WETHEROLE STREET AND 67TH AVENUE REZONING

Pre-Hearing Review Session

April 25, 2022

NYC PLANNING

Background

Applicant

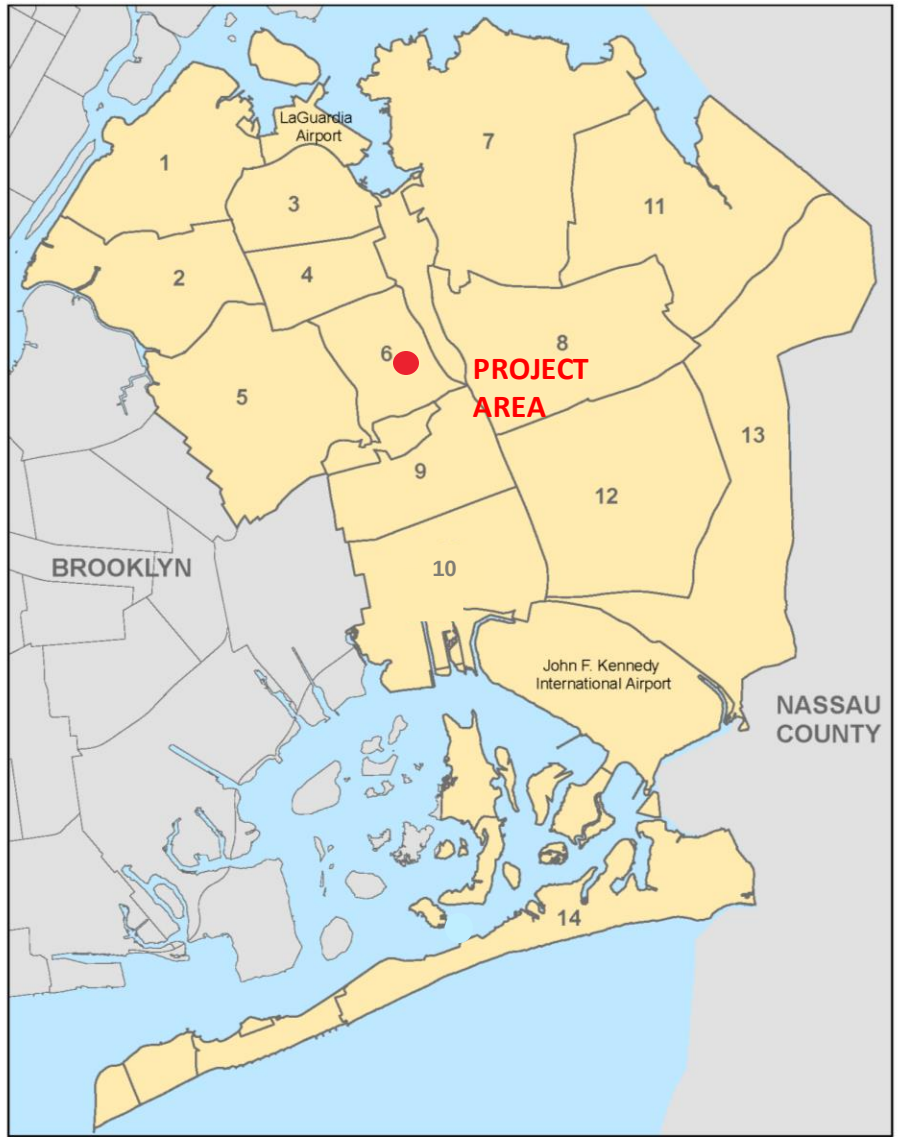
- Novel Medicine, P.C.

Location

- 66-45 Wetherole Street
- Forest Hills
- Queens Community District 6

Actions Requested

- Zoning Map Amendment from R4B to R6A
- Zoning Text Amendment to establish an MIH area



Zoning and Land Use Map

Wetherole Street Rezoning, Queens
Area Map
Block: 3157, Lots: 143, 144, 145, 146, 147, 149, 150, 151, 152 (p/o)

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

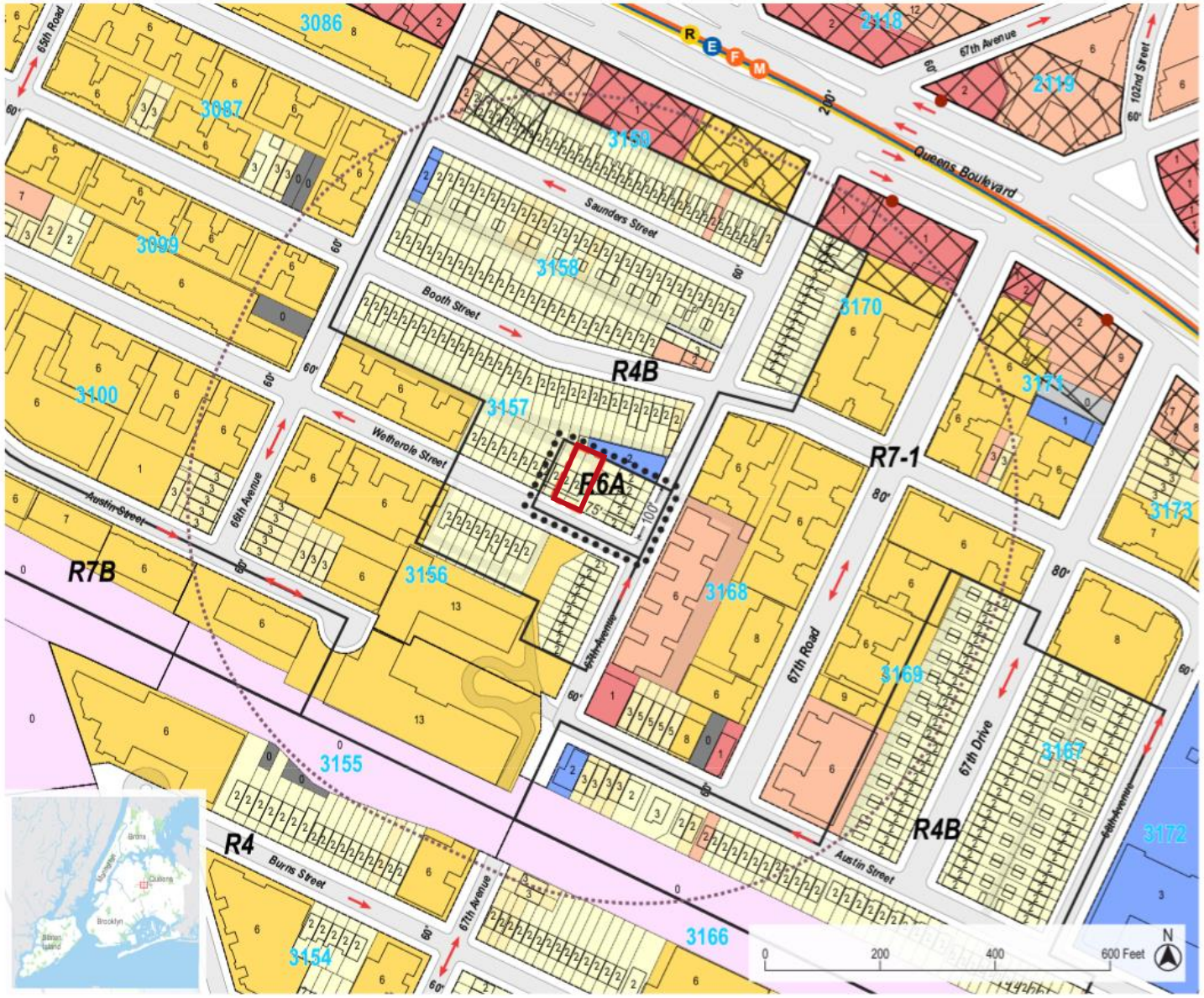
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- 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

June 2020
Urban Cartographics



Project Area Context



Project Area Context



Existing Conditions



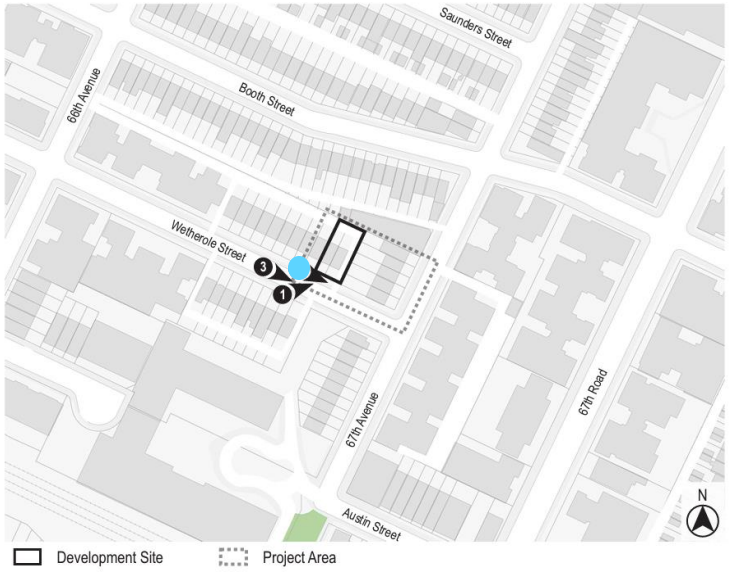
View of the Development Site facing northwest from Wetherole Street.



Existing Conditions



View of the Project Area facing east from Wetherole Street.



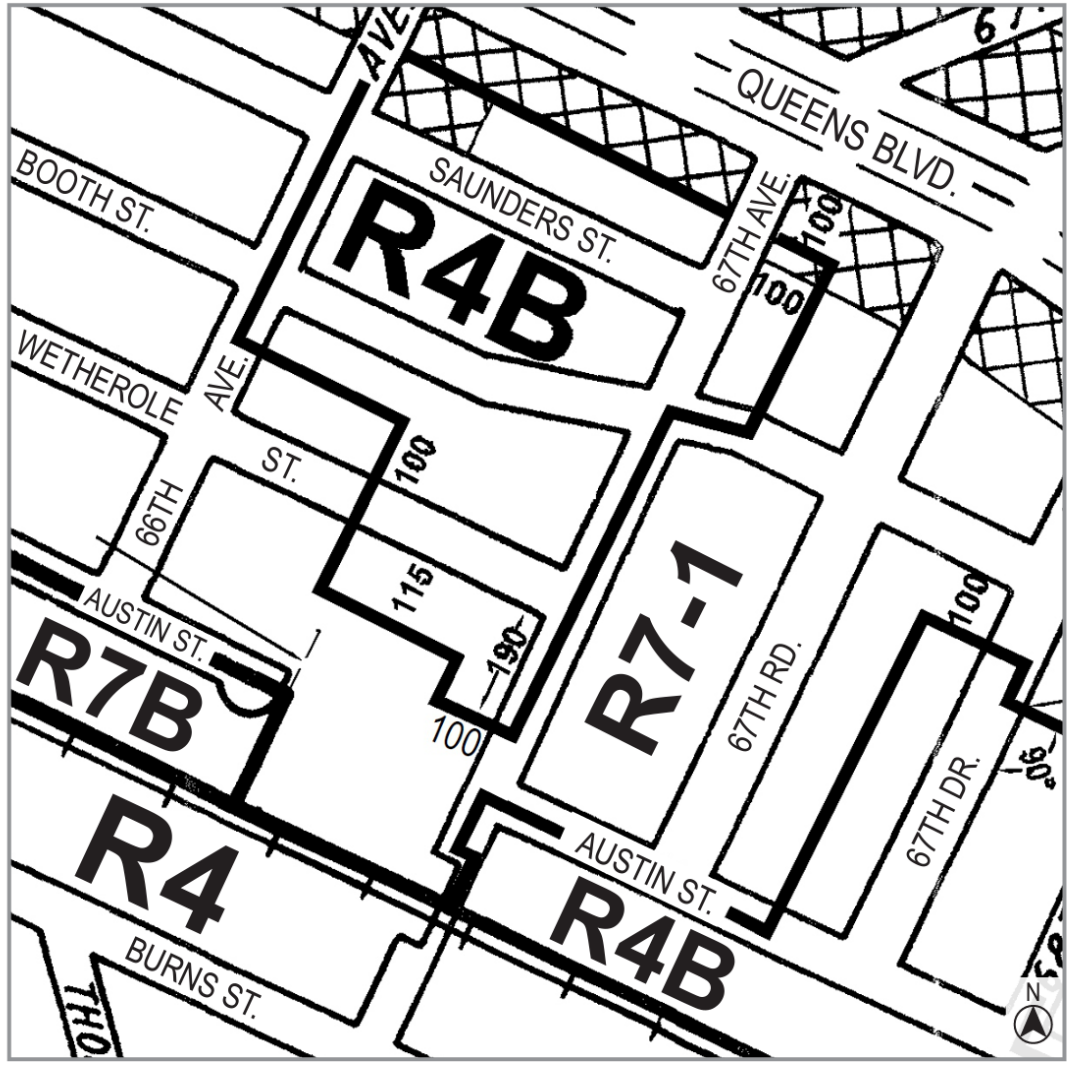
Proposed Development Program

Proposed Development

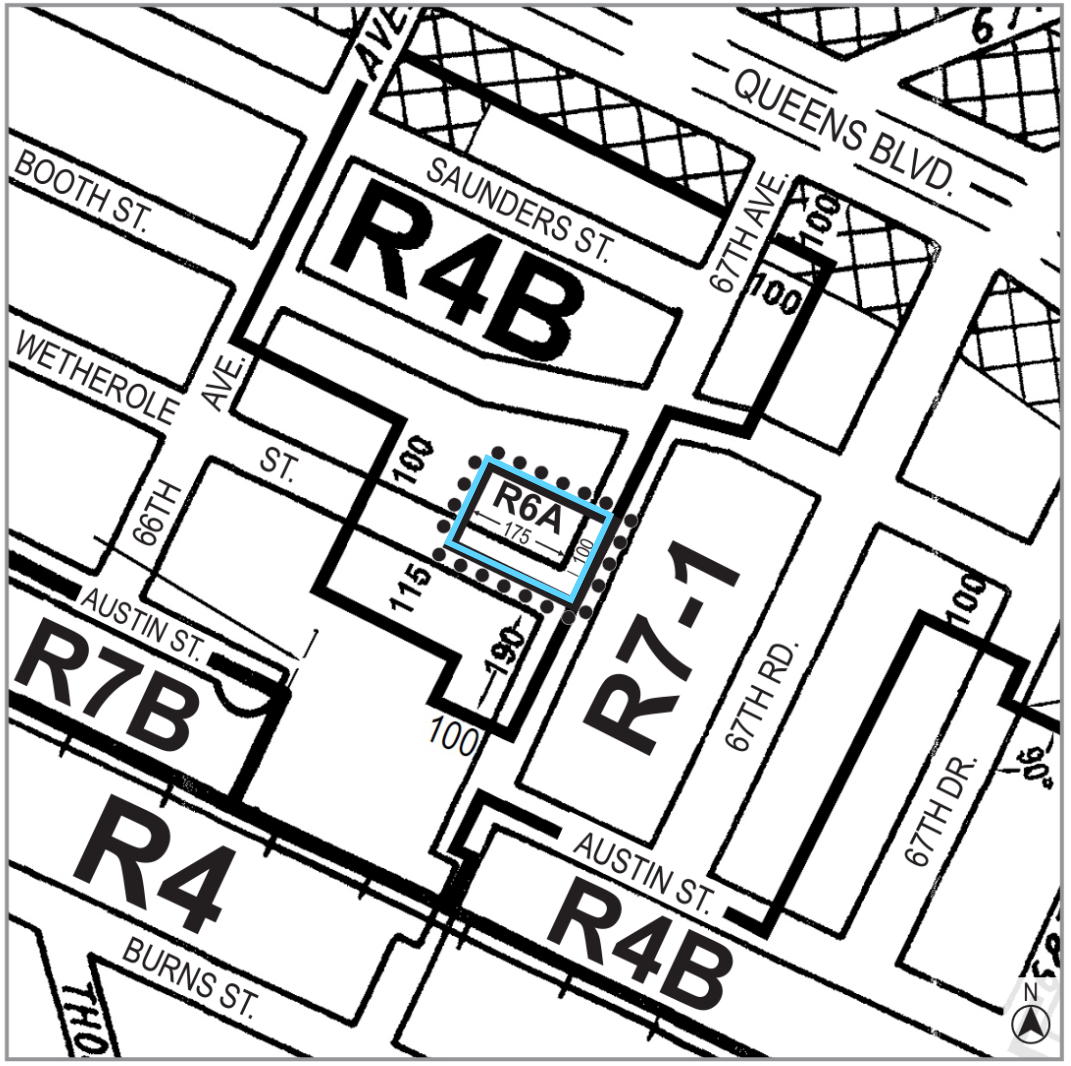
- 18,000 gsf
- 8 stories
- 21 dwelling units
  - 5-6 MIH
- 8 parking spaces
- 11 bike parking spaces



Zoning Map Amendment



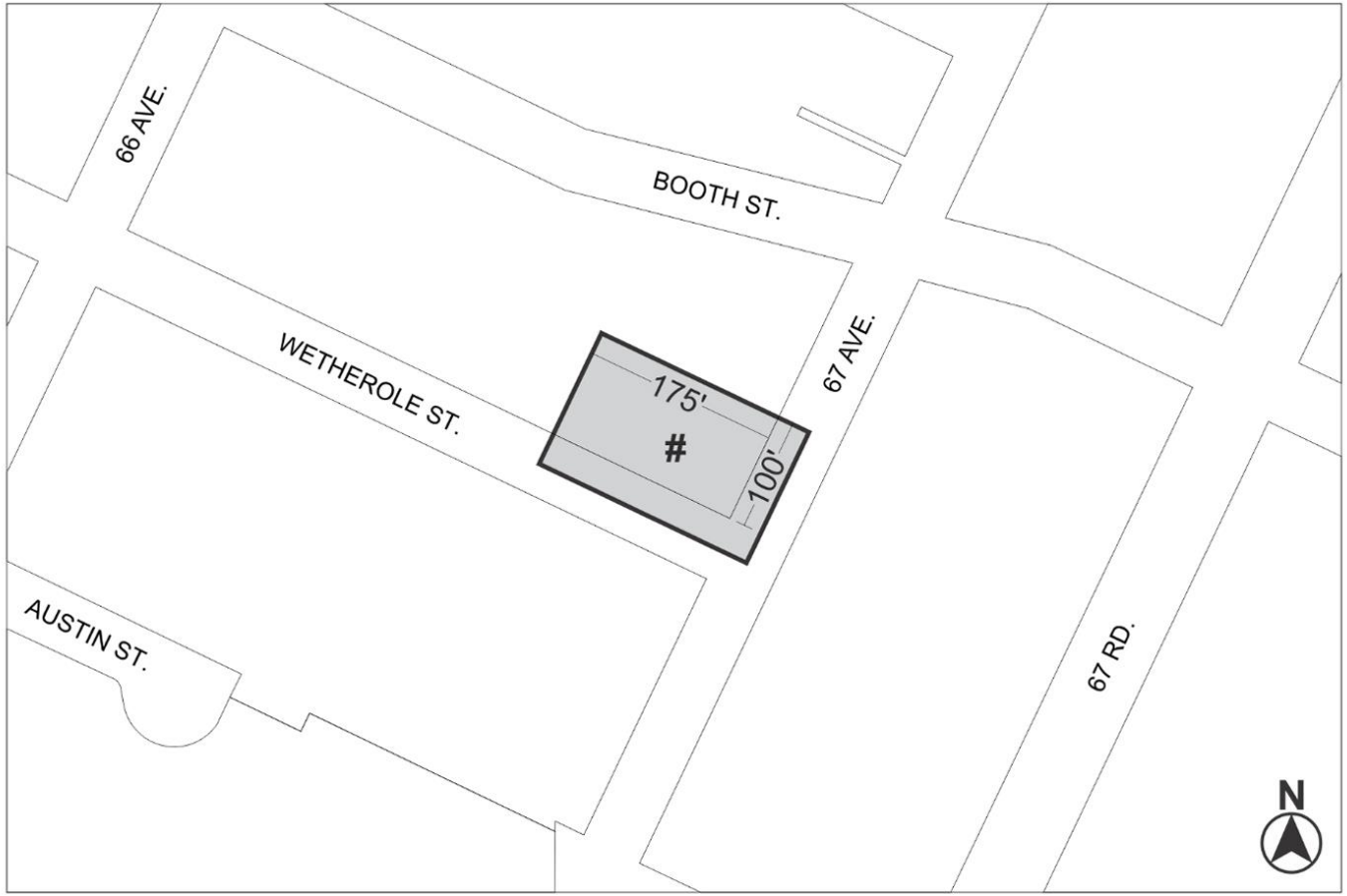
Current Zoning Map (14a)



Proposed Zoning Map (14a) - Area being rezoned is outlined with dotted lines

Rezoning from R4B to R6A

Zoning Text Amendment



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 6, Queens

MIH Option One

• 25% of residential floor area at 60% AMI or $61,440 for a family of three

MIH Option Two

• 30% of residential floor area at 80% AMI or $81,920 for a family of three

ULURP Update: Community Board 6 Recommendation

Queens Community Board 6 Recommendation
Conditional Favorable

- 20 in favor, 12 opposed, no abstentions
  - Provide additional affordable housing to the development: consider additional number of affordable units and/or deeper range of affordability [below 60% AMI].
  - Pursue enhanced sustainability goals for the project to limit impacts upon infrastructure, i.e.: Passive House, LEED Gold/Platinum, EGC, etc.
  - Provide for 30% MWBE / LCE hiring.
  - Provide for compliance with the 'Buy American Act'.
  - Hold good faith discussions with local unions to ensure that workers have a prevailing wage and benefits standards and hold conversations with 32BJ SEIU for building worker jobs.

ULURP Update: Queens Borough President Recommendation

Queens Borough President Recommendation

Conditional Favorable

- The Applicant should meet all of CB 6's conditions to the best of their abilities
- 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.

Summary

Actions:

- Zoning Map Amendment
  - R4B to R6A
- Zoning Text Amendment
  - MIH Options 1 or 2

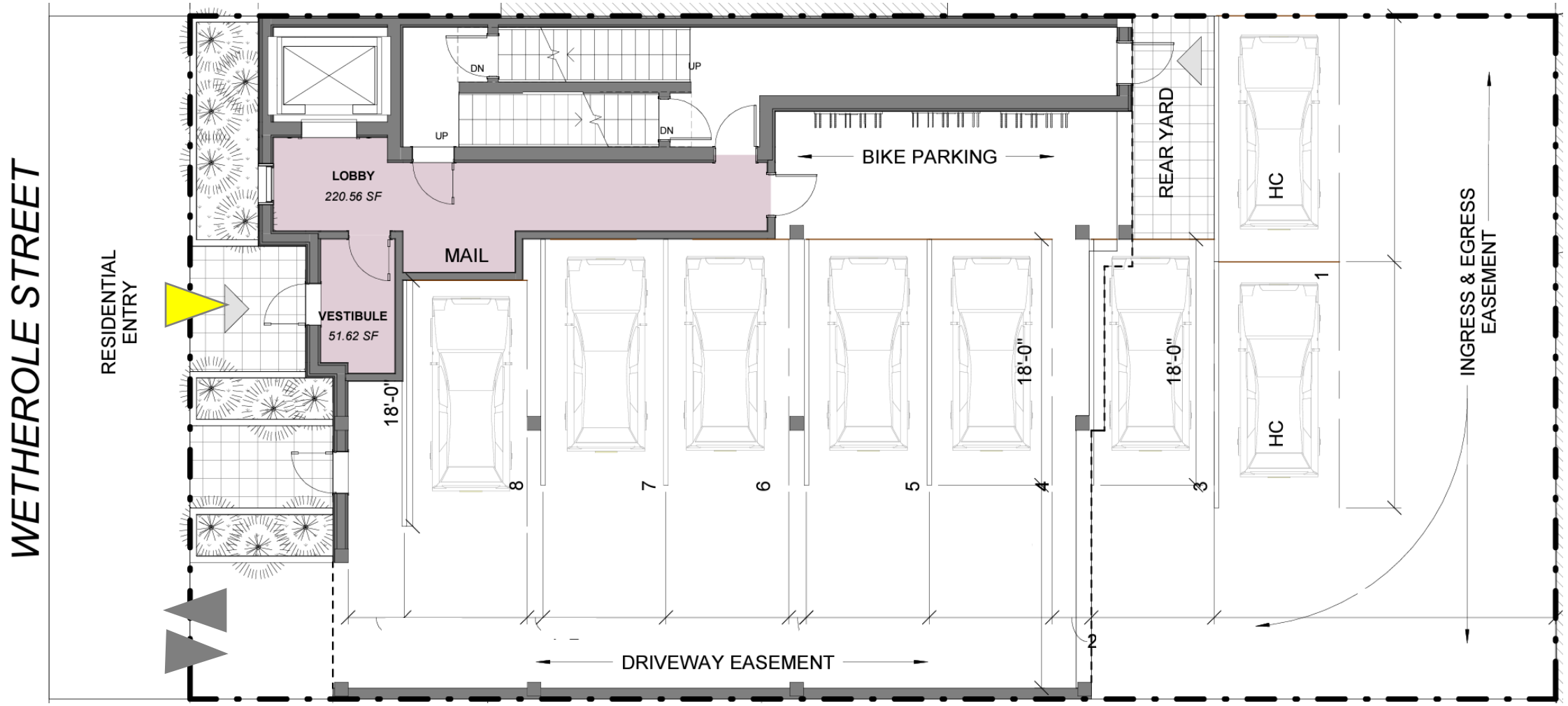
Proposed Development:

- 8-story residential building
- 21 dwelling units
  - 5-6 MIH units
- 8 parking spaces
- 11 bike parking spaces



Appendix

Ground Floor Plan

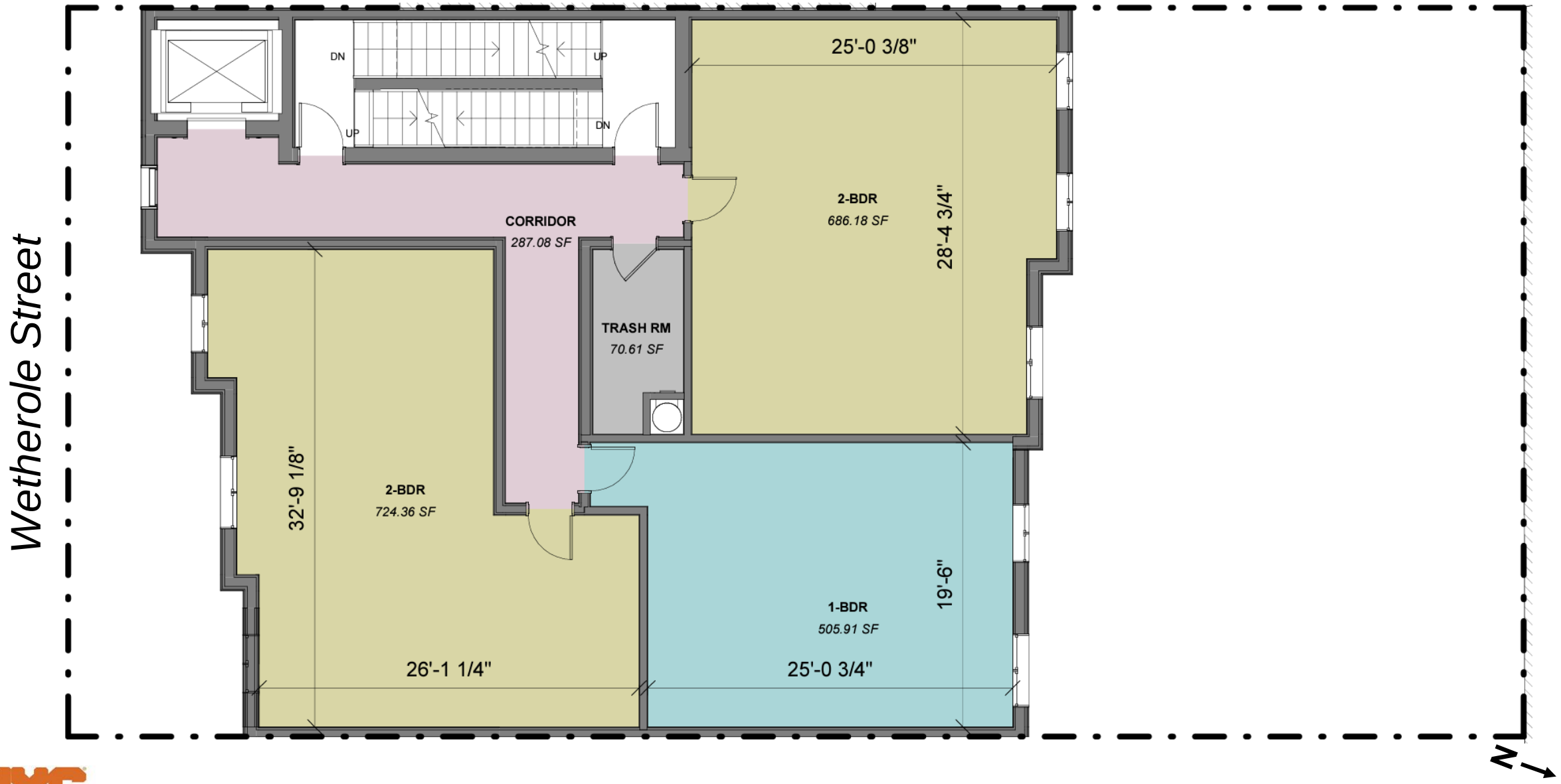


Residential Entry

Parking Entry/Exit

N

2nd – 7th Floor Plan



Eighth Floor Plan

