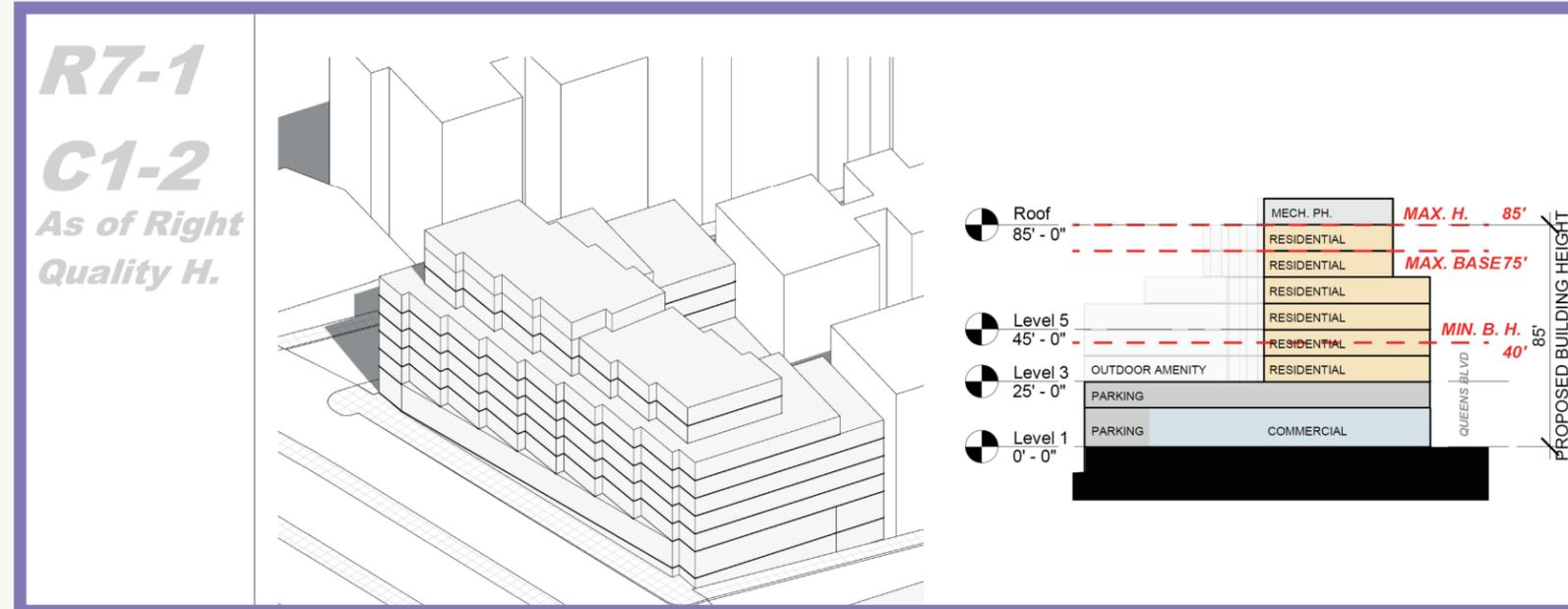


Proposed



Existing vs. Proposed Comparison

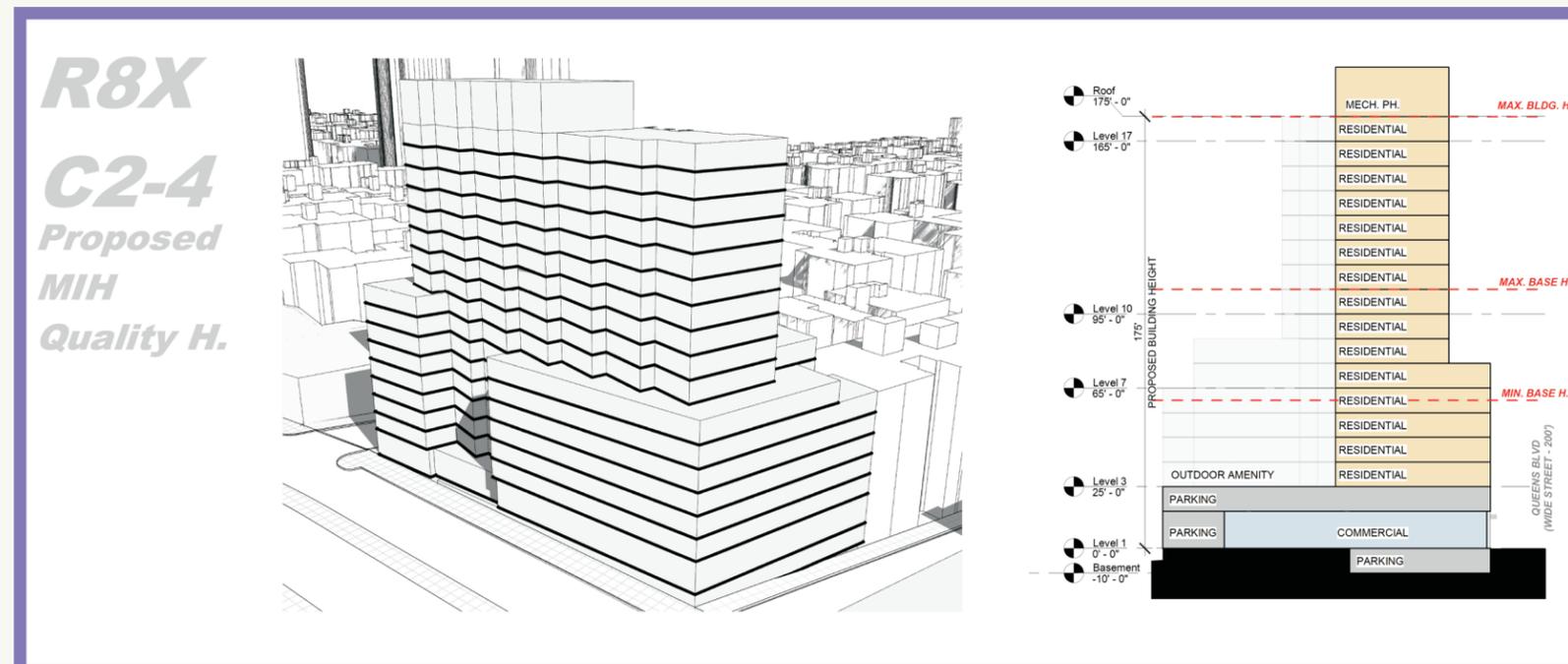
As-of-Right



As-of-Right (R7-1)

Height	85 ft.
Stories	8
Dwelling Units	111
Affordable Units	0

Proposed



Proposed (R8X)

Height	175 ft.
Stories	17
Dwelling Units	216
Affordable Units	54

R7-1/C1-2

Permitted by Existing Zoning

- **Use Groups:** 1-6
- **Permitted Max. Total FAR:** 5.01
- **Permitted Residential FAR:** 4.0
- **Permitted Commercial FAR:** 2.0
- **Permitted Community Facility FAR:** 4.8
- **Permitted Building Height:** 80 ft
- **Permitted Dwelling Units:** 680 sf/ DU
- **Required Affordable Units:** 0
- **Required Residential Parking:** 50% of DUs (QH) or 60% of DUs (HF)
- **Required Commercial Parking:** 1 per 300 sf

R8X/C2-4

Permitted by Proposed Zoning

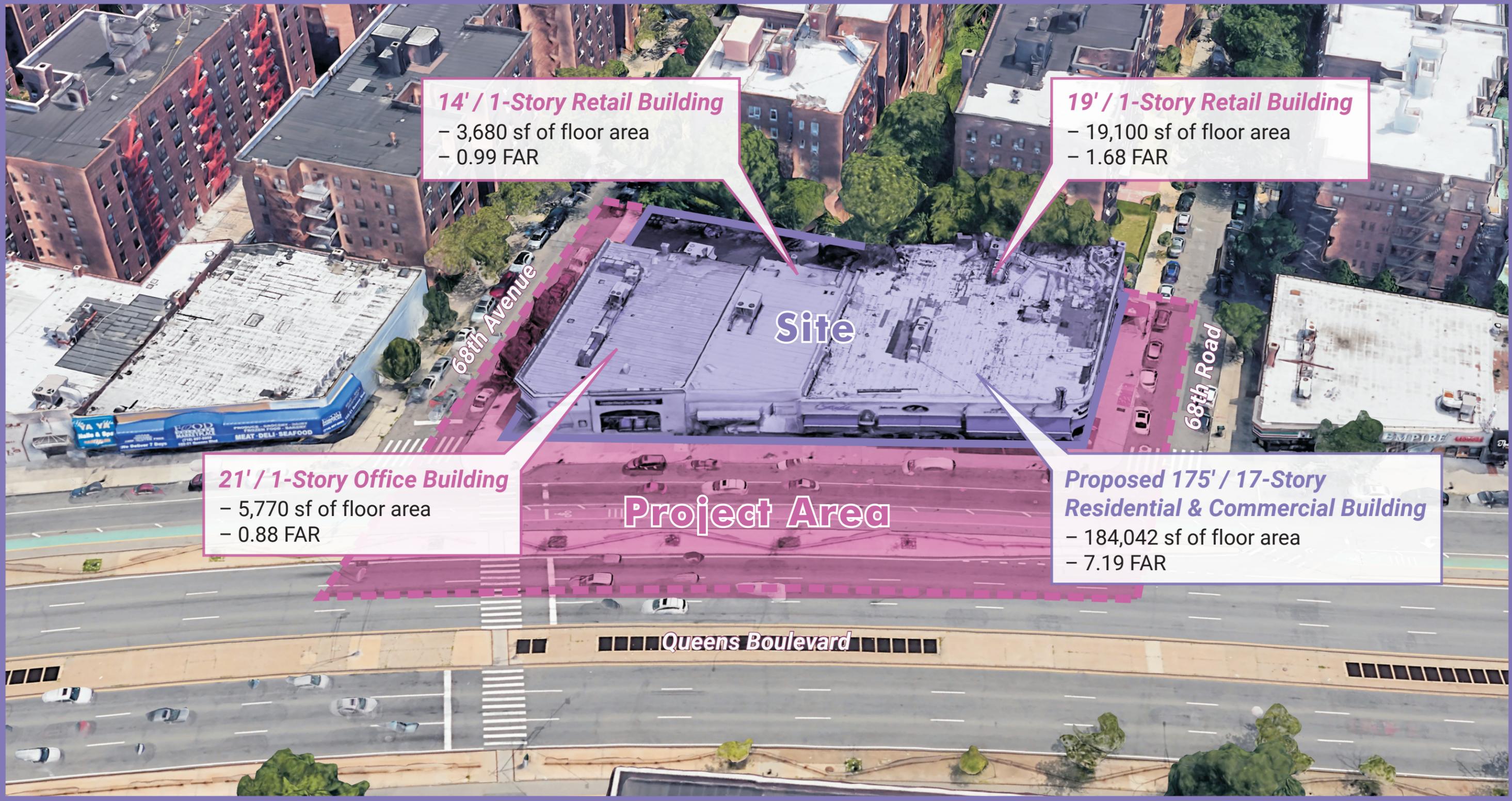
- **Use Groups:** 1-9, 14
- **Permitted Max. Total FAR:** 7.2 (MIH)
- **Permitted Residential FAR:** 7.2 (MIH)
- **Permitted Commercial FAR:** 2.0
- **Permitted Community Facility FAR:** 6.0
- **Permitted Building Height:** 175 ft (MIH)
- **Permitted Dwelling Units:** 680 sf/ DU
- **Required Affordable Units:** 25% of residential floor area (MIH Option 1)
- **Required Residential Parking:** 50% of DUs
- **Required Commercial Parking:** 1 per 1,000 sf

R8X/C2-4

Proposed Development

- **Use Groups:** 2, 6
- **Proposed Total FAR:** 7.19 (MIH)
- **Proposed Residential FAR:** 6.49 (MIH)
- **Proposed Commercial FAR:** 0.7
- **Permitted Community Facility FAR:** n/a
- **Proposed Building Height:** 175 ft (MIH)
- **Proposed Dwelling Units:** 216
- **Proposed Affordable Units:** 54
- **Proposed Residential Parking:** 87 spaces
- **Proposed Commercial Parking:** n/a

Rezoning Area



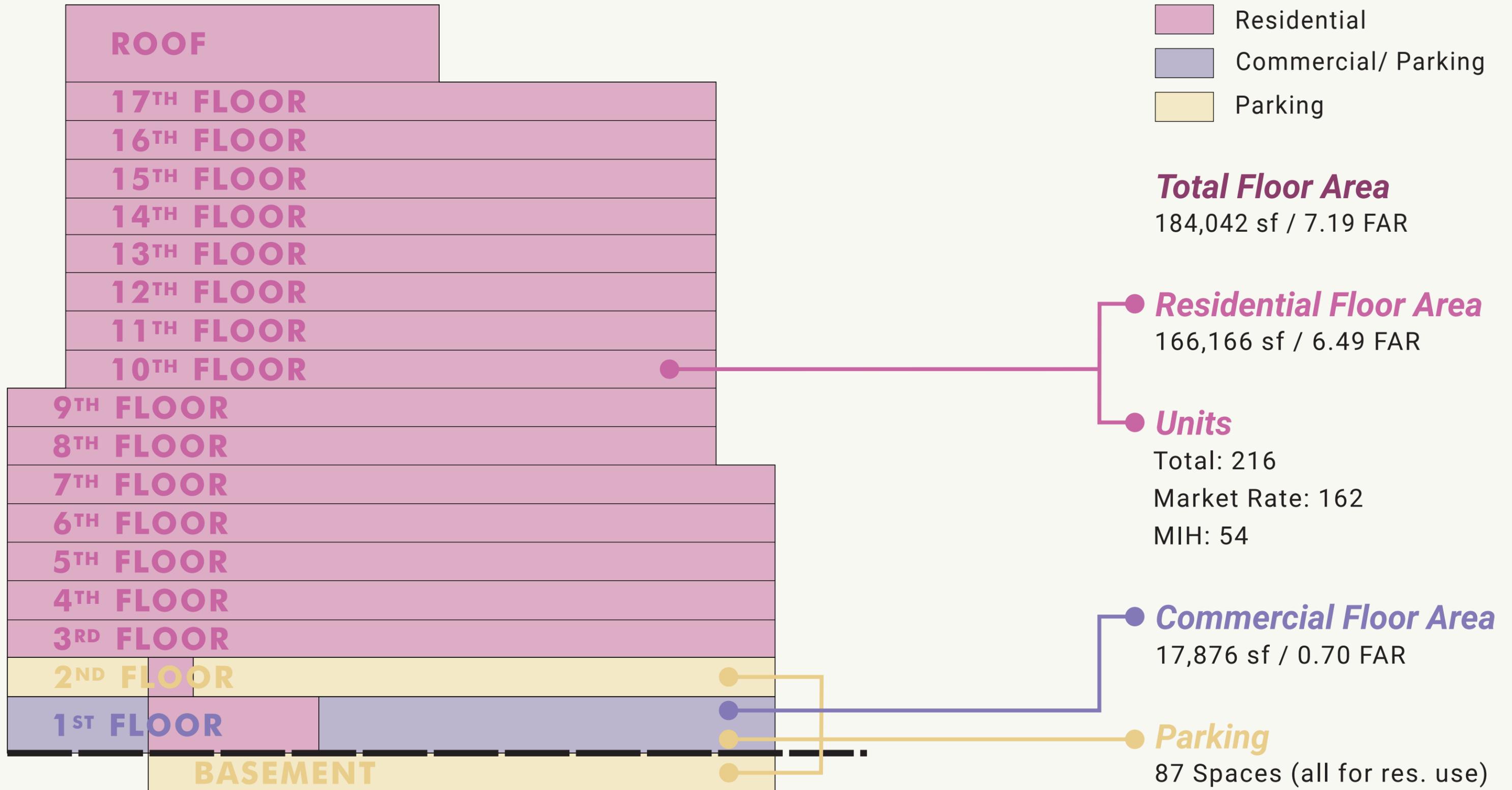
Proposed Development

17-Story Mixed-Use, Residential & Community Facility Building



- **Proposed Uses:** Residential & commercial development
- **Proposed FAR:** 7.19
- **Proposed Total Floor Area:** 184,042 sf
 - Proposed Total Residential Floor Area: 166,166 sf
 - Proposed Total Commercial Floor Area: 17,876 sf
- **Proposed Building Height:** 175 feet / 17-stories
- **Proposed Total Dwelling Units:** 216
 - 85 studios, 85 one-bedrooms, 23 two-bedrooms, 23 three-bedrooms
- **Proposed Affordable Units:** 54
 - 21 studios, 21 one-bedrooms, 6 two-bedrooms, 6 three-bedrooms
- **Proposed Residential Parking Spaces:** 87

Floor Area Breakdown



The Proposed Development Is Aligned in Height With Nearby Buildings



*Proposed

Existing Businesses Will Be Invited Back

Existing Retail



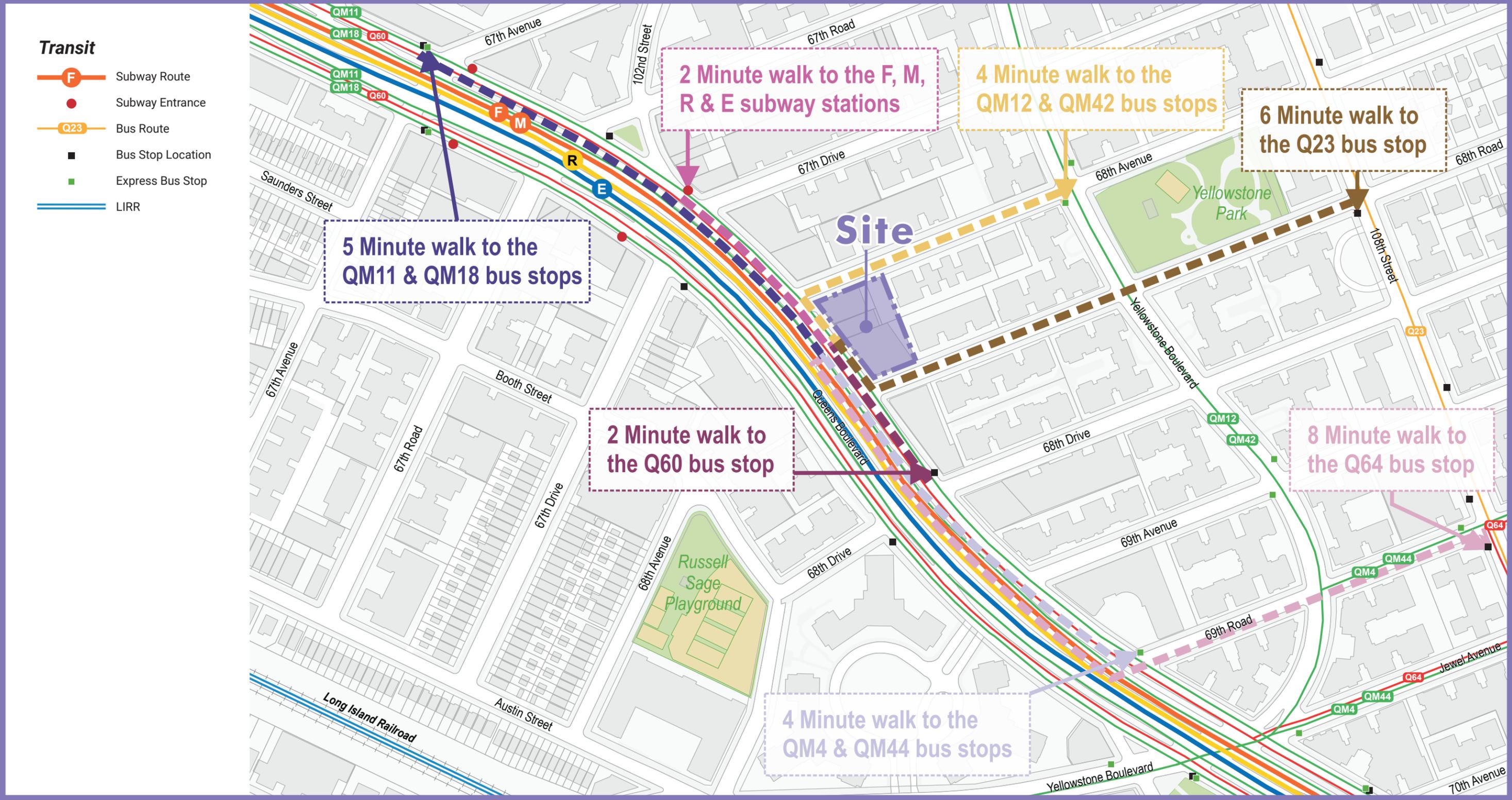
The Developers Will Reserve New Retail Space in the Proposed Development For Existing Businesses

- All of the existing businesses are owner operated with the exception of the bank and urgent care on Lot 8.
- These existing businesses (restaurants, catering hall) will be offered new retail spaces in the Proposed Development.
- Welcoming the existing businesses back into their existing locations will help preserve the character of the neighborhood and support local businesses.

Proposed Retail



Access To Many Transit Options



Neighborhood Demographics

Key Neighborhood and Demographic Conditions – US Census PUMA Tract 4108

Population

- Total: 119,706
 - 31.0% Asian non-Hispanic
 - 2.9% Black non-Hispanic
 - 16.4% Hispanic
 - 43.9% White non-Hispanic
 - 5.8% non-Hispanic/other race/combo of races
- 56.1% of the total population of PUMA tract 4108 is non-white.

Foreign-Born Population & Limited English Proficiency

- Foreign-born population: 47.5%
- Limited English proficiency: 22.9%

Housing Unit Increase vs. Population Increase

- Increase in housing units: 3.1%
- Increase in population: 6.9%
- Increase in housing units (all of NYC): 7.9%

Rent

- Median gross rent: \$1,879
- Rent-burdened (30%+ of income spent on rent): 46.8%
- Severely Rent-burdened (50%+ of income spent on rent): 25.5%

Affordability

- Rental units affordable to extremely & very low-income households (0-50% AMI): 13.6%
- Rental units affordable to low & moderate-income households (51-120% AMI): 79.9%

Transit Access

- Residents with Subway or SBS bus station within ¼ mile: 39.3%
- Transit-rich area with short walks to the F, M, R and E subway lines

Housing Shortage

PUMA 4108 Is Behind NYC Development

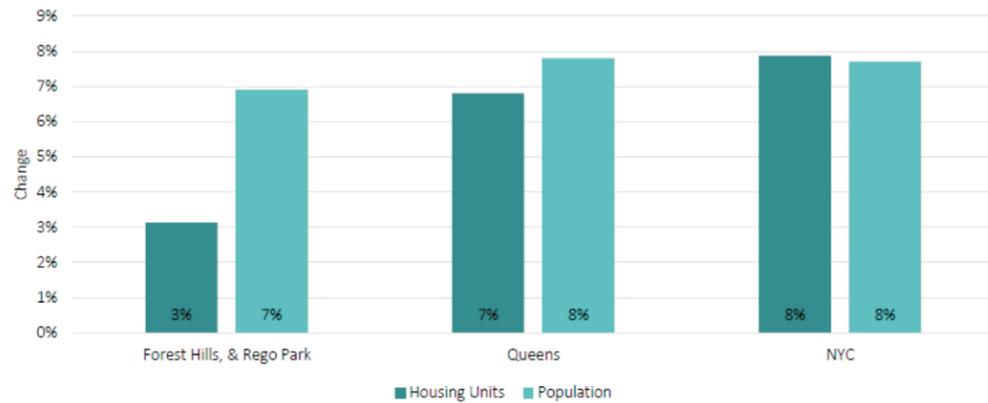
- The PUMA tract in which the Site is located, which includes Forest Hills and Rego Park, has **gone up approximately 6.9% in population** from 2010 to 2020.
- However, the amount of **housing units in the same area only went up by 3.1%**, compared to 6.8% for Queens and 7.9% for the City.
- This area is **significantly underperforming in housing production** when compared to Queens and all of NYC.
- The area in which the Site is located provides **prime opportunities to add significantly more housing** to the borough and City. It is along a **major thoroughfare** in the neighborhood, Queens Boulevard, and is very close to many **transit options**.

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

Shows the percent change in the number of housing units and population. Compares the local area to the borough and city.

"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01



The Need For Affordable Housing

271

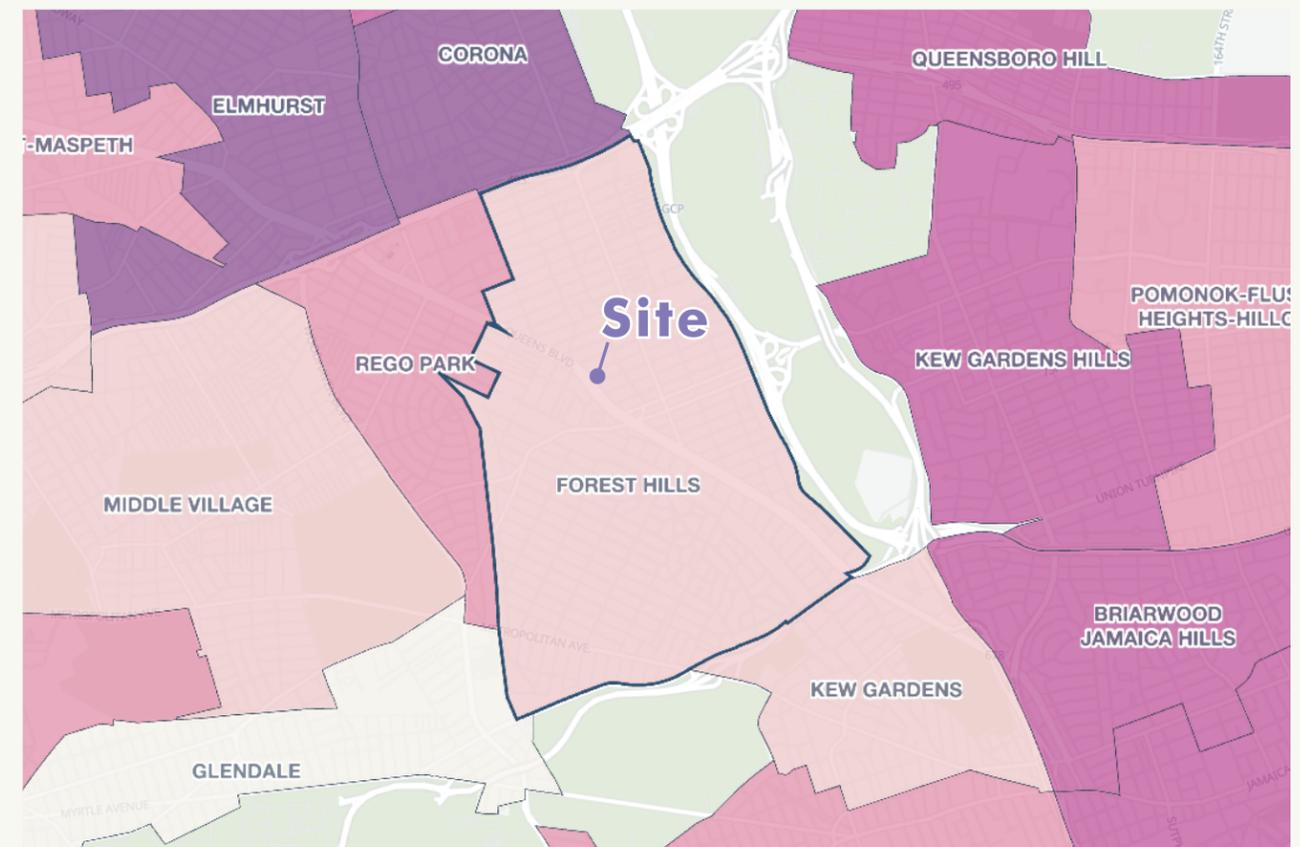
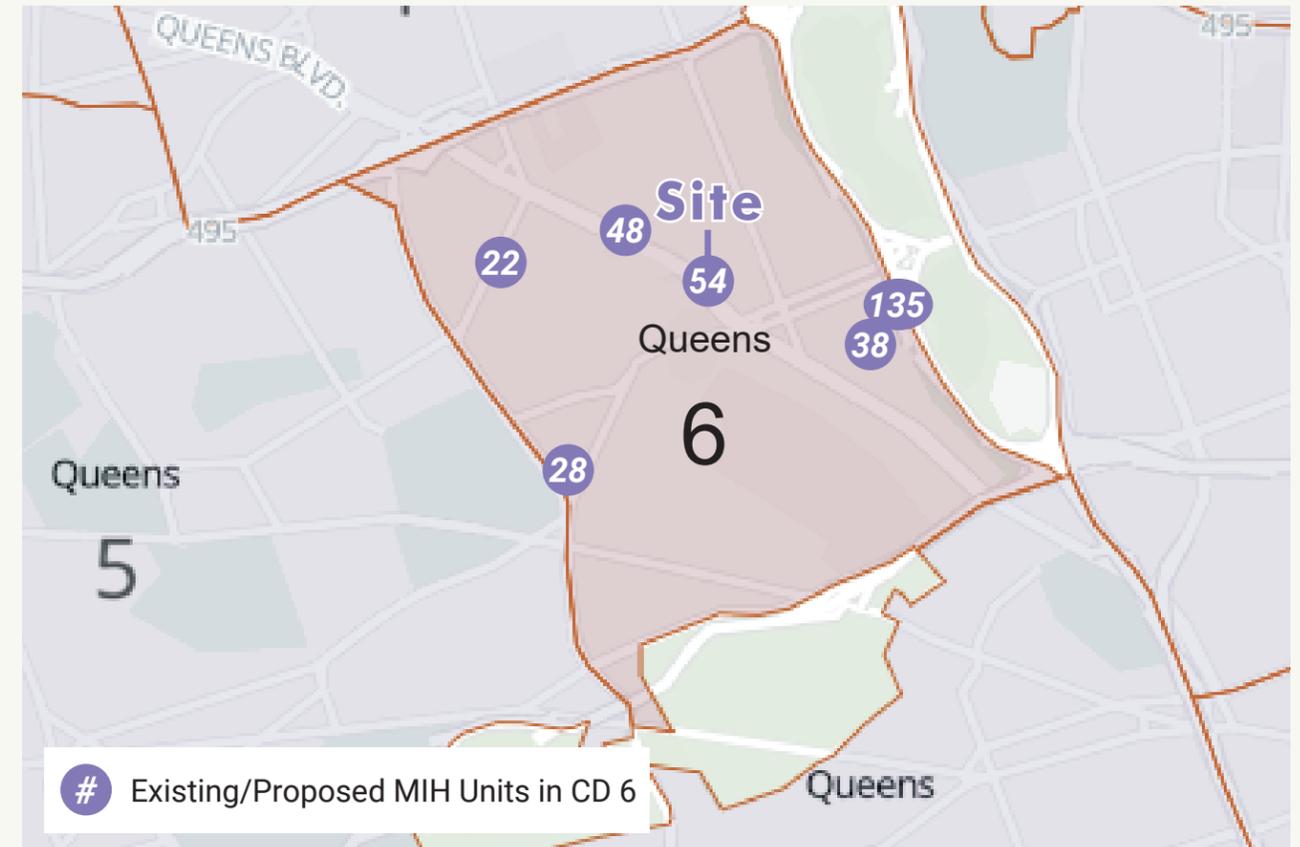
Queens CD 6 has 271 MIH units to date. (Right, top).

20%

The proposed development would increase the total number of MIH units in Queens CD 6 by 20%.

98.4%

Almost all of the housing in this area is *not* income-restricted. NTA QN17 is identified as having a lower level of displacement risk according to the City's 'Equitable Data' Map (Right, bottom).



The Proposed Development Will Create 54 New Permanently Affordable Apartments

216
Total Units

X

25%
of residential floor area
at MIH Option 1

=

54
Permanently
Affordable Units

22 Units at 40% AMI	
Income Limits at 40% AMI*	Rents for 40% of AMI Units**
1 Person Household = \$39,560/year	1 Bedroom = \$1,059/month
2 Person Household = \$45,200/year	2 Bedroom = \$1,271/month
3 Person Household = \$50,840/year	3 Bedroom = \$1,468/month
15 Units at 60% AMI	
Income Limits at 60% AMI*	Rents for 60% of AMI Units**
1 Person Household = \$59,340/year	1 Bedroom = \$1,589/month
2 Person Household = \$67,800/year	2 Bedroom = \$1,906/month
3 Person Household = \$76,260/year	3 Bedroom = \$2,202/month
17 Units at 80% AMI	
Income Limits at 80% AMI*	Rents for 80% of AMI Units**
1 Person Household = \$79,120/year	1 Bedroom = \$2,119/month
2 Person Household = \$90,400/year	2 Bedroom = \$2,542/month
3 Person Household = \$101,680/year	3 Bedroom = \$2,937/month

*NYC AMI: 1 Person \$98,900/year; 2 Person \$113,000/year; 3 Person \$127,100/year;

**Rent not to exceed 30% of income

Unit Mix

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Total
Market Rate	64	64	17	17	162 (75%)
Affordable	21	21	6	6	54 (25%)
Total	85 (39%)	85 (39%)	23 (11%)	23 (11%)	216 (100%)

Sustainability Features

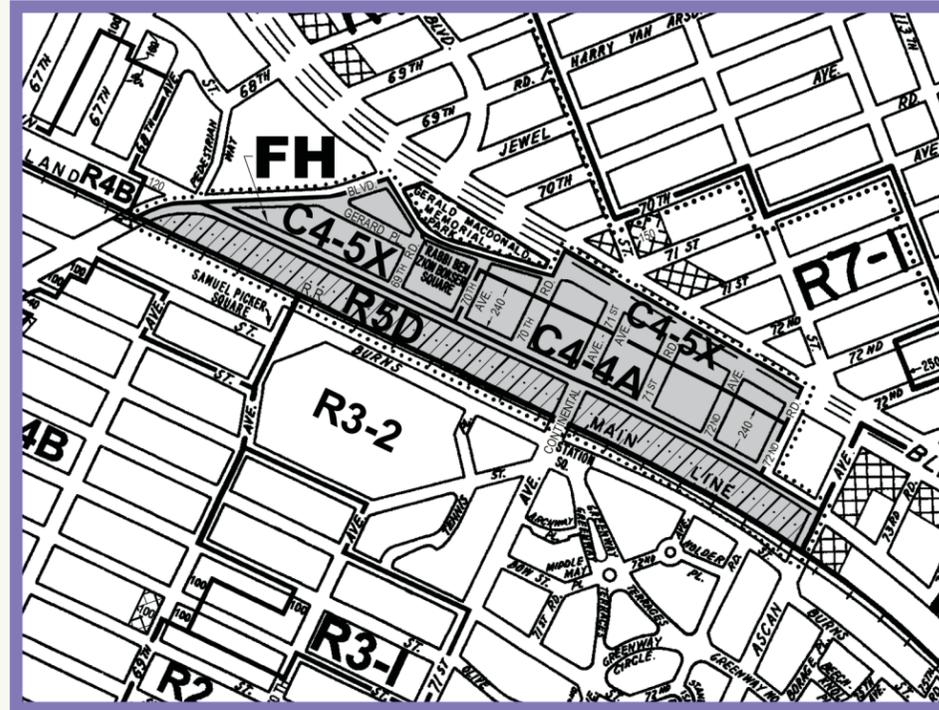
Environmentally Conscious Design



Prior Planning Actions

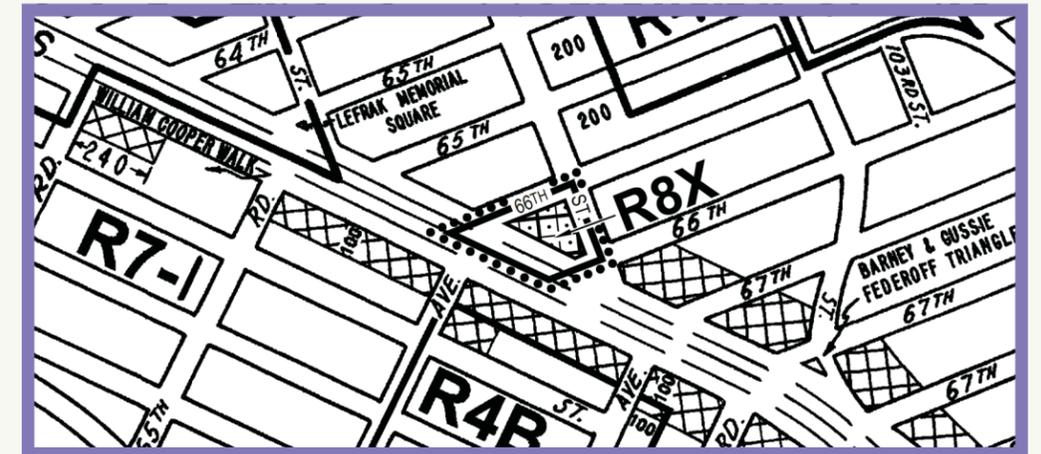
Special Forest Hills District

- Adopted on January 21st, 2009.
- Created a Zoning Text Amendment to establish the Special Forest Hills District
- Created Zoning Map Amendments to map the Special Forest Hills District and rezone the 10-block area bounded by Queens Boulevard to the north, the Long Island Rail Road to the south, Ascan Avenue to the east and Yellowstone Boulevard to the west. These Zoning Map Amendments included rezonings of the 10-block area to R5D/C2-3, C4-4A and C4-5X districts.
- Proposed by request of Community Board 6, local elected officials and property owners to provide a zoning update to the commercial core of Forest Hills. Objectives of the rezoning included:
 - Fostering new development with a predictable, consistent building envelopes
 - Provide a transition in scale and density from south (Austin Street) to north (Queens Boulevard)
 - Support a mix of commercial and residential uses throughout the area
 - Promote ground floor commercial/ retail development along Austin Street and Queens Boulevard
- Modified certain regulations of the proposed underlying zones pertaining to bulk, use, parking, height and setback to appropriately address the area's distinct context.

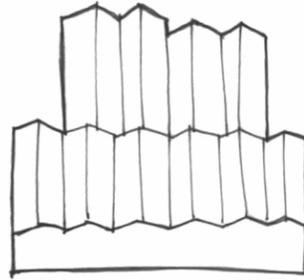


98-81 Queens Boulevard Rezoning

- Adopted on February 16th, 2022
- Established a Zoning Map amendment to rezone the existing R7-1/C1-2 district in the rezoning area which was bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard to an R8X/C2-4 district
- Created a Zoning Text Amendment to establish a Mandatory Inclusionary Housing area in the proposed rezoning area
- Facilitated the development of a new 15-story mixed-use building with 158 dwelling units, 48 of which are permanently affordable units under MIH Option 2.



Proposed Plans



MIXED USE DEVELOPMENT AT 102-51 QUEENS BLVD

Address: 102-51 Queens Blvd, Queens, NY, 11435

Client: QBM

Version: Version 6

Community District: Queens CD 6

Cross Street: 68 Ave & 68 Rd

Block: 2137

Lot: 1, 6, 8, 11

Lot Type: Corner & Interior

Zoning District: CURRENT: R7-1 & C1-2; PROPOSED: R8X & C2-4 OVERLAY

Zoning Map: 14a

FAR Maximum: 7.20

Quality Housing: Yes

Density Factor: 680

Parking Requirement: 40%

Mandatory Inc. Housing: Yes

E-Designation: No

Transit Zone: Yes

R8X
MIH

built
d

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Note: All figures are preliminary and approximate. Lot areas and existing floor areas are subject to survey confirmation. Preliminary. Subject to review and approval by the NYC Department of Buildings.

PERMITTED FLOOR AREAS

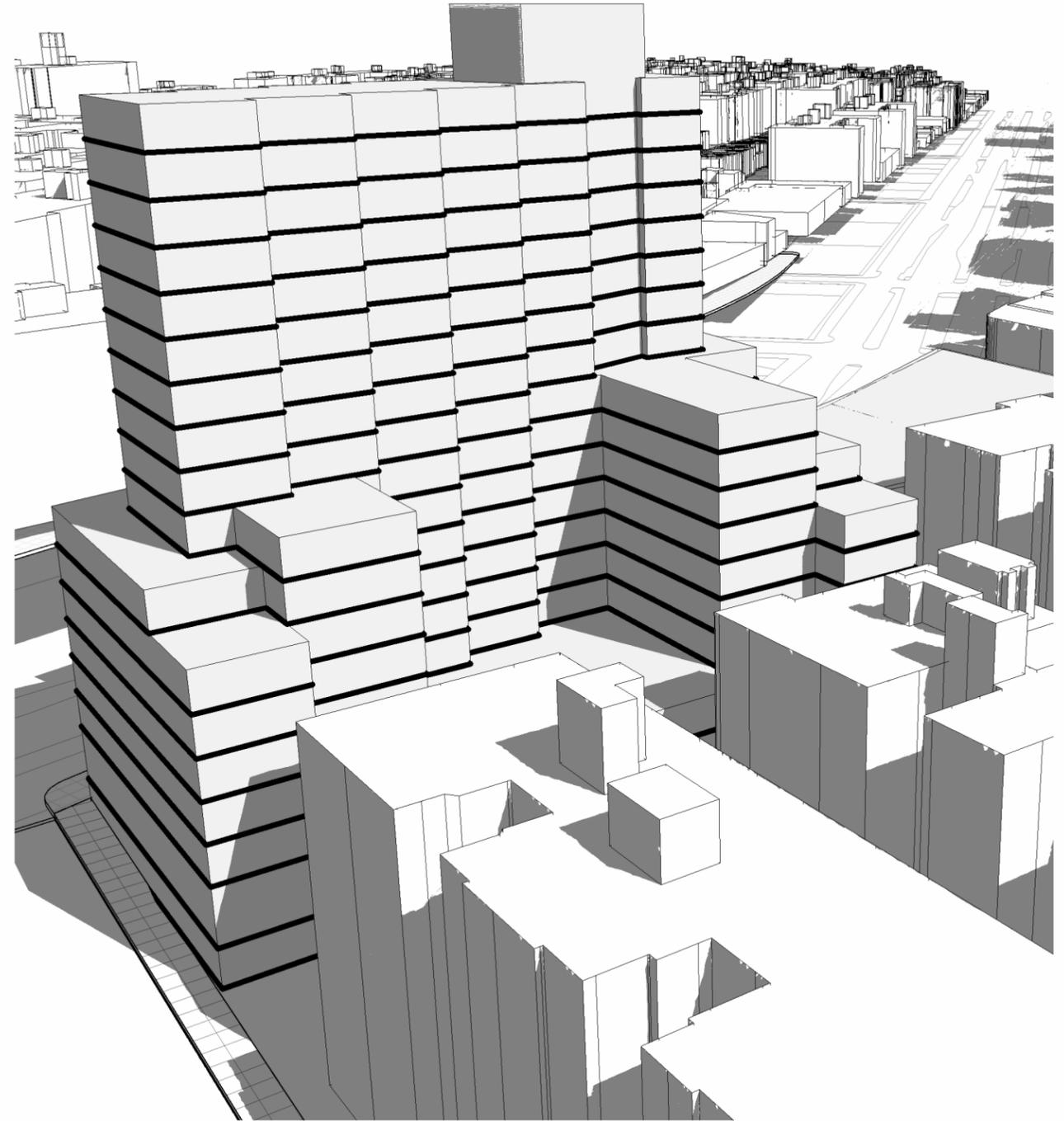
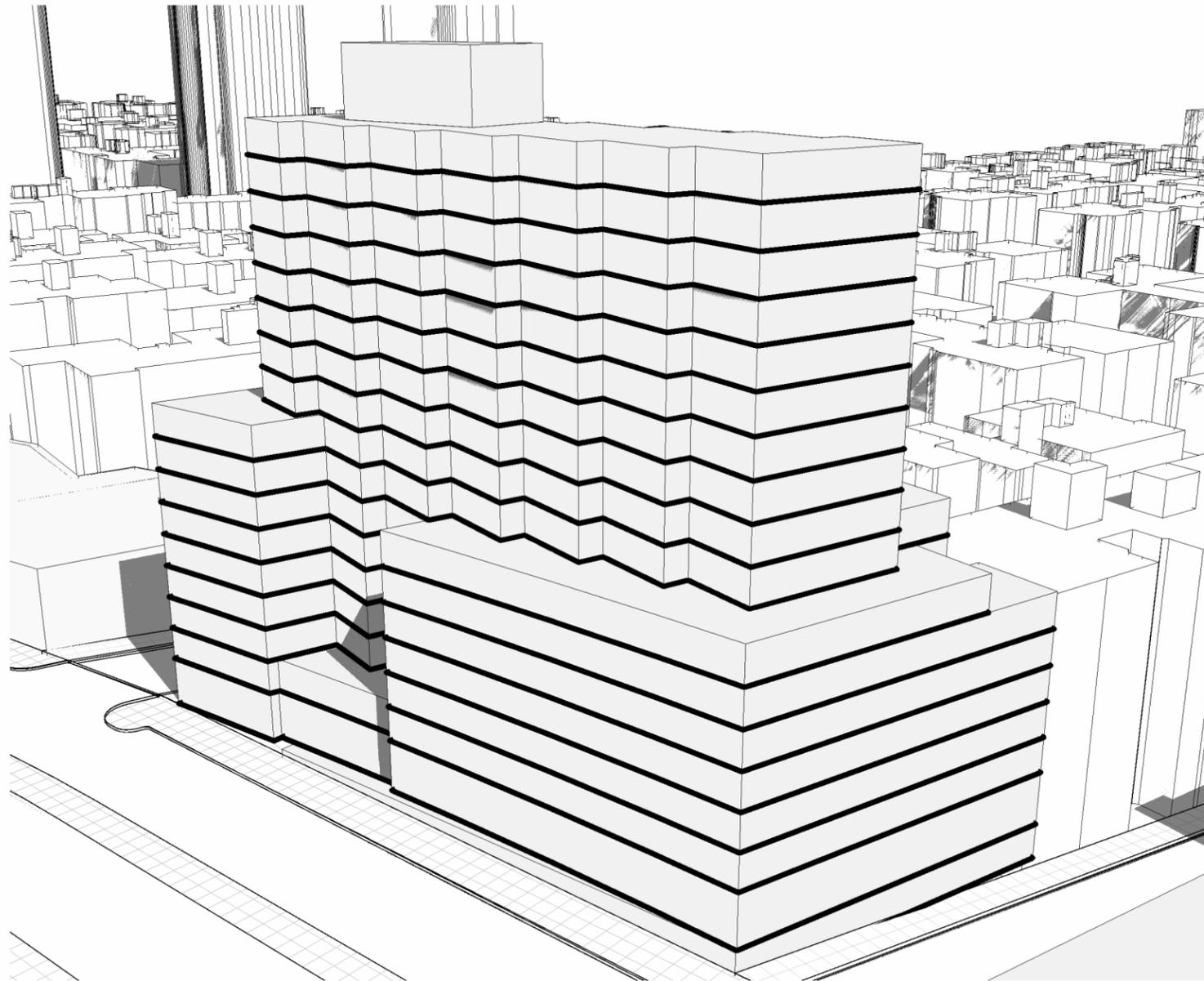
Name	Lot Area	MAXIMUM PERMITTED FAR				PERMITTED MAXIMUM FLOOR AREAS			
		Commercial	Comm. Facility	Residential	Max. FAR	Commercial	Community	Residential	Max. ZFA
R8X W/ C2-4	25,590 SF	2.00	6.00	7.20	7.20	51,179 SF	153,538 SF	184,246 SF	184,246 SF
TOTAL	25,590 SF					51,179 SF	153,538 SF	184,246 SF	184,246 SF

PROPOSED GFA

COMMERCIAL	19,807 SF
PARKING	43,171 SF
RESIDENTIAL	184,118 SF
TOTAL	247,096 SF

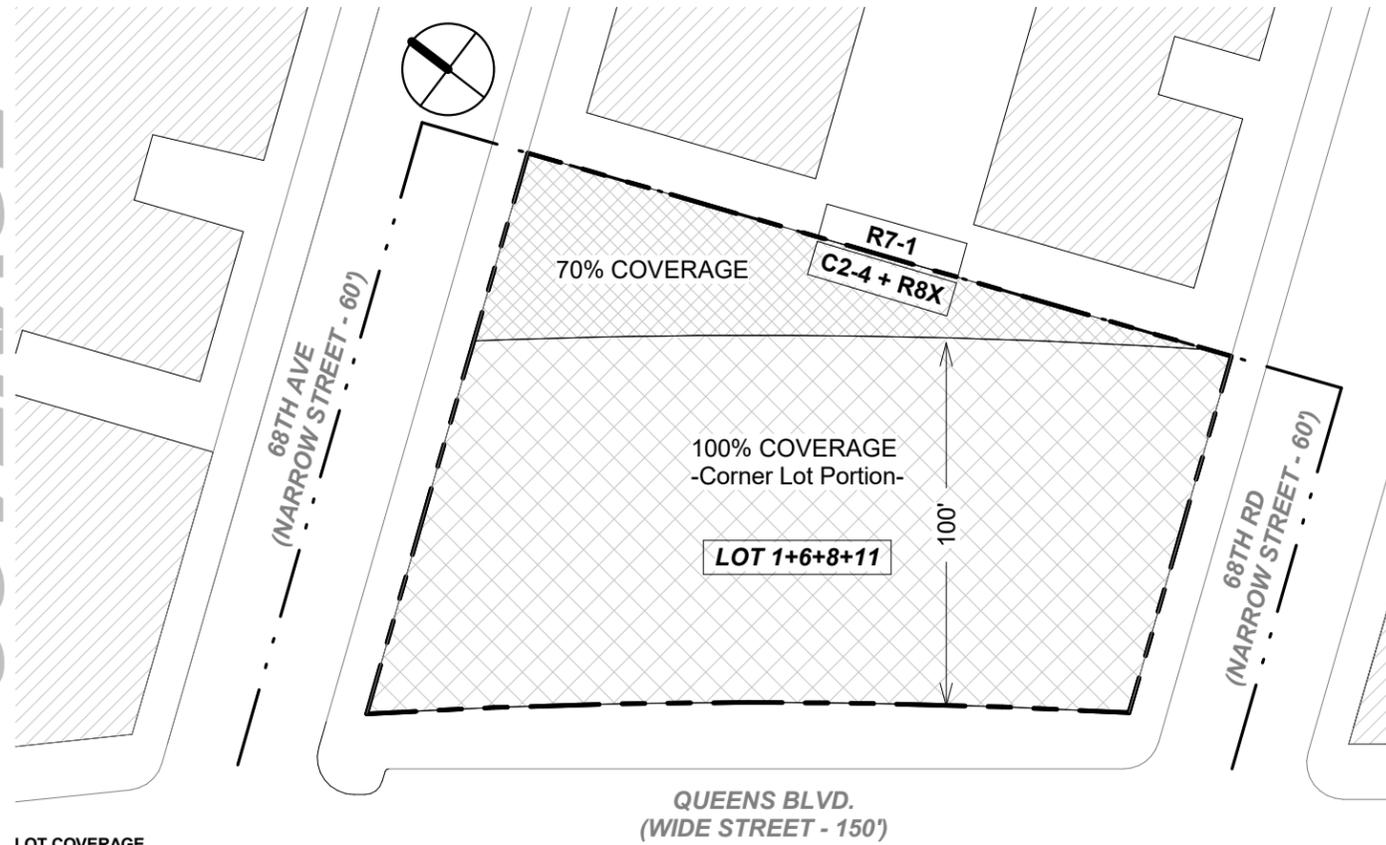
PROPOSED ZFA & DENSITY R8X

GFA Above Grade	Zoning Floor Area	Density Factor	Max D.U. Permitted
COMMERCIAL	19,807 SF	0 SF	0
RESIDENTIAL	184,118 SF	680 SF	244
TOTAL	203,925 SF	184,042 SF	244



**R8X
MIH**

COVERAGE



LOT COVERAGE
ZR 23-156(b)(1)

ESTIMATED D.U. AREA

GFA LEVELS	EST. EFFICIENCY	AREA OF DWELLING UNITS
3-17	82.50%	
180,000 SF		148,500 SF

PROPOSED ZFA & DENSITY R8X

GFA Above Grade	Zoning Floor Area	Density Factor	Max D.U. Permitted
COMMERCIAL			
19,807 SF	17,876 SF	0 SF	0
RESIDENTIAL			
184,118 SF	166,166 SF	680 SF	244
203,925 SF	184,042 SF		244

ESTIMATED UNIT MIX & PARKING (ZR 23-154 OPTION 1)

Name	UNITS						Parking Rqd (MR)
	Unit Area	Number	Market Rate	Inclusionary	Total Area	Ratio	
1BR	650 SF	85	63.75	21.25	55,250 SF	39%	29
0BR	450 SF	85	63.75	21.25	38,250 SF	39%	29
2BR	1,000 SF	23	17.25	5.75	23,000 SF	11%	8
3BR	1,400 SF	23	17.25	5.75	32,200 SF	11%	8
Grand total		216	162	54	148,700 SF		73

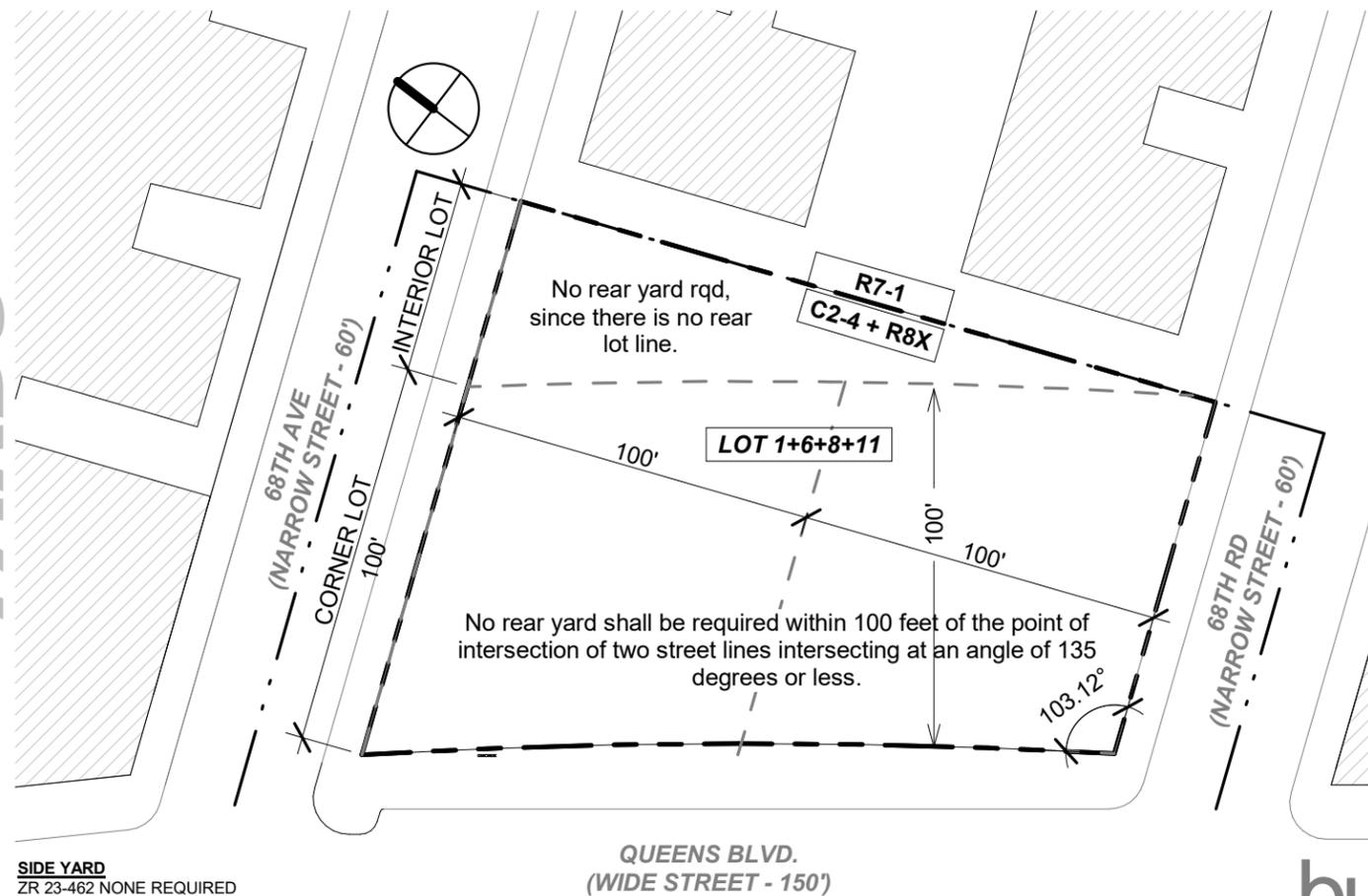
*Calculated @ 75% Market Rate Units (87 Parking Spaces are provided on Basement and Second Levels.)

REQUIRED PARKING, RESTRICTED INCOME UNITS **WAIVED PER ZR-25-251**

REQUIRED PARKING, COMMERCIAL **WAIVED PER ZR-36-232**

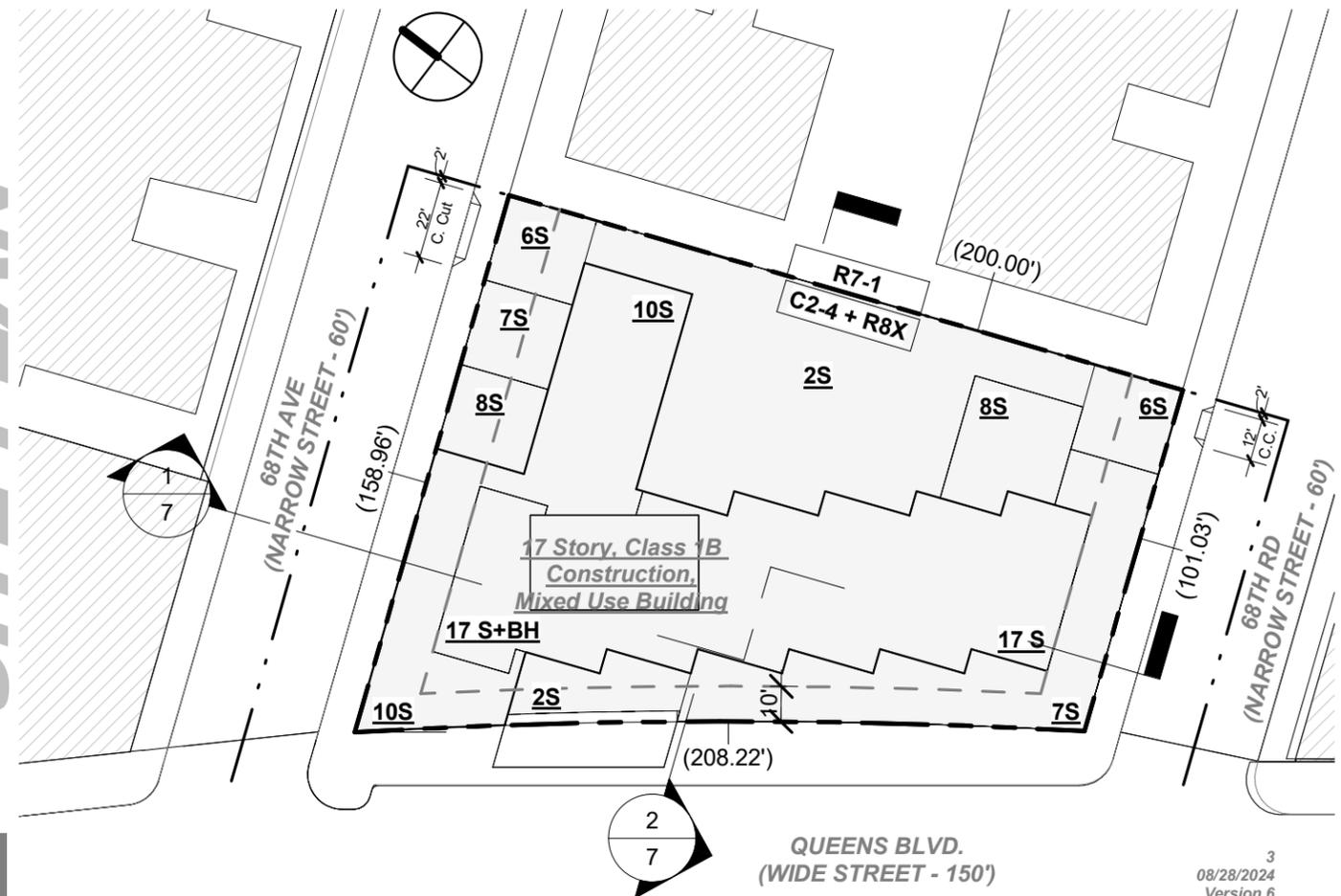
*1 per 1,000 sq. ft. of floor area for General Retail & Service Uses / Waived if less than 40 rpd

YARDS



SIDE YARD
ZR 23-462 NONE REQUIRED
REAR YARD (RY)
ZR 23-471(c) NONE REQUIRED
ZR 23-541 WITHIN ONE HUNDRED FEET OF CORNERS (NO RY RQD)

SITE PLAN



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QUEENS BLVD.
(WIDE STREET - 150')



FRONTAL VIEW AT QUEENS BOULEVARD (WEST ELEVATION)

builtd
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Note: All figures are preliminary and approximate. Lot areas and existing floor areas are subject to survey confirmation. Preliminary. Subject to review and approval by the NYC Department of Buildings.

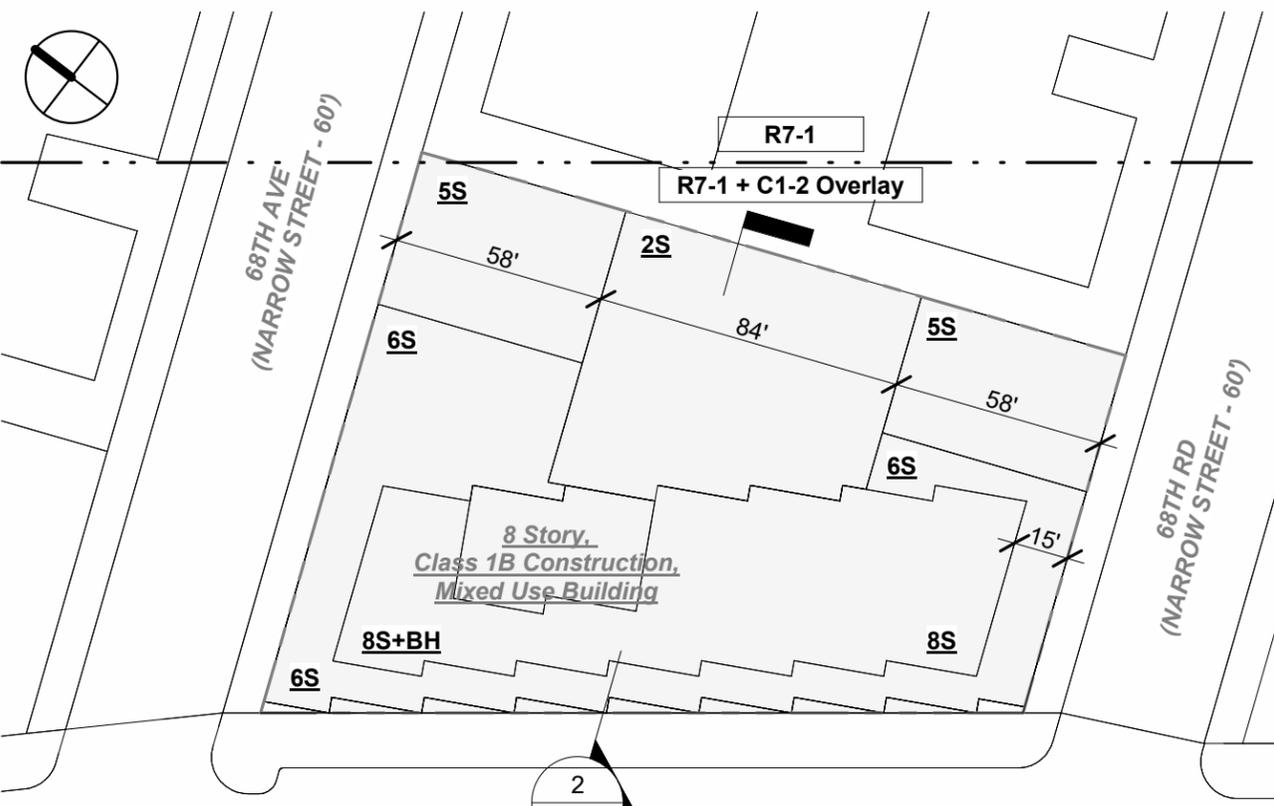
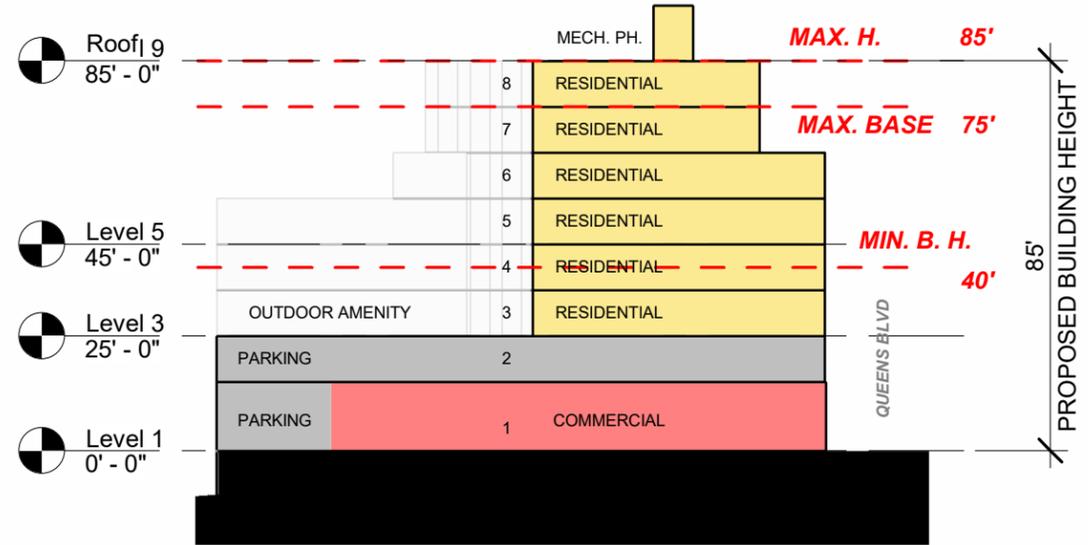
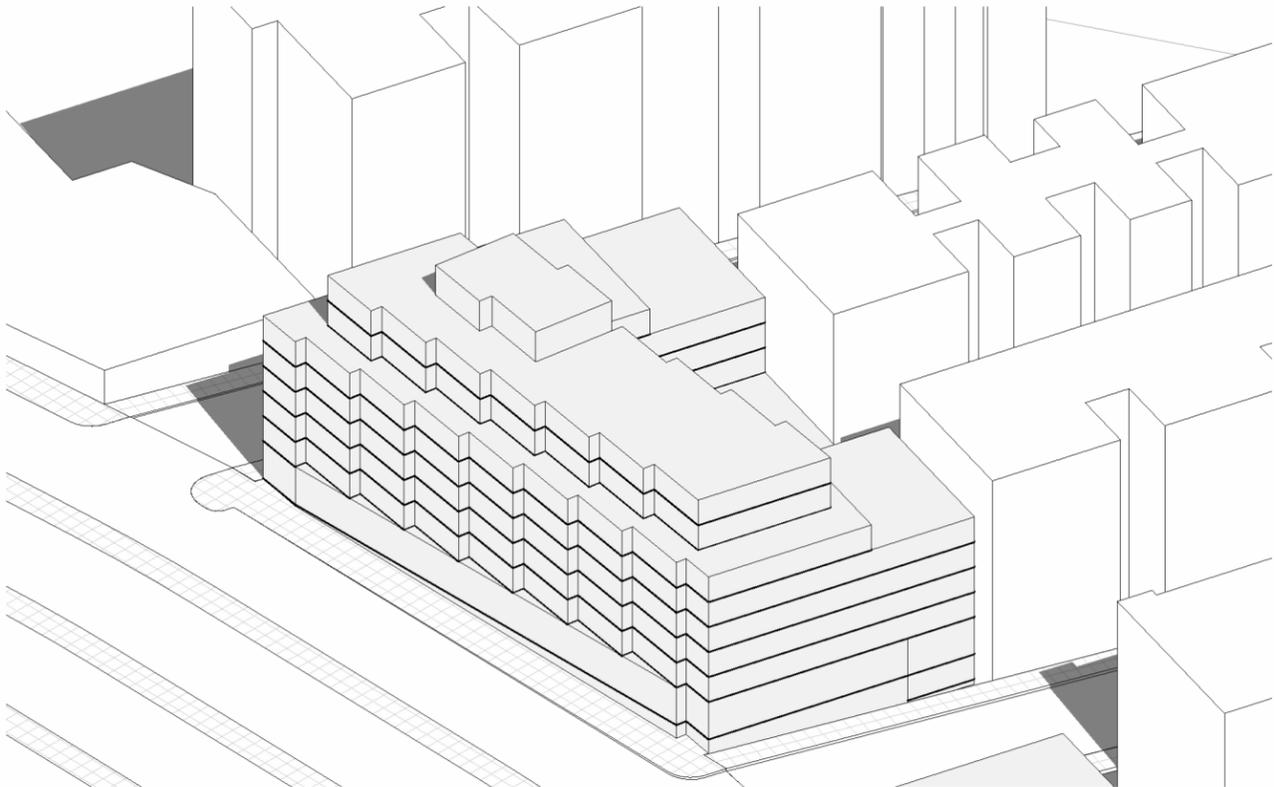


VIEW ALONG QUEENS BOULEVARD LOOKING NORTH

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Note: All figures are preliminary and approximate. Lot areas and existing floor areas are subject to survey confirmation. Preliminary. Subject to review and approval by the NYC Department of Buildings.

R7-1
C1-2
As of Right
Quality H.



3 SITE PLAN AOR
 1" = 50'-0"

QUEENS BLVD.
 (WIDE STREET - 150')



REQUIRED PARKING, ALL MARKET UNITS (AOR)

APPLICABLE RESIDENTIAL AREA	DENSITY FACTOR	DU'S Permitted	RQD Parking	RQD Parking Area
RESIDENTIAL				
85,342 SF	<varies>	13	6	2,222 SF

REQUIRED PARKING, COMMERCIAL (AOR)

COMMERCIAL				
19,389 SF				

TOTAL RQD PARKING 128 44,574 SF

PERMITTED FLOOR AREAS R7-1

Name	Lot Area	MAXIMUM PERMITTED FAR		PERMITTED MAXIMUM FLOOR AREAS	
		Commercial	Residential	Commercial	Residential
R7-1 W/ C1-2	25,590 SF	2.00	4.00	51,179 SF	102,359 SF
TOTAL	25,590 SF			51,179 SF	102,359 SF

PROPOSED ZFA R7-1

GFA Above Grade	Zoning Floor Area
COMMERCIAL	
20,961 SF	18,865 SF
RESIDENTIAL	
92,763 SF	83,486 SF
113,724 SF	102,351 SF

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AERIAL VIEW OF THE CONTEXT

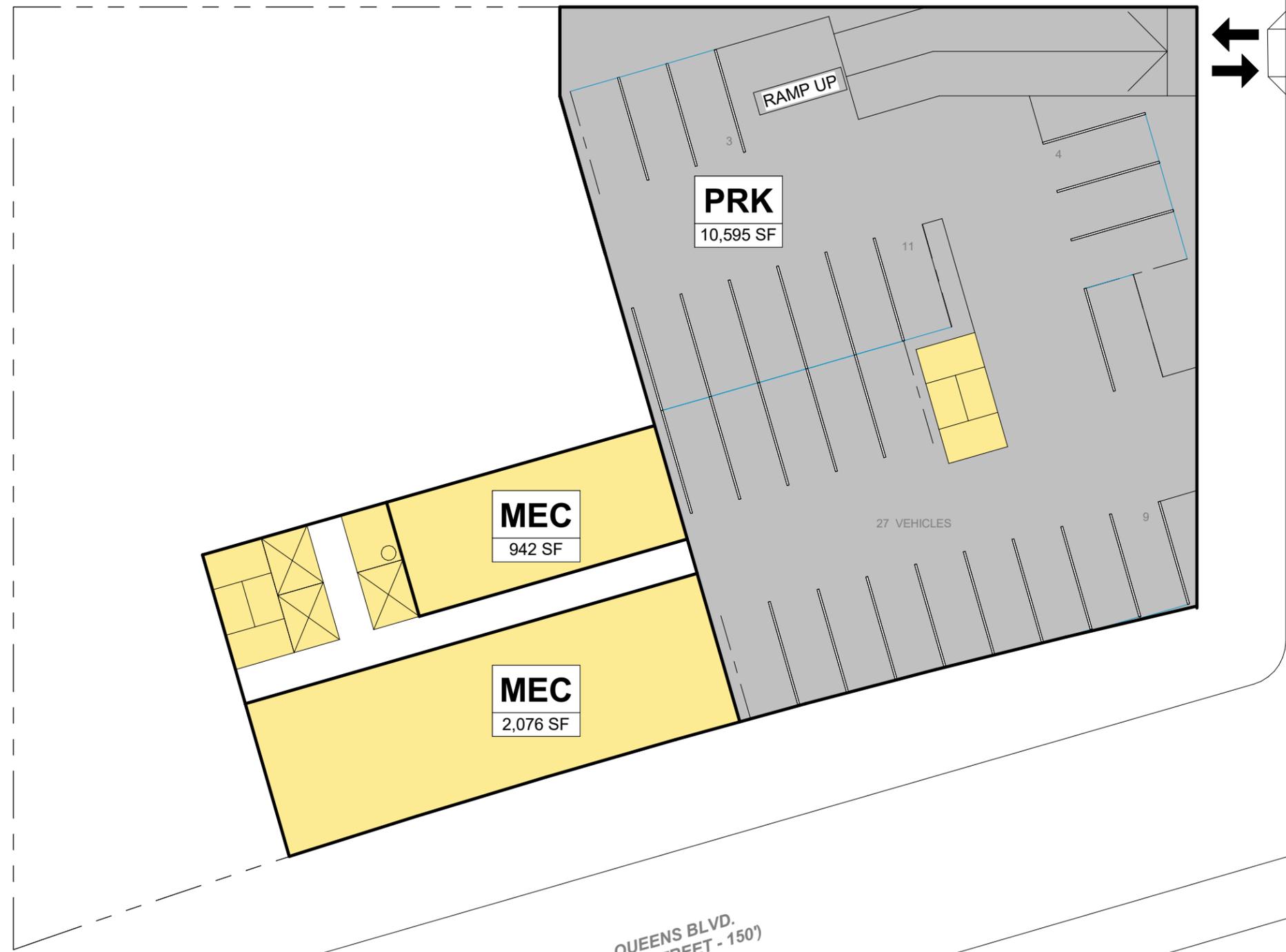


PROFILE ALONG QUEENS BLVD LOOKING NORTH

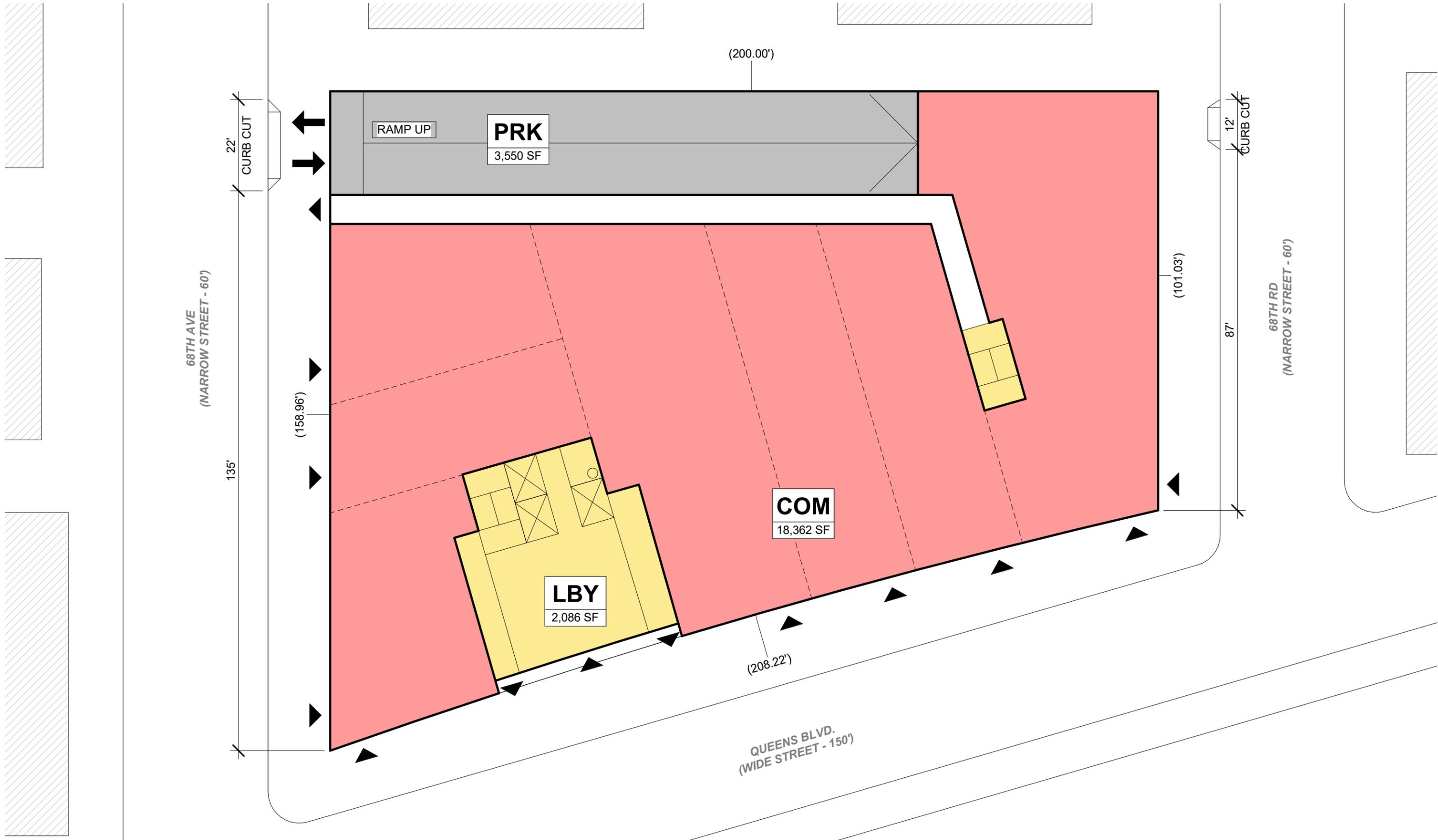
68TH AVE
(NARROW STREET - 60')

68TH RD
(NARROW STREET - 60')

QUEENS BLVD.
(WIDE STREET - 150')



1 Basement Level Plan
3/64" = 1'-0"

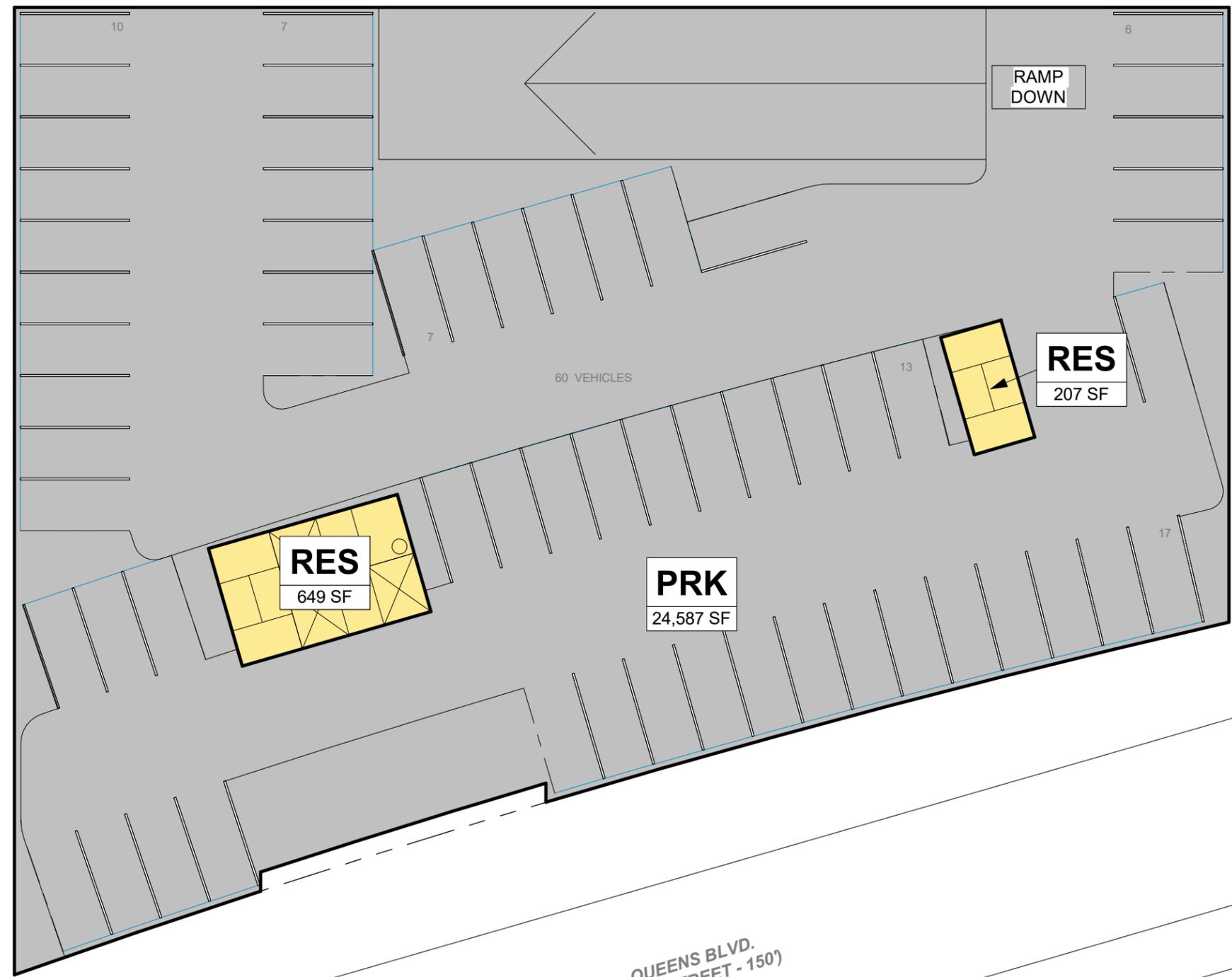


1 First Floor Plan
3/64" = 1'-0"

68TH AVE
(NARROW STREET - 60')

68TH RD
(NARROW STREET - 60')

QUEENS BLVD.
(WIDE STREET - 150')

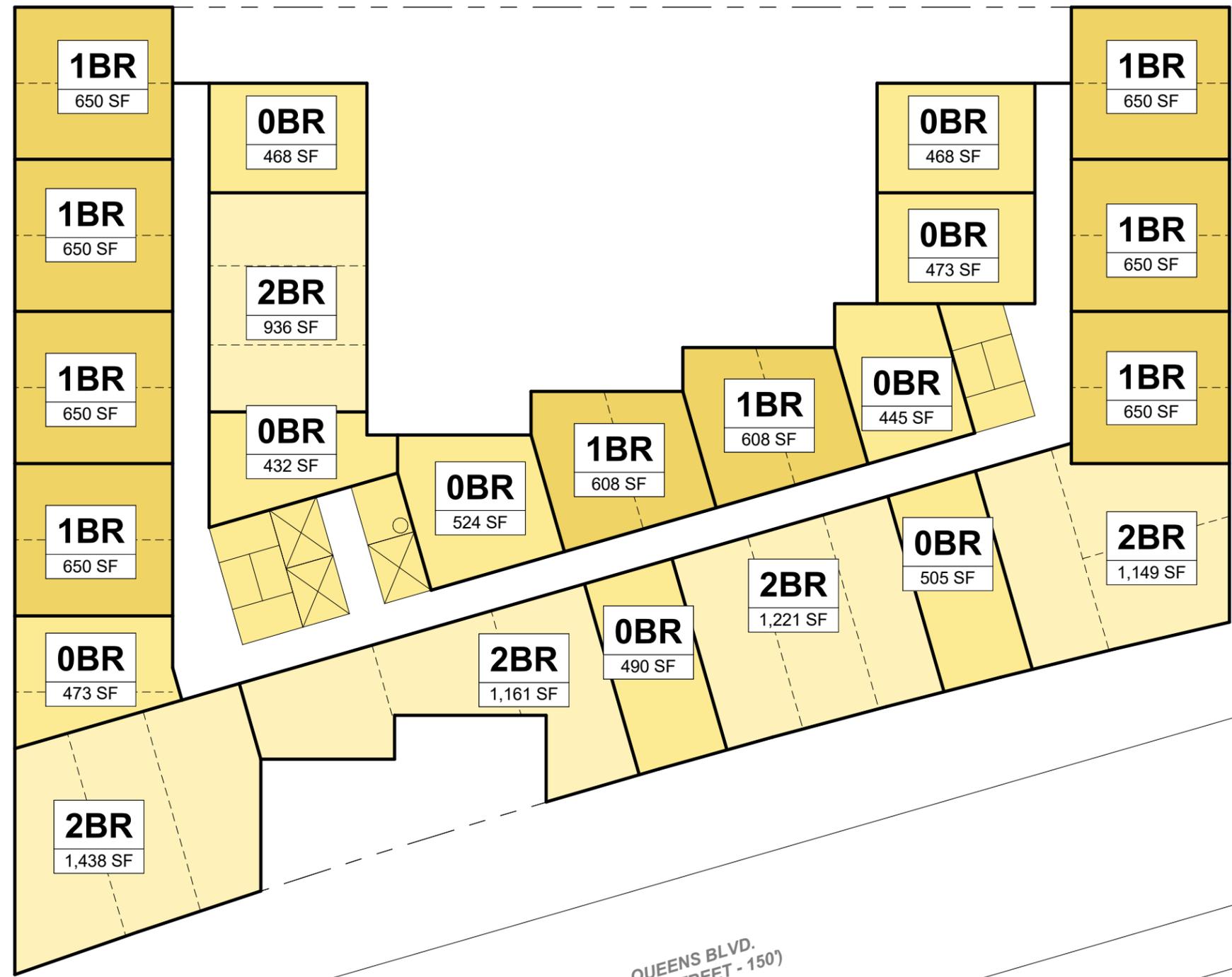


1 Second Floor Plan
3/64" = 1'-0"

68TH AVE
(NARROW STREET - 60')

68TH RD
(NARROW STREET - 60')

QUEENS BLVD.
(WIDE STREET - 150')

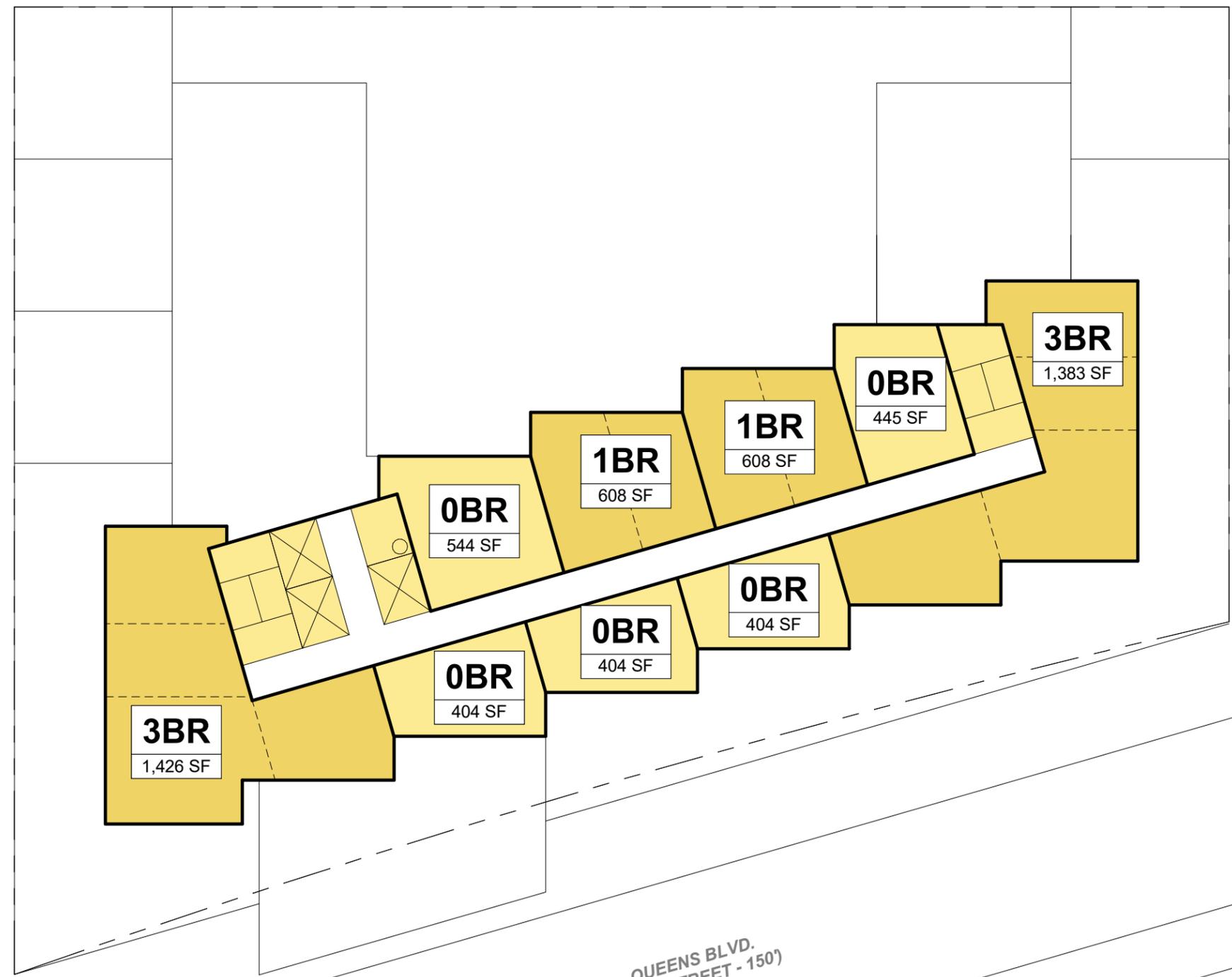


1 Typical Base Portion Plan
3/64" = 1'-0"

68TH AVE
(NARROW STREET - 60')

68TH RD
(NARROW STREET - 60')

QUEENS BLVD.
(WIDE STREET - 150')



1 Typical Tower Portion Plan
3/64" = 1'-0"

SITE PLAN



1 SITE PLAN.
1" = 30'-0"

QUEENS BLVD.
(WIDE STREET - 150')

Appendix

Recommendations · 485x News Article · Area Map · Zoning Sectional Map · Photographs



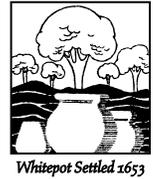
COMMUNITY BOARD 6, QUEENS

104-01 METROPOLITAN AVENUE · FOREST HILLS, NY 11375-4136

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HEATHER BEERS-DIMITRIADIS
CHAIR

DONOVAN RICHARDS
BOROUGH PRESIDENT

CHRISTINE NOLAN
DISTRICT MANAGER

ULURP APPLICATION 102-51 QUEENS BOULEVARD REZONING

A ZONING MAP AND TEXT AMENDMENT FROM AN R7-1/C1-2 ZONING DISTRICT TO AN R8X/C2-4 DISTRICT TO FACILITATE A NEW 17-STORY, MIXED-USE RESIDENTIAL / COMMERCIAL DEVELOPMENT IS BEING SOUGHT BY A PRIVATE APPLICANT, QBM PROPERTIES LLC AT 102-51 QUEENS BOULEVARD (BLOCK 2137, LOTS 1, 11, 6 & 8) IN FOREST HILLS, CD6, QUEENS.

On December 11, 2024, Queens Community Board 6 voted to approve this application with the following conditions:

- Reduce the amount of parking to provide more affordable housing units.
- Modify the rear façade of the building to provide more visual appeal, and to increase the setback distances along the rear property line.
- Provide a carve-out for 15% supportive housing units and on-site supportive services program within the building.

The vote was 23 Yes, 6 No, 0 Abstentions.

Queens Borough President Recommendation

APPLICATION: 102-51 Queens Boulevard Rezoning
COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

ULURP #240250 ZMQ – IN THE MATTER OF an application submitted by QBM Properties 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 68th Avenue, a line 150 feet northeasterly of Queens Boulevard, 68th Road, and Queens Boulevard;
2. changing from an R7-1 District to an R8X district property bounded by 68th Avenue, a line perpendicular to the northwesterly street line of 68th Road distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 68th Road and the northeasterly street line of Queens Boulevard, 68th Road, and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 68th Avenue, a line perpendicular to the northwesterly street line of 68th Road distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 68th Road and the northeasterly street line of Queens Boulevard, 68th Road, and Queens Boulevard;

Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) October 15, 2024, and subject to the conditions of CEQR Declaration E-1010.

ULURP #N 240251 ZRQ – IN THE MATTER OF an application submitted by QBM Properties 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 15, 2024, and subject to the conditions of CEQR Declaration E-1010.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President’s Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 19, 2024 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(s) made a presentation. One speaker attempted to give testimony. 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 seeking to rezone an area from R7-1/C1-2 to R8X/C2-3 and R7-1 as well as establish a Mandatory Inclusionary Housing (MIH) area. The Rezoning Area is bounded approximately by 68th Avenue to the north, Queens Boulevard to the west, 68th Road to the south and parts of Lots 13 and 46 (of Block 2137) to the east. The Applicant is seeking these actions to facilitate the development of a seventeen-story mixed-use building;
- The Proposed Development would be located on Block 2137, Lots 1, 6, 8 and 11 and would include a 165-foot-tall building, with a 10-foot setback at the 9th floor. The building would feature both residential and commercial components: 184,042 square feet (SF) would be allocated to approximately 216 dwelling units (7.2 Floor Area Ratio (FAR)) and 17,876 SF would be allocated to ground-floor commercial retail (0.69 FAR), for a total of 7.9 FAR. Of the 216 dwelling units, 54 units would be income-restricted pursuant to MIH Option 1 (or 25% of the proposed floor area set aside for individuals or families earning a combined averaged income of 60% AMI). There would be 87 accessory parking spaces on both the 2nd floor and the basement;
- The Development Site is irregularly shaped and totals approximately 25,590 SF. Lots 1, 6, and 8 are improved with separate commercial businesses ranging from 3,600 to 6,500 SF. Lot 11 is improved with an off-street parking lot. The zoning within 600 feet of the Development Site is currently R7-1 – the predominant land use types are multifamily residential, commercial and mixed residential/commercial buildings. Notable landmarks near the Development Site include Yellowstone Park and Russell Sage Playground. Transportation in the area includes the M/R train lines at 67th Avenue, E/F/M/R lines at 71st Avenue and the Q60 bus line along Queens Boulevard;
- Community Board 6 (CB6) held a public hearing on this application on December 11, 2024. The Board voted to approve the application with conditions by a vote of twenty-three (23) approvals, six (6) oppositions and zero (0) abstentions. The conditions included:

- Reduce the amount of parking to provide more affordable housing units;
 - Modify the rear façade of the building to provide more visual appeal, and to increase the setback distances along the rear property line; and
 - Provide a carve-out for 15% supportive housing units and on-site supportive services program within the building;
- At the Borough President’s Land Use Public Hearing, the Housing Director chaired the hearing on behalf of the Borough President. The Applicant’s representative gave a presentation. The Applicant’s representative explained that, with regard to CB6’s conditions, the development team cannot reduce parking to provide more affordable housing units or provide a carve-out for supportive housing units, citing a written letter in response to these conditions. The Housing Director asked about the existing businesses along Queens Boulevard and if they would be relocated within the Proposed Development – the Applicant’s representative explained that all businesses were welcome to relocate within the new building. The Housing Director also asked about the sustainability designs of the building, to which the Applicant’s representative explained the building would be solar-ready, include bioswales and a green roof in addition to the City’s requirements. There were two (2) public members that wished to give their testimony, but due to technical errors they did not give their respective testimonies in real time;
 - The Office of the Queens Borough President received four (4) letters of written testimony on this application. All four letters were in opposition to the Proposed Development, citing lack of sunlight, expansive street wall, traffic congestion and change in community character as reasons.

RECOMMENDATION

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

- 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; and
- The Applicant should adhere to the Community Board 6’s condition regarding the rear façade to the best of their ability.



PRESIDENT, BOROUGH OF QUEENS

01/08/2025

DATE

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COLUMNISTS

New York's 485x Multifamily Development Incentive: Why It Stinks

BY [ROBERT KNAKAL](#) MARCH 27, 2025 12:24 PM



ROBERT KNAKAL.

PHOTO: PATRICK MCMULLAN/PATRICK MCMULLAN VIA GETTY IMAGES

don't even have to be a believer in economics to reach that conclusion.

Want proof? Look no further than the pandemic. When residential leases expired, people did not renew and moved to the suburbs. The greatly increased vacancy was tantamount to a supply increase, and the result was that rents dropped by a whopping 30 percent in Manhattan. There is not a housing policy that has been implemented anywhere in the United States that has resulted in rents dropping by 10 percent. We had a 30 percent drop. These are indisputable facts.

SEE ALSO: [U.S. Life Sciences Leads the World, But Global Competitors Closing the Lab Gap](#)

Why can't policymakers get this through their heads?

To get new supply created in New York, we need real estate tax abatements based upon the costs to build that housing. For decades, we had the 421a tax abatement program. It lapsed, and [we went a couple of years without one](#). Then the Affordable New York tax abatement program was adopted, which was a watered-down 421a. Then that lapsed, and it was replaced with 485x, [a further watered-down version of Affordable New York](#).

To appease labor, 485x came with wage requirements that make the program unworkable. For developments of more than 99 units or more than 149 units — depending on the length of the tax exemption the developer's shooting for — minimum wage requirements are set at \$40 per hour or, in some areas, \$72.45 per hour. I said to a policymaker recently, "Why not make them \$240 per hour or \$272.45 per hour? Labor will love you even more, and since none of those jobs

nothing more than a furrowed brow and a puzzled look.

The fact is that for 99 units or less, the minimum wage requirements are not applicable. Since 485x went into effect at the start of 2024, there have been 23 applications for rental building permits in New York City. It's not surprising that all 23 are for 99-unit buildings.

For larger rental sites we are selling, developers spend more time trying to figure out how to subdivide the site to create 99-unit pads than on anything else. This shows that 485x is misguided and is not going to incentivize the amount of housing that is needed.

Policymakers often argue that tax abatements on new construction are simply “giveaways to developers who are going to build anyway.” The facts don't support that naive view.

In Manhattan south of 96th Street, 1.6 million buildable square feet of rental development land sold during the last year of the 421a tax abatement program. Two years later, without the program, it was 38,000 buildable square feet. In the last year of Affordable New York, 1.5 million buildable square feet of rental land was sold. Two years later, without the program, it was 68,000 buildable square feet. Those are facts, and any policymaker who says developers will build without an abatement is simply wrong.

The 467m tax abatement program, on the other hand, is a compelling program that many developers will use to convert commercial properties into residential. Under that program, you do not pay real estate taxes during the construction period (as they are refunded upon completion) and, after the conversion is done, you get a 90 percent reduction in your real estate taxes for 35 years.

older, obsolete office buildings to residential. And this dynamic is desperately needed. Currently, 57 Manhattan office buildings are being converted to residential with many more in the planning stages. The projects underway contain about 21.3 million square feet. Once that space is converted to residential use, it will still leave about 78 million square feet of existing office vacant. With an oversupply of office space and a 1.4 percent vacancy rate in residential, apartments are desperately needed.

This 467m type of incentive is something that will produce great results — the exact opposite of what 485x will produce.

We need new housing and need a massive amount of it, up and down the socioeconomic spectrum. The private sector can deliver as many units as we need and can do it very quickly. This would bring rents down and make New York more affordable for almost everyone. Isn't that what all policymakers say they want? If they really want that, create an environment where it is possible.

The private sector will do anything you want it to do, provided the incentives are correct. When you try to make everyone happy, you often end up making no one happy. When trying to satisfy everyone when you are trying to address one issue, you often misfire. That's exactly what happened with 485x. Change it. We desperately need the new supply. And, if you really want housing in New York to be affordable for everyone, which every policymaker says, do it soon!

Robert Knakal is founder, chairman and CEO of [BK Real Estate Advisors](#).

KEYWORDS: [421a](#), [467-m](#), [485x](#), [Concrete Thoughts](#), [Robert \(Bob\) Knakal](#), [BK Real Estate Advisors](#)

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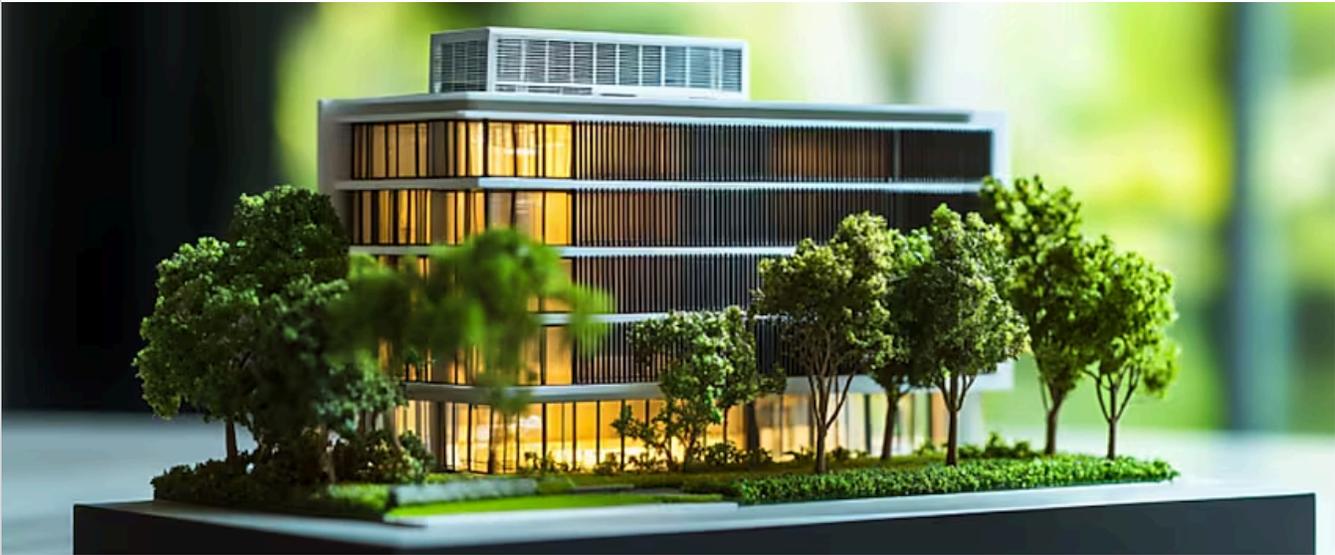
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102-51 Queens Boulevard, Queens Area Map

Block: 2137, Lots: 1, 6, 8 & 11

Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

- | | | | |
|--|---|---|-------------------|
|  |  |  | Zoning Districts |
|  |  |  | Special Districts |
|  |  | | |
|  |  | | |
|  |  | | |

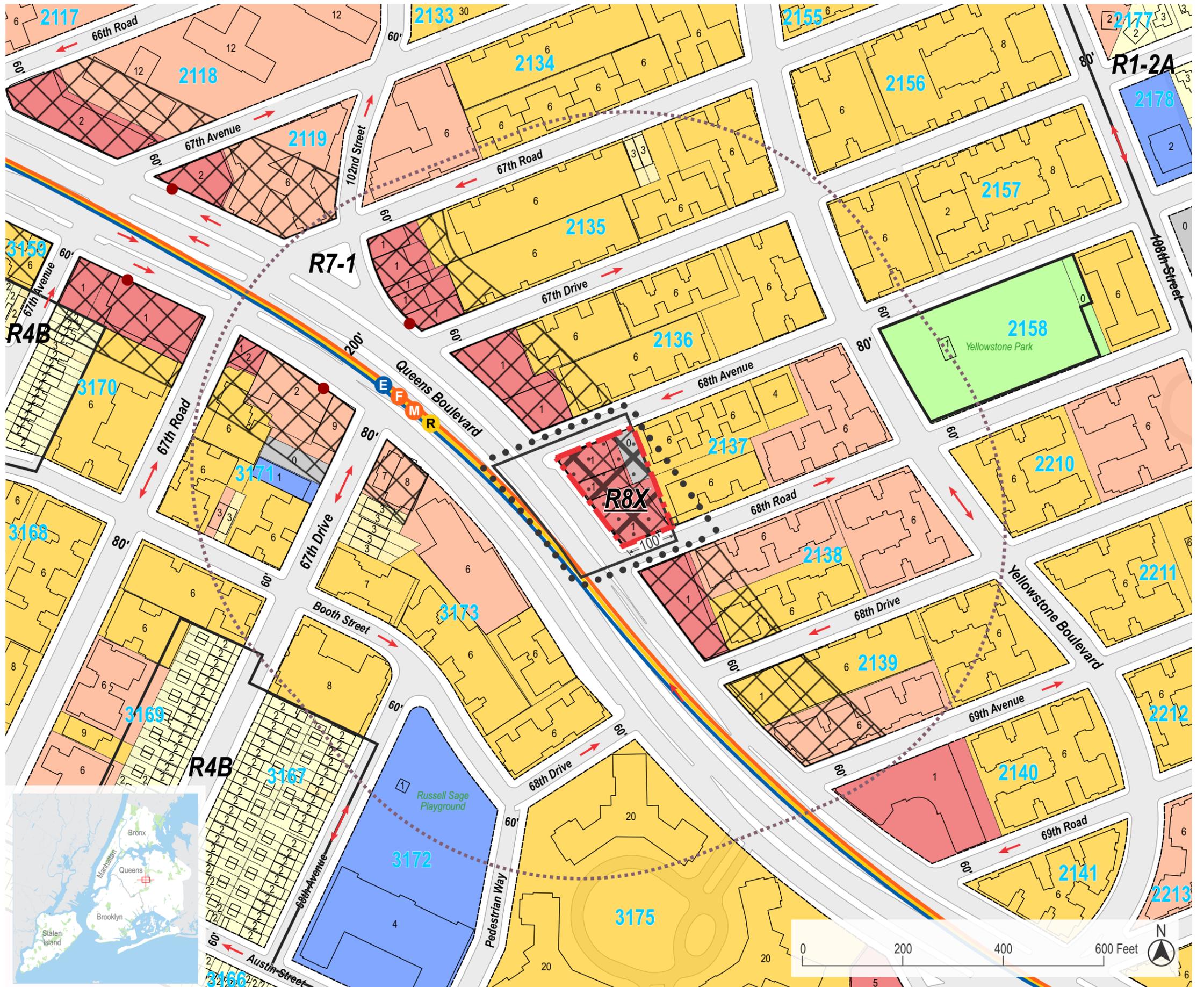
-  Subway Entries
-  5037 Block Numbers
-  Property Lines
-  5 Number of Floors

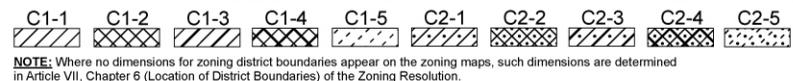
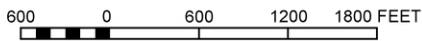
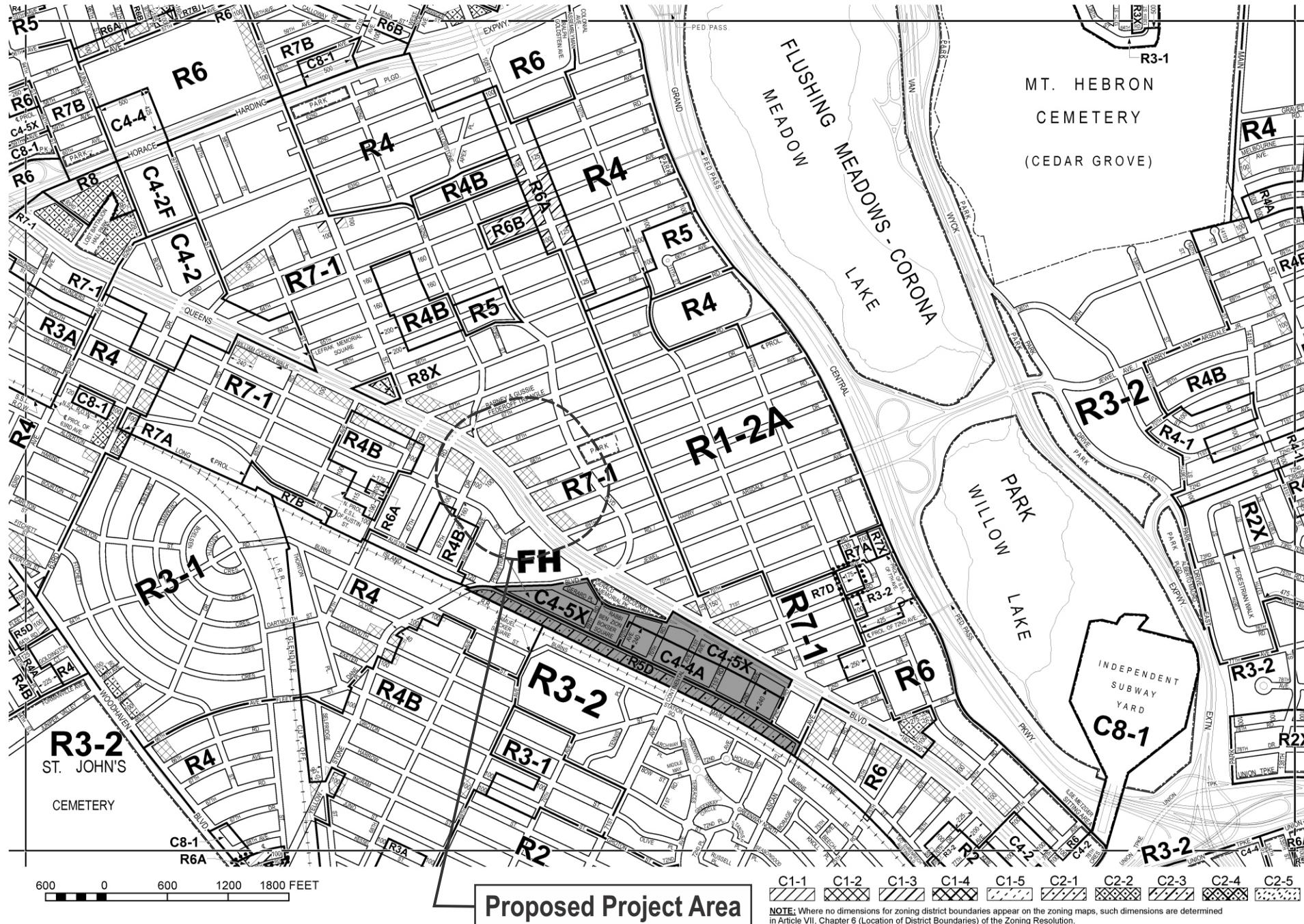
Land Uses

-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  No Data/Other

May 2023

Urban Cartographics





ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
02-02-2023 C 220274 ZMQ

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

9d	10b	10d
13c	14a	14c
13d	14b	14d

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ZONING MAP 14a

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



1. View of the Development Site facing north from the intersection of Queens Boulevard and 68th Road.



2. View of Queens Boulevard facing northwest from 68th Road (Development Site at right).



3. View of 68th Road facing northeast from Queens Boulevard (Development Site at left).





4. View of the sidewalk along the north side of 68th Road facing northeast from Queens Boulevard (Development Site at left).



5. View of the west side of Queens Boulevard facing south from the Development Site.



6. View of the sidewalk along the east side of Queens Boulevard facing northwest from 68th Road.





7. View of 68th Road facing southwest (Development Site at right).



8. View of the Development Site facing northwest from 68th Road.

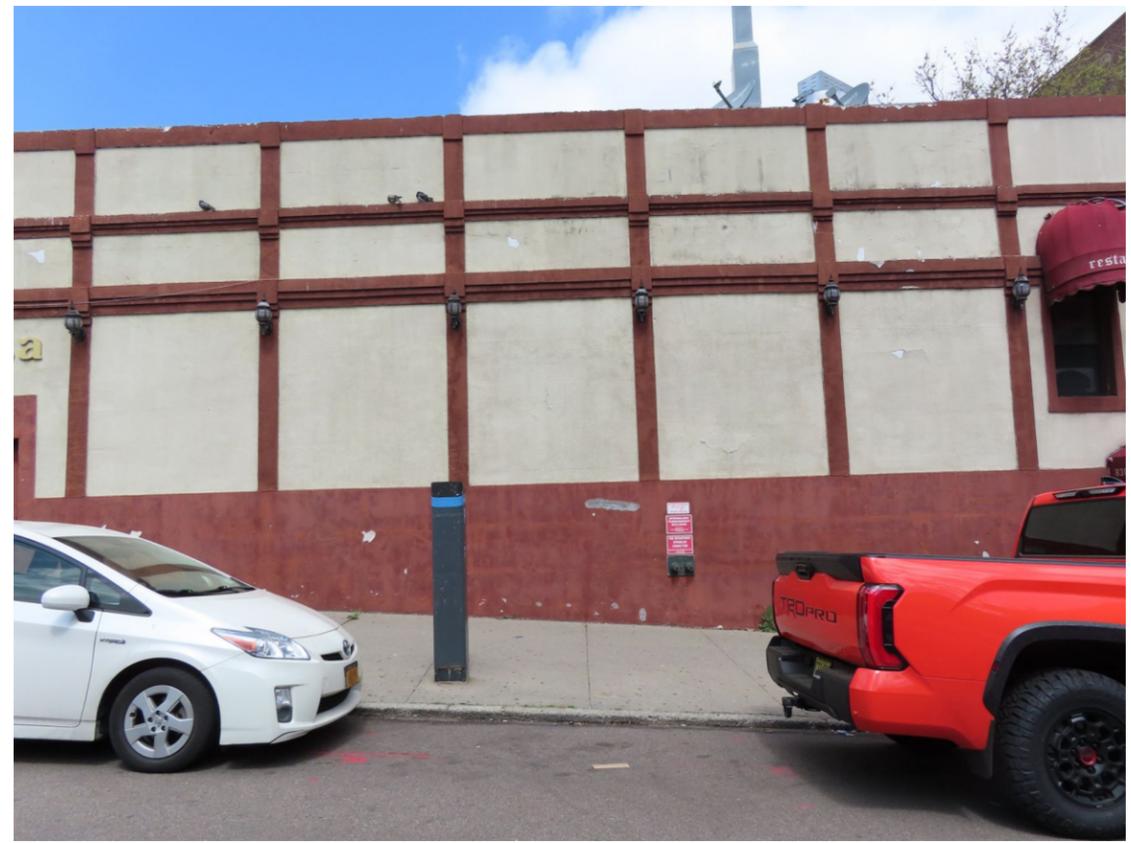


9. View of the south side of 68th Road facing southeast from the Development Site.





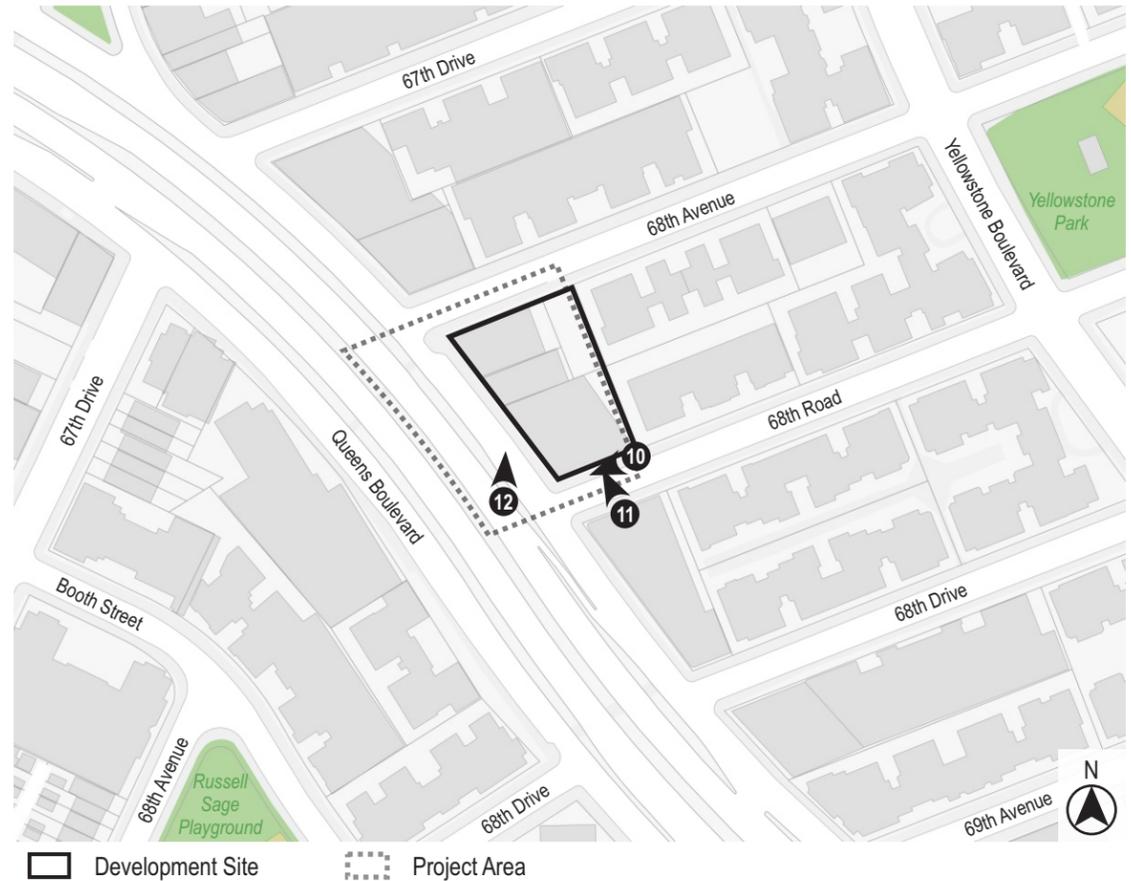
10. View of the sidewalk along the north side of 68th Road facing southwest (Development Site at right).



11. View of the Development Site facing northwest from 68th Road.



12. View of the Development Site facing north from Queens Boulevard.





13. View of the Development Site facing northeast from Queens Boulevard.



14. View of the Development Site facing southeast from Queens Boulevard.



15. View of Queens Boulevard facing southeast from 68th Avenue (Development Site at left).





16. View of the Development Site facing east from the intersection of Queens Boulevard and 68th Avenue.



17. View of 68th Avenue facing northeast from Queens Boulevard (Development Site at right).



18. View of the Development Site facing southeast from 68th Avenue.





19. View of the Development Site facing southwest from 68th Avenue.



20. View of 68th Avenue facing southwest (Development Site at left).



21. View of the sidewalk along the south side of 68th Avenue facing southwest (Development Site at left).



Development Site Project Area



22. View of the sidewalk along the south side of 68th Avenue facing northeast from Queens Boulevard (Development Site at right).



23. View of the west side of Queens Boulevard facing west from the Development Site.



24. View of the sidewalk along the east side of Queens Boulevard facing southeast from 68th Avenue (Development Site at left).

