189-10 Northern Boulevard Rezoning

Review Session | March 16, 2026



Background

Applicant

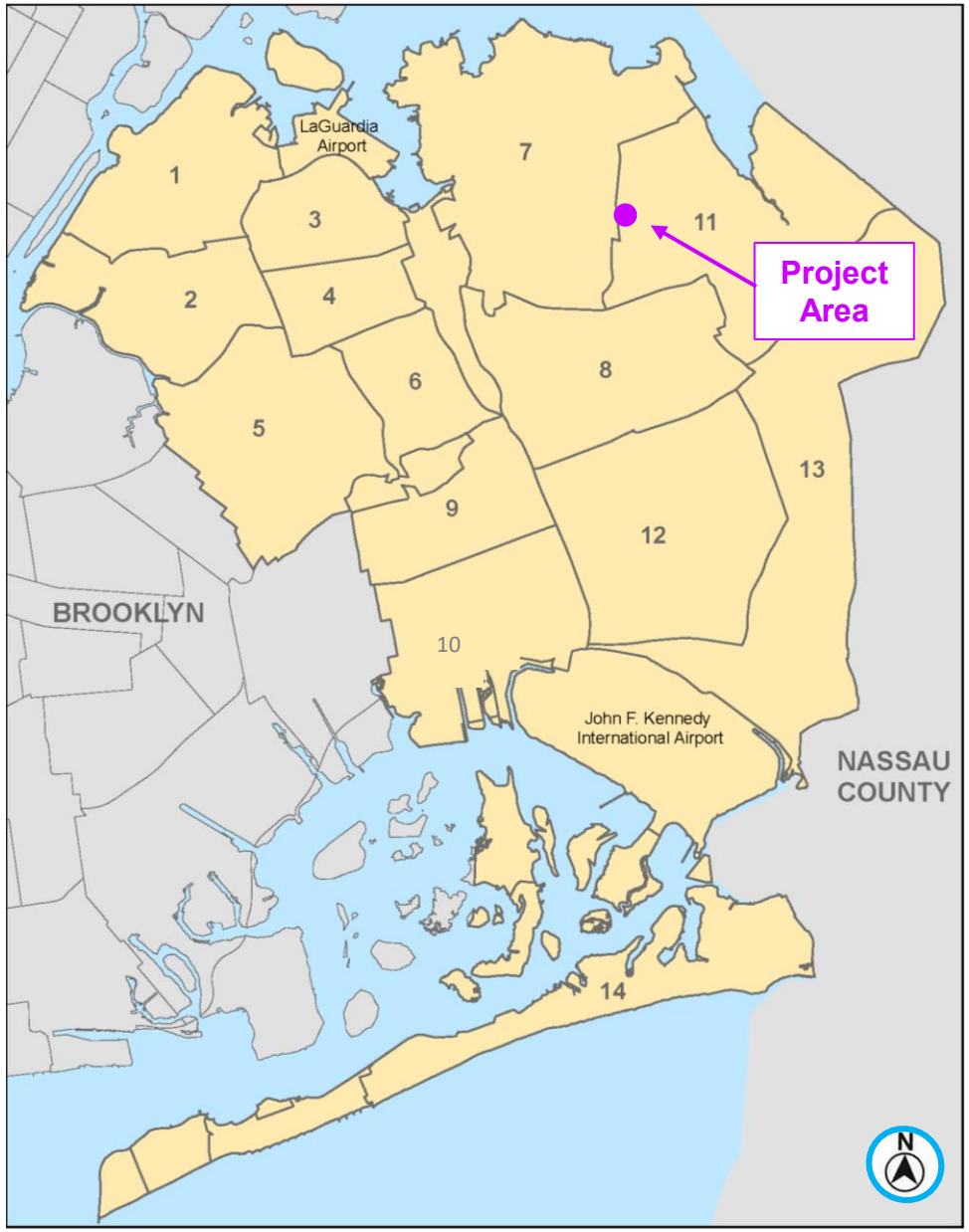
- PRINCE ST 606 LLC

Location

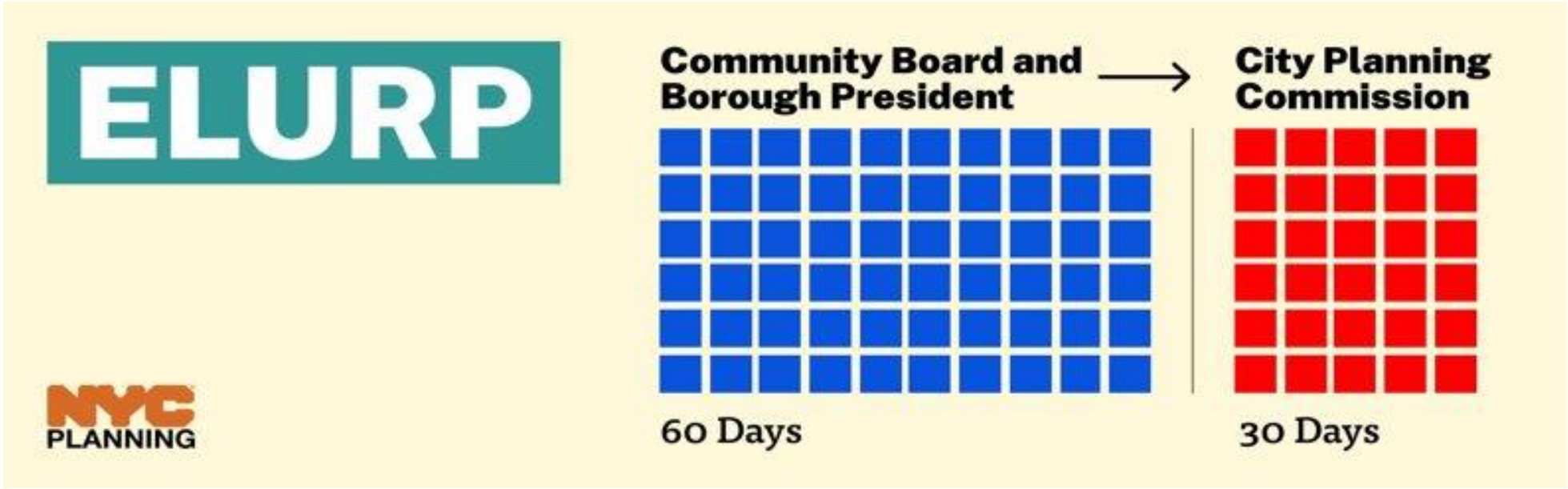
- 189-10 Northern Boulevard
- Block 5513: Lots 10, 11, 12, 22, 27, and p/o 5
- Auburndale
- Queens Community District 11

Actions Requested:

- Zoning Map Amendment (ZM)
  - From R3X to R3-2/C2-4
  - From R3-2 to R3-2/C2-4



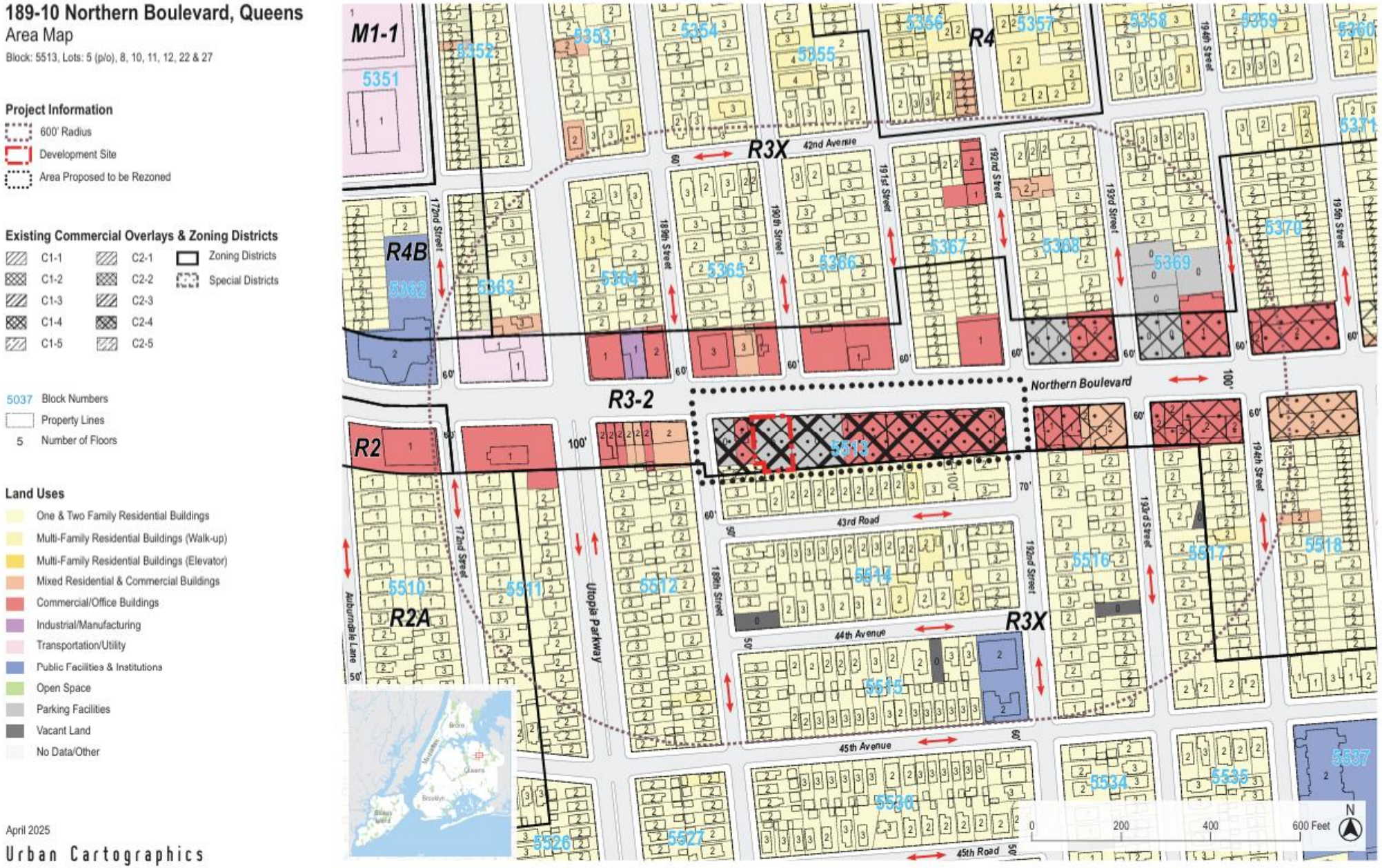
ELURP


ELURP
Community Board and Borough President
City Planning Commission
60 Days
30 Days
NYC PLANNING

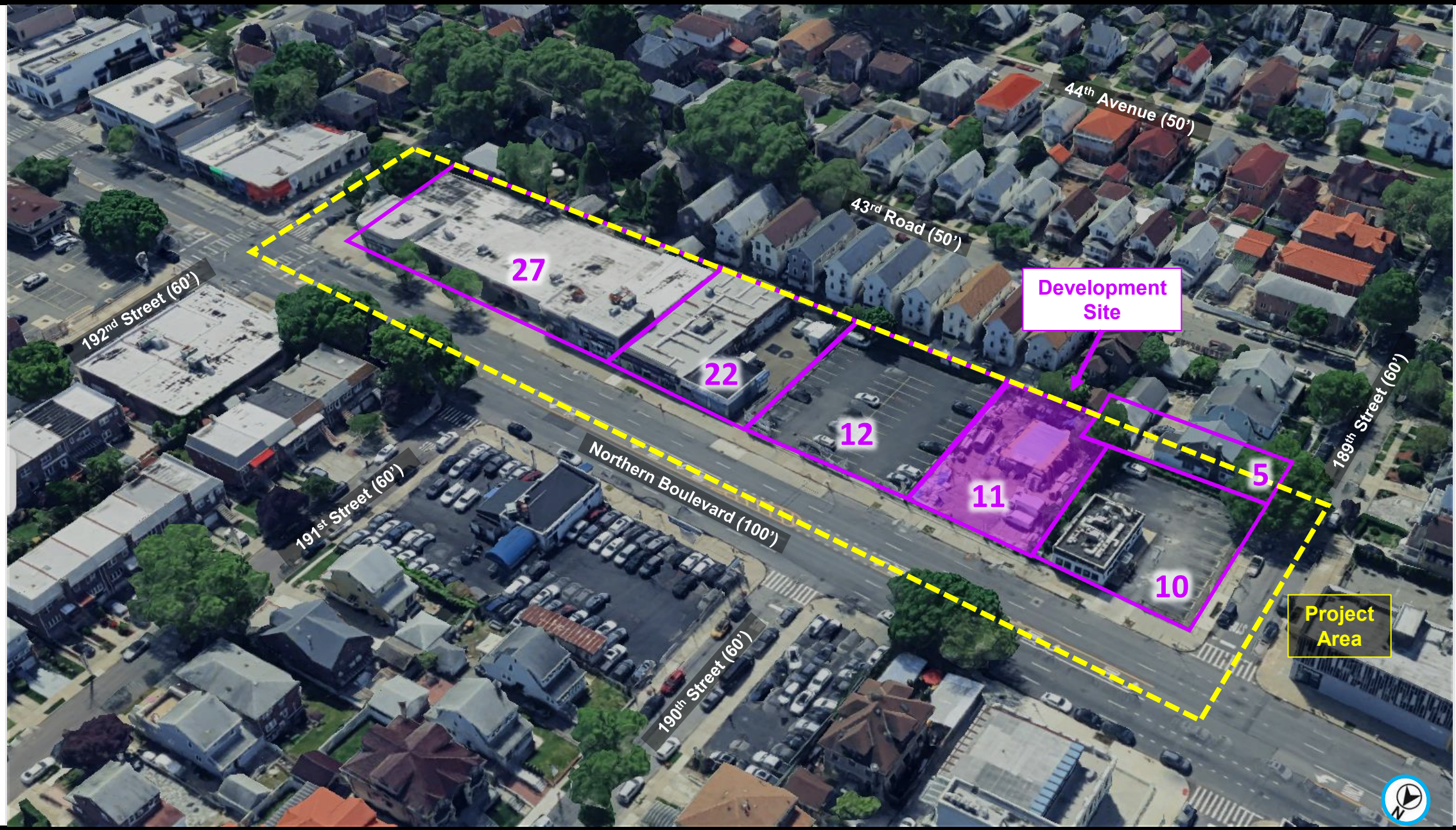
Surrounding Area: Context



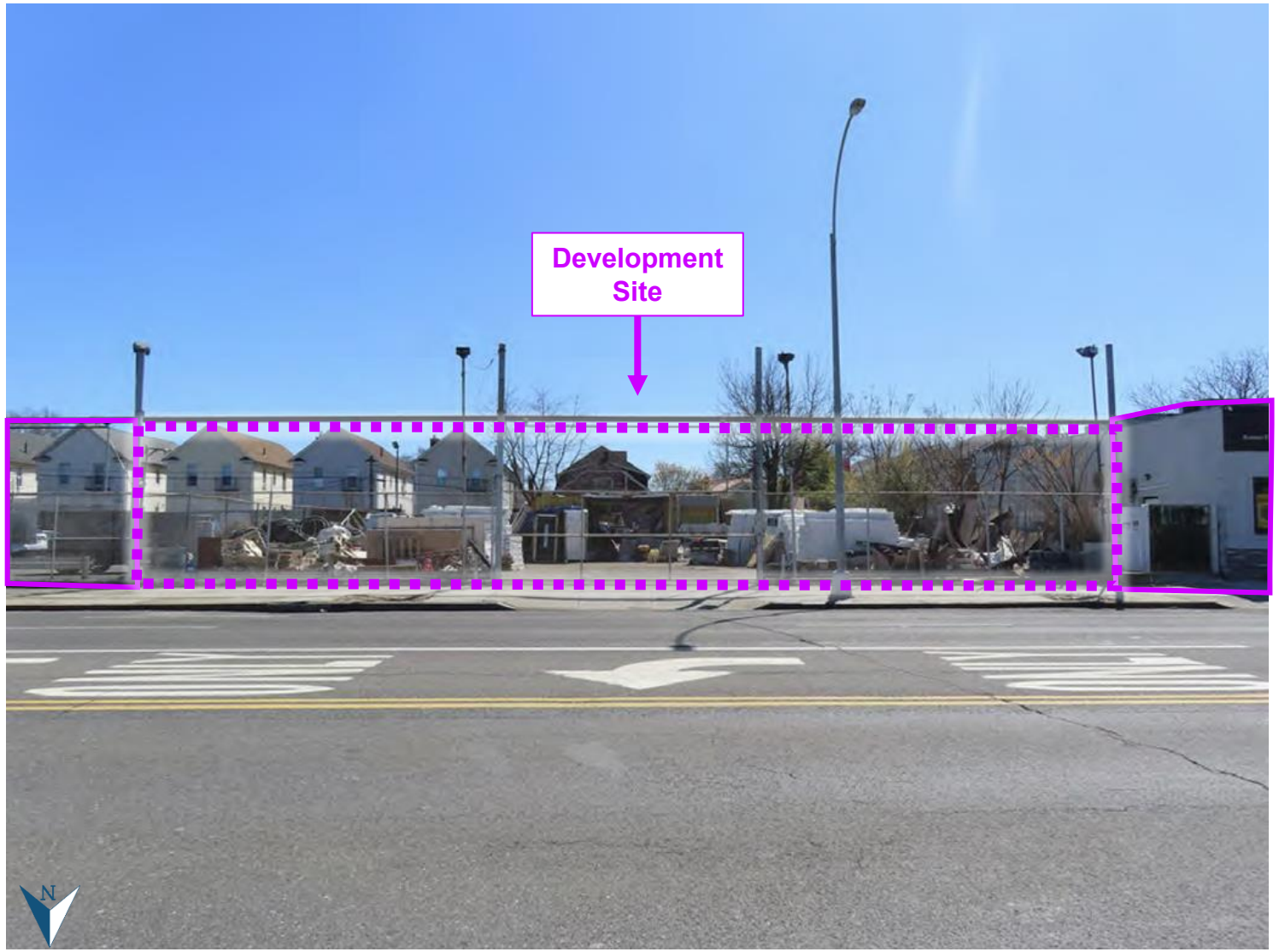
Surrounding Area: Land Use and Zoning



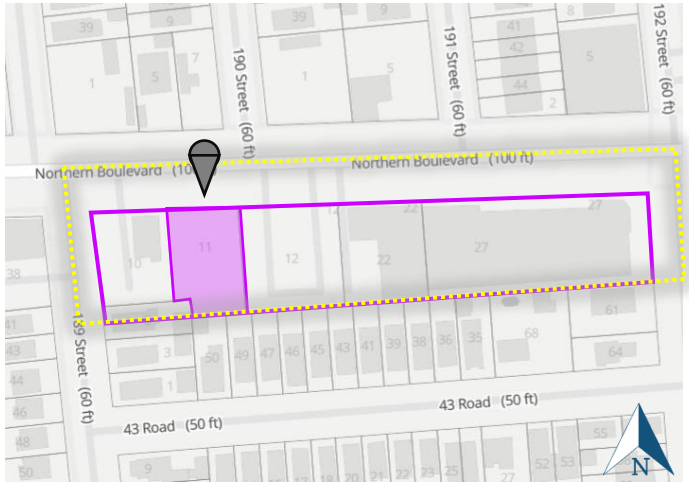
Project Area: Existing Conditions



Existing Conditions (Site Photos)



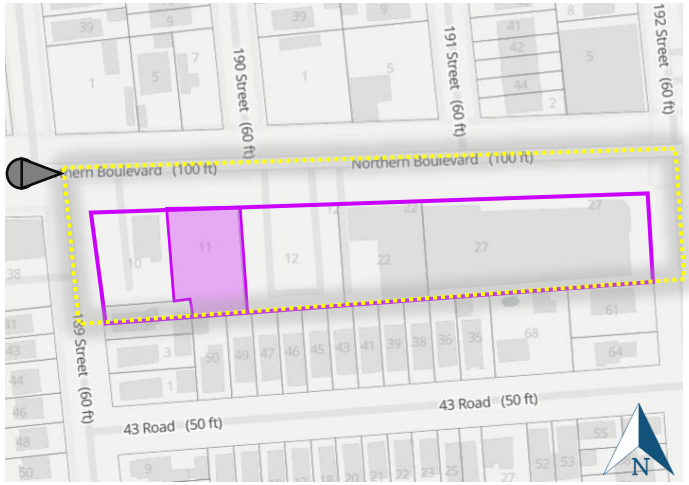
View of Development Site facing south from Northern Boulevard



Existing Conditions (Site Photos)



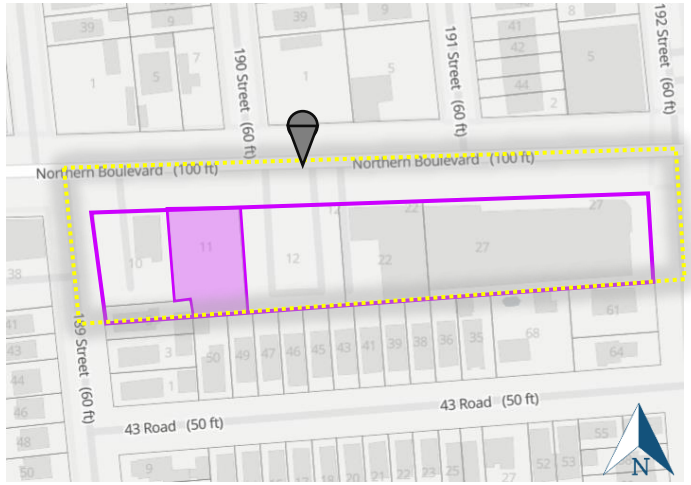
View of Northern Boulevard facing east, Development Site at right



Existing Conditions (Site Photos)



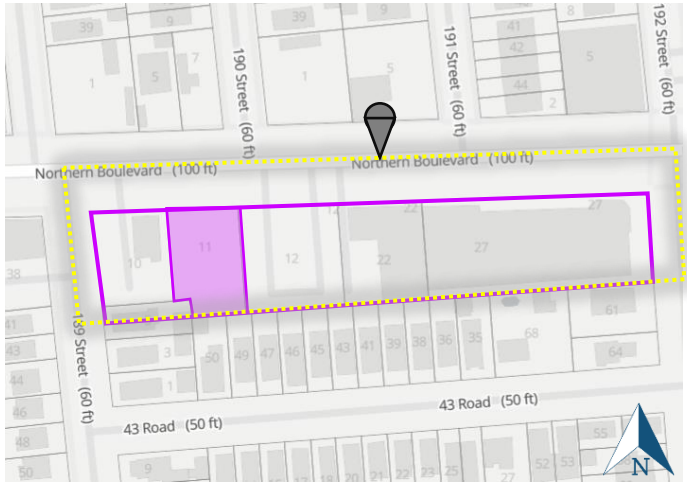
View of Project Area facing south from Northern Boulevard



Existing Conditions (Site Photos)



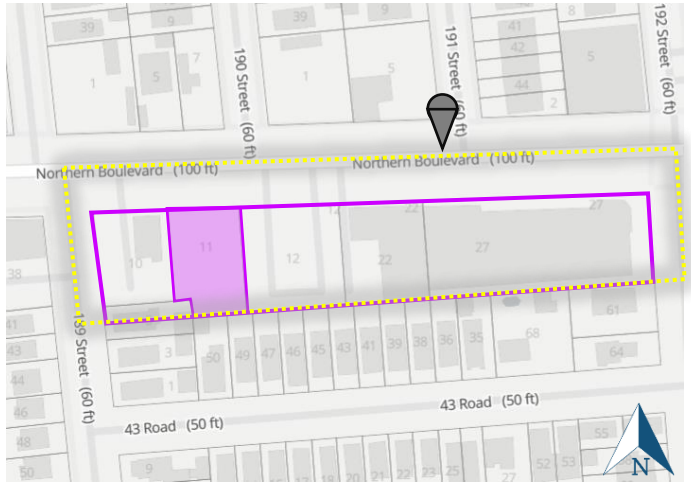
View of Project Area facing south from Northern Boulevard



Existing Conditions (Site Photos)



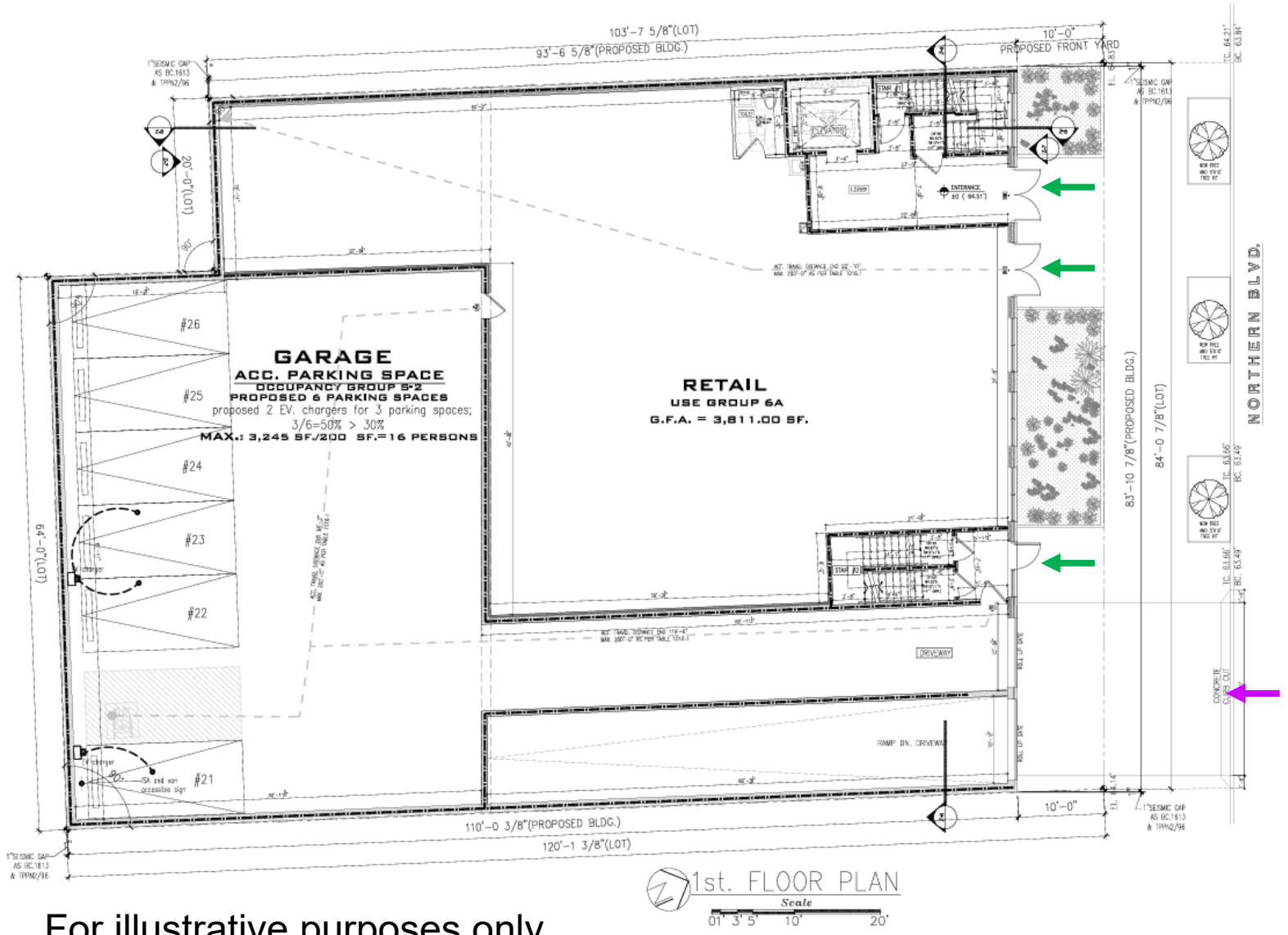
View of Project Area facing south from Northern Boulevard



Proposed Development

Project details

- Three-story, 14,863 SF (1.51 FAR) commercial and community facility building.
- Ground-floor retail, second-floor offices, third-floor community facility
- 26 parking spaces within the cellar and ground floor



Pedestrian Entrance

Parking Access

For illustrative purposes only

Proposed Development

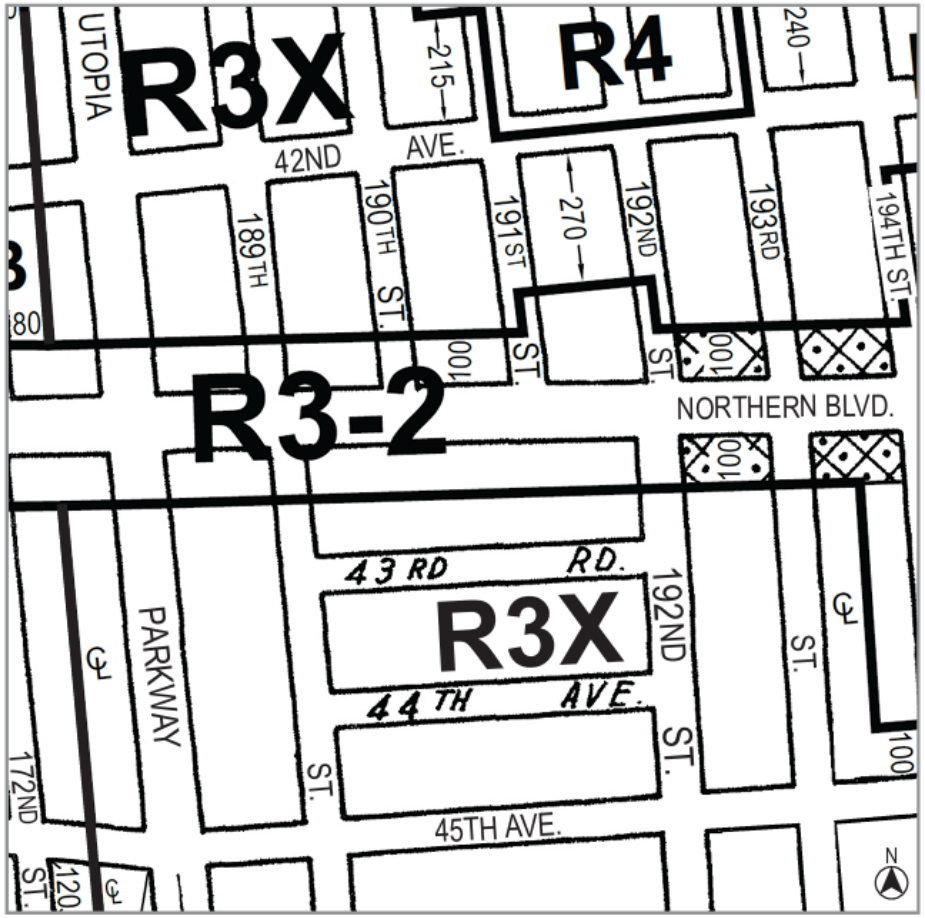
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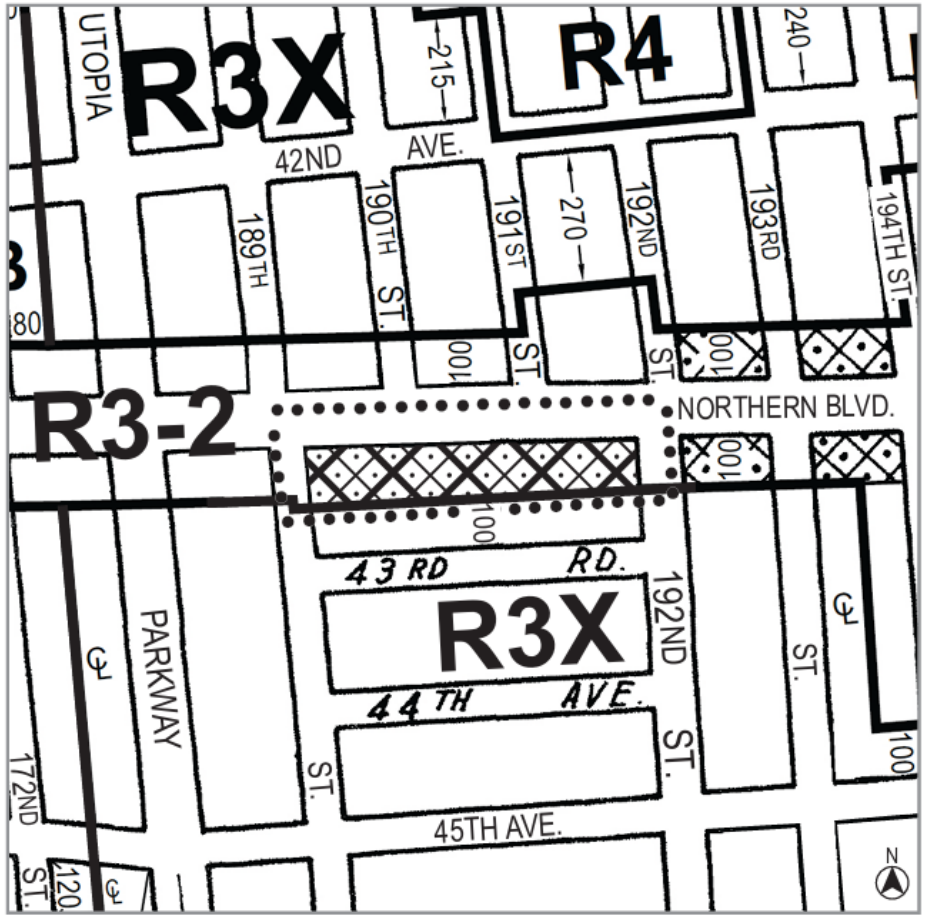


Actions Requested: Zoning Map Amendment

Zoning Change Map



Current Zoning Map (10d)



Proposed Zoning Map (10d) - Area being rezoned is outlined with dotted lines

Rezoning from R3-2 to R3-2/C2-4
Rezoning from R3X to R3-2/C2-4

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Actions Requested: Zoning Map Amendment

	R3X (existing)	R3-2 (existing)	R3-2/C2-4 (proposed)
Max Base Height:	25', 35'*	25', 35'*	25’, 45’** (residential) 30', 2 stories (commercial)
Max Building Height:	35'	35'	35’, 55’** (residential) 1:1, 1.4:1*** sky exposure plane (commercial)
Max Residential FAR:	0.75, 1.0*	0.75, 1.0*	0.75, 2.0*
Max Community Facility FAR:	1.0	1.0	1.6
Max Commercial FAR:	0	0	1.6
Required Parking:	50%	35%	35% (res.) or by use (commercial)

*if a qualifying residential site
**if a qualifying residential site within the Greater Transit Zone
***if required front open area is provided

Conclusion

Actions Requested:

- Zoning Map Amendment (ZM)
  - From R3X to R3-2/C2-4
  - From R3-2 to R3-2/C2-4

- To establish a C2-4 Commercial overlay over the existing R3-2 district.

- To facilitate the development of a three-story commercial and community facility building.

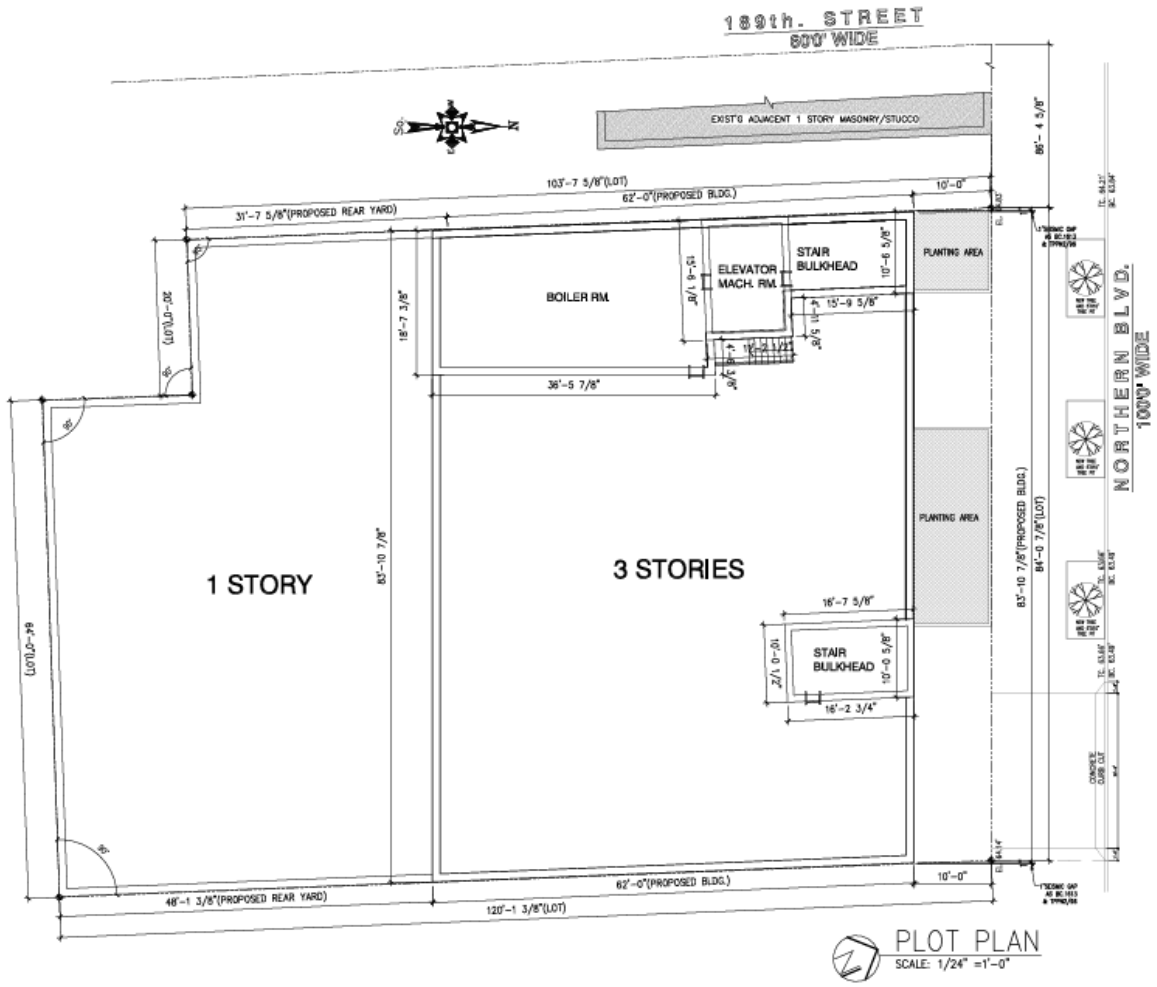
- To fix split lot conditions between R3X and R3-2 along the back of Lots 11, 12, 22, and 27.

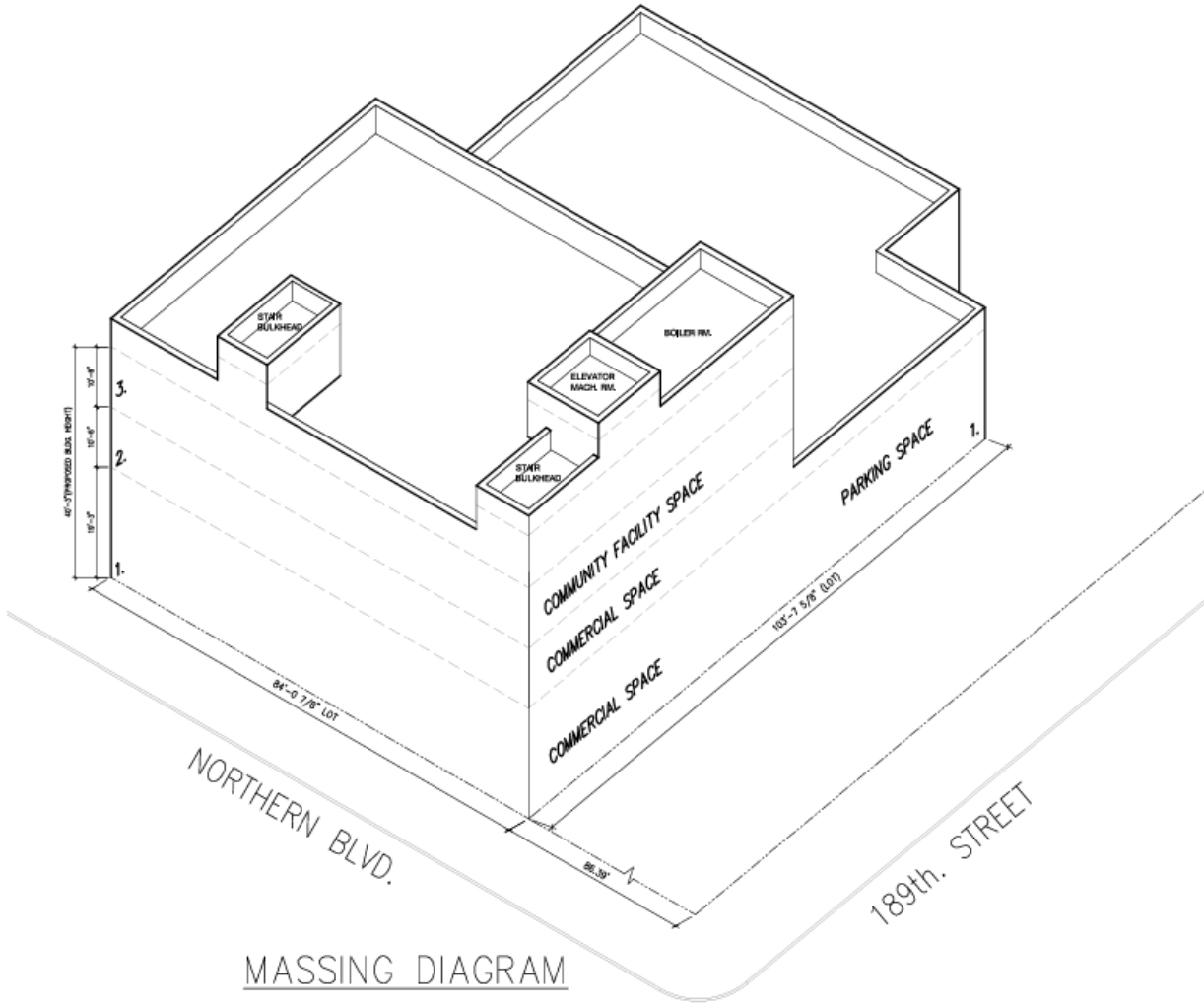
- To allow existing legal, non-conforming uses to continue as-of-right.



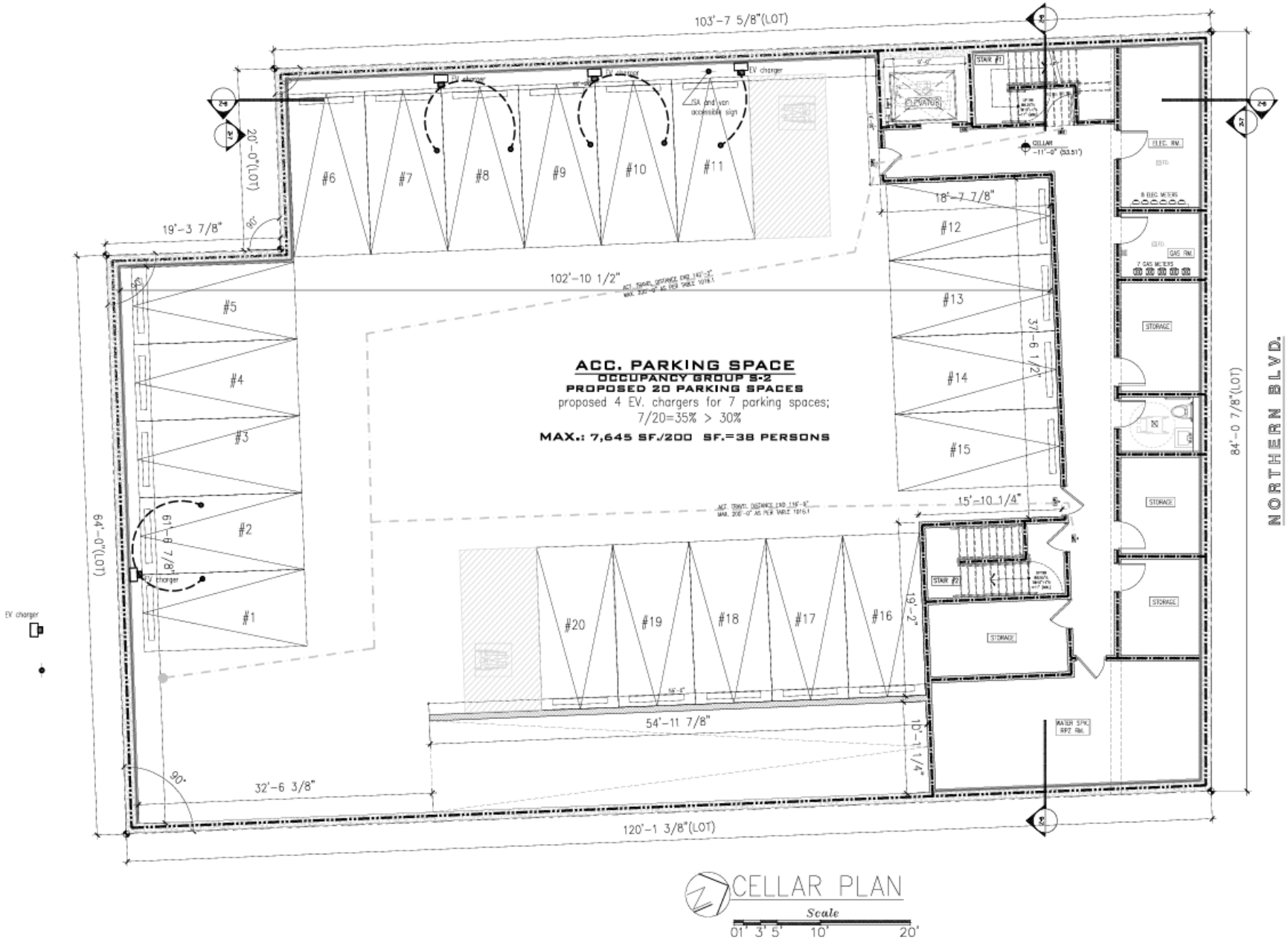
Appendix

Illustrative Plans

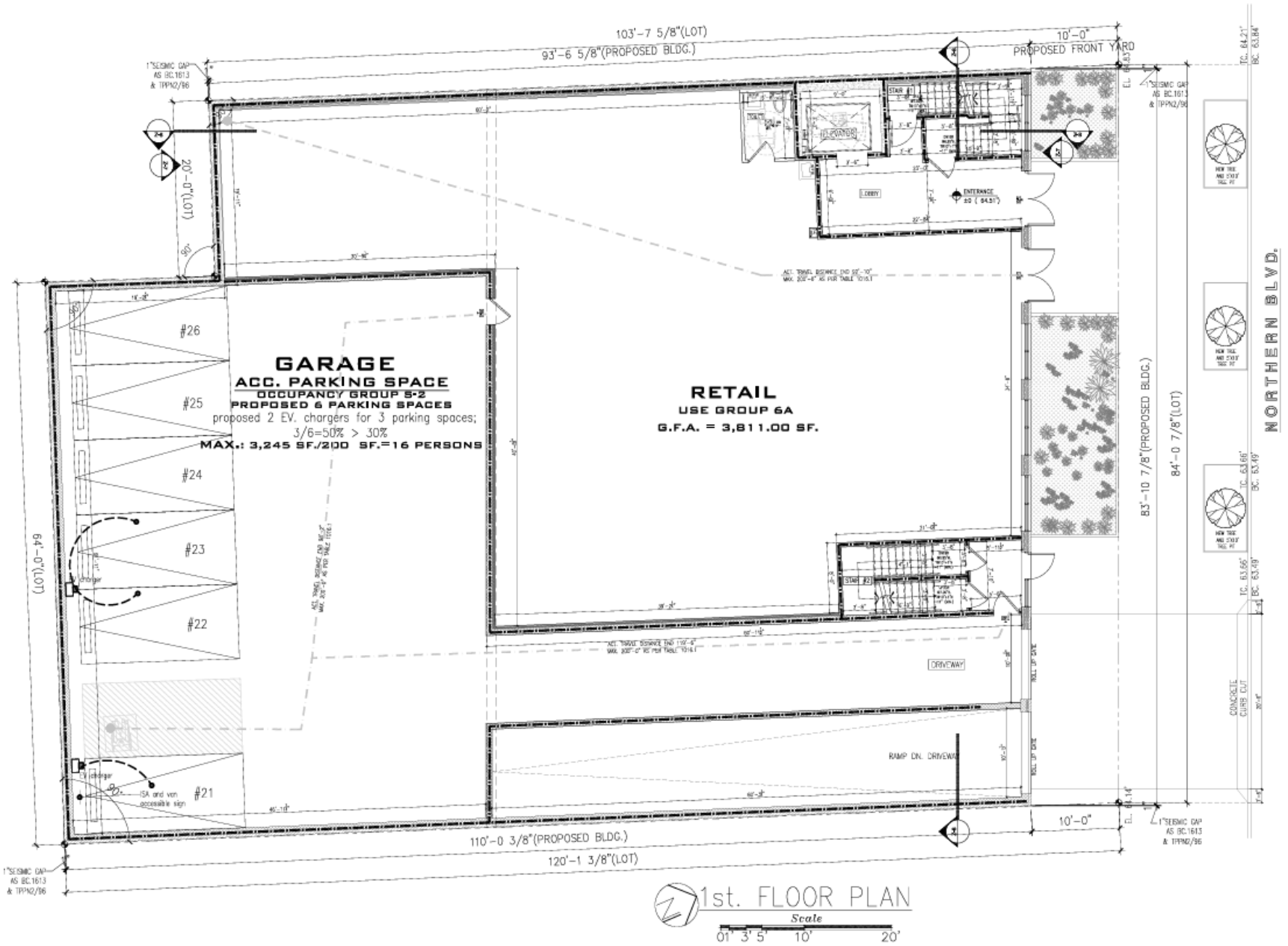




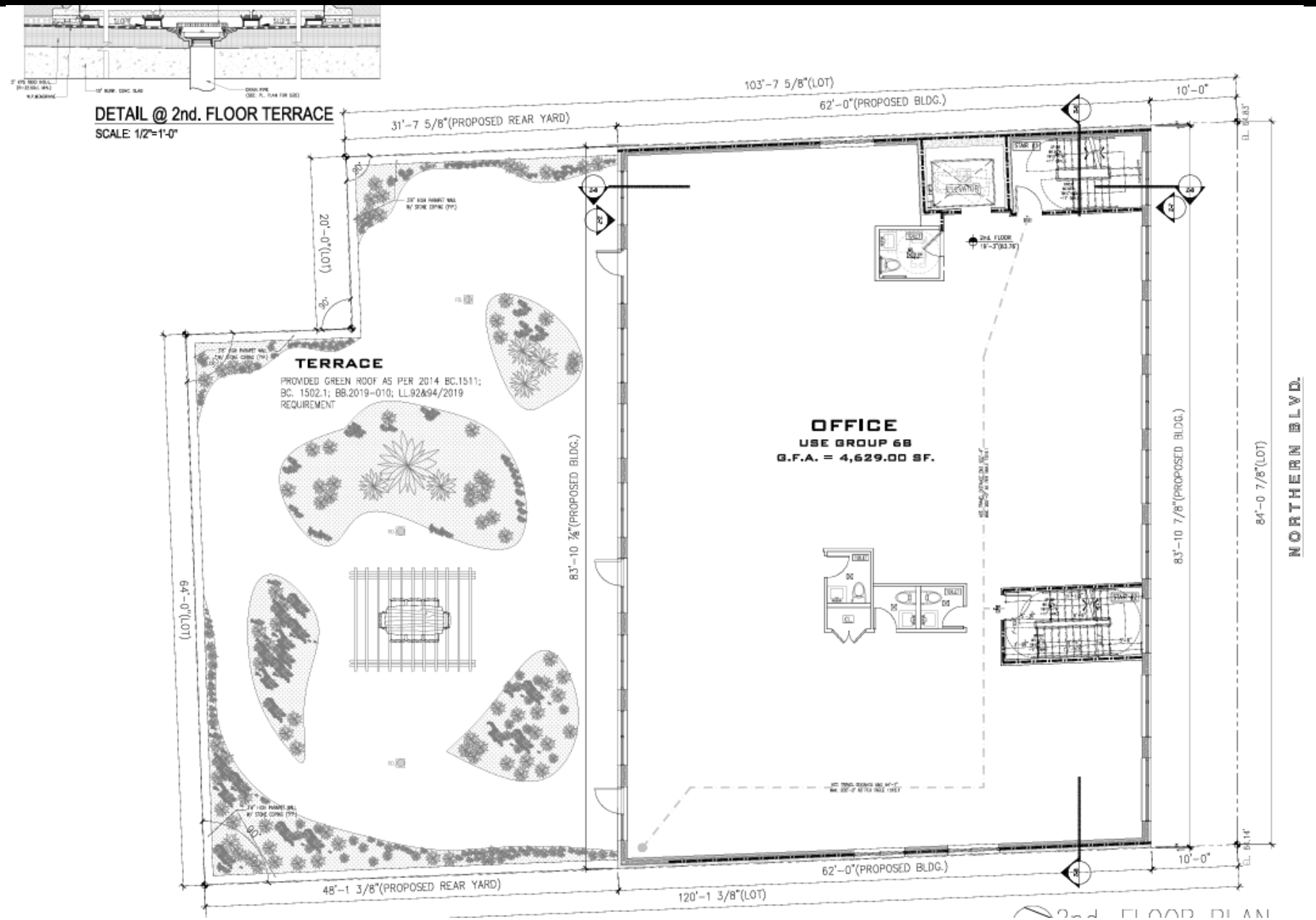
Illustrative Plans: Cellar



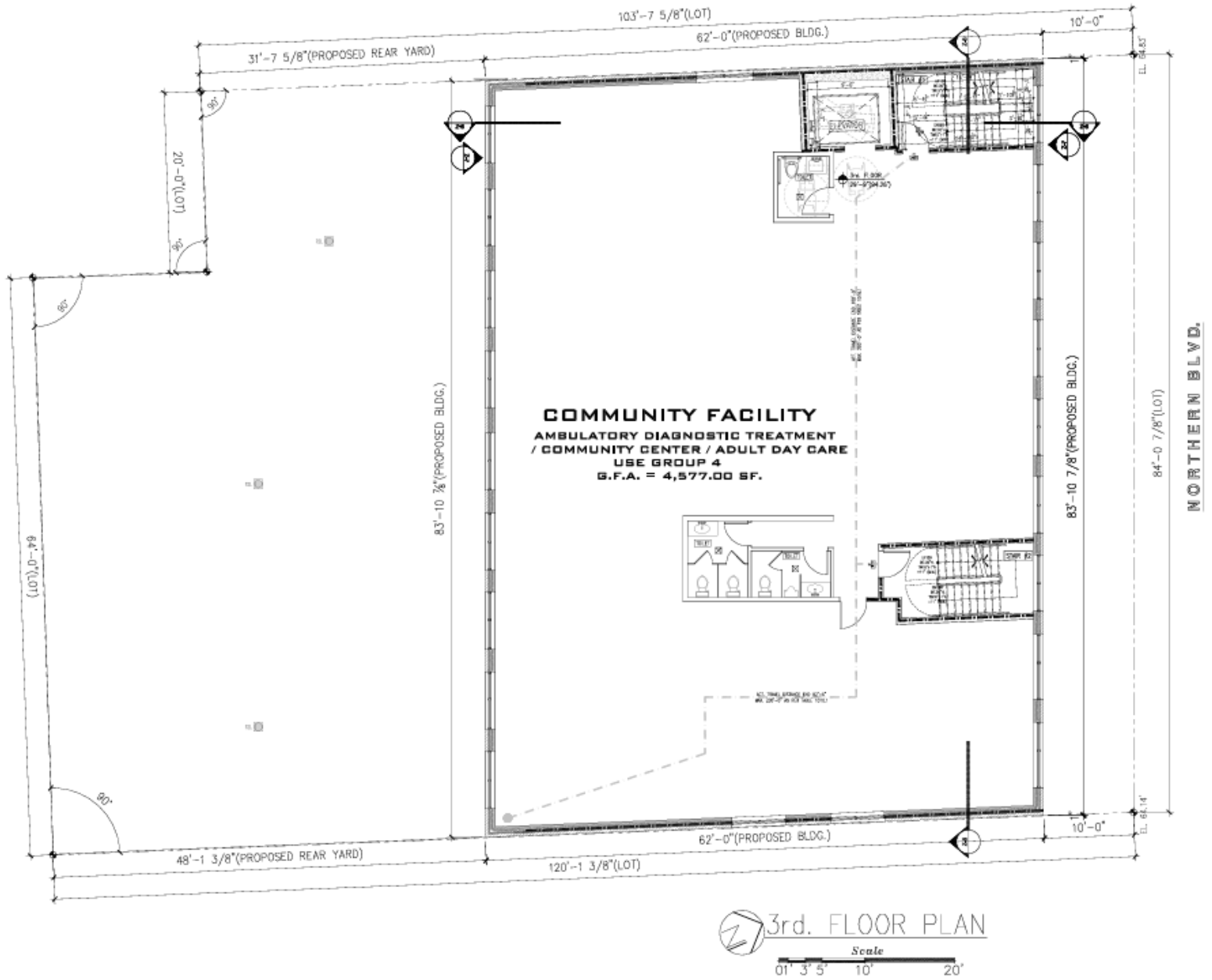
Illustrative Plans: First Floor



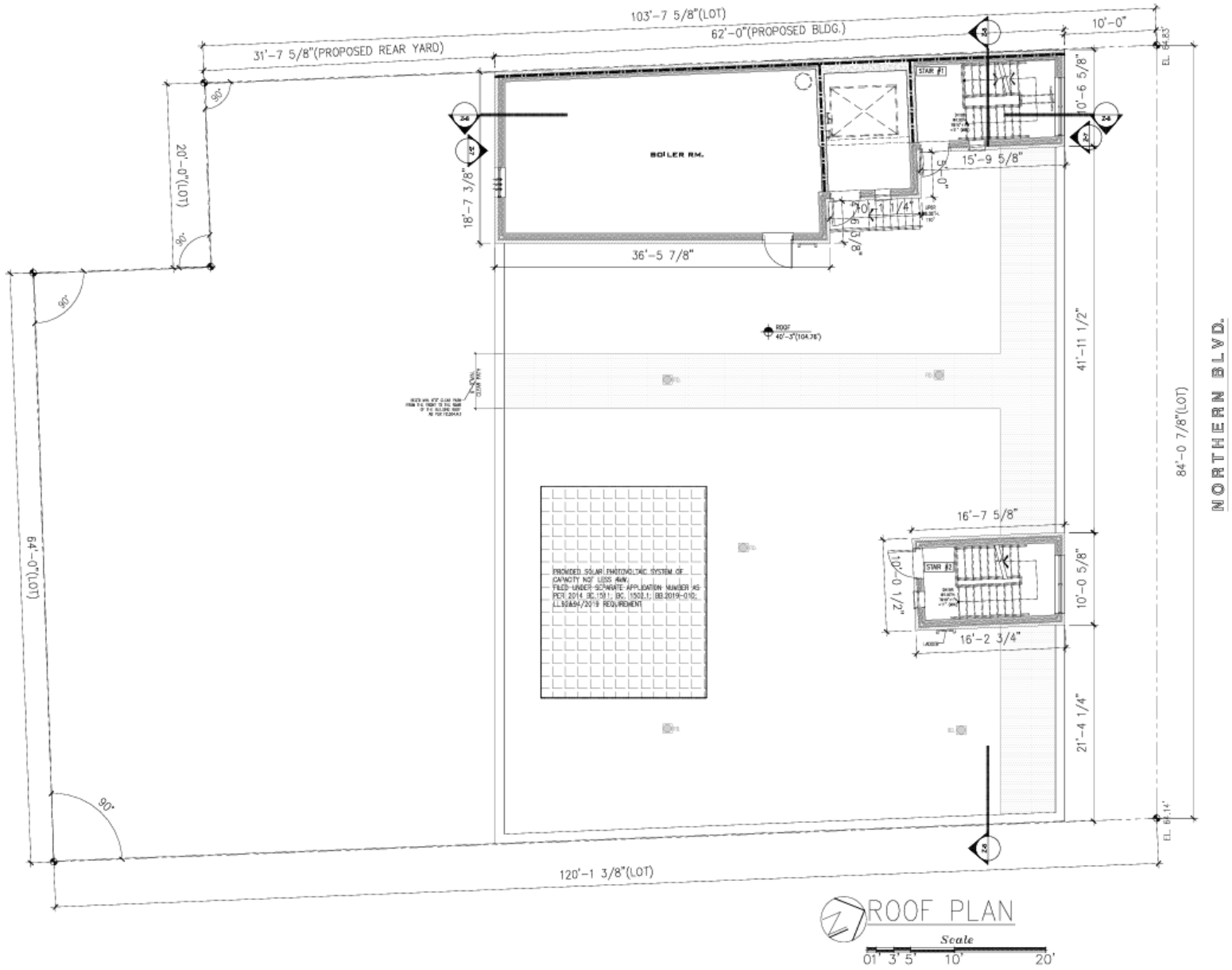
Illustrative Plans: Second Floor



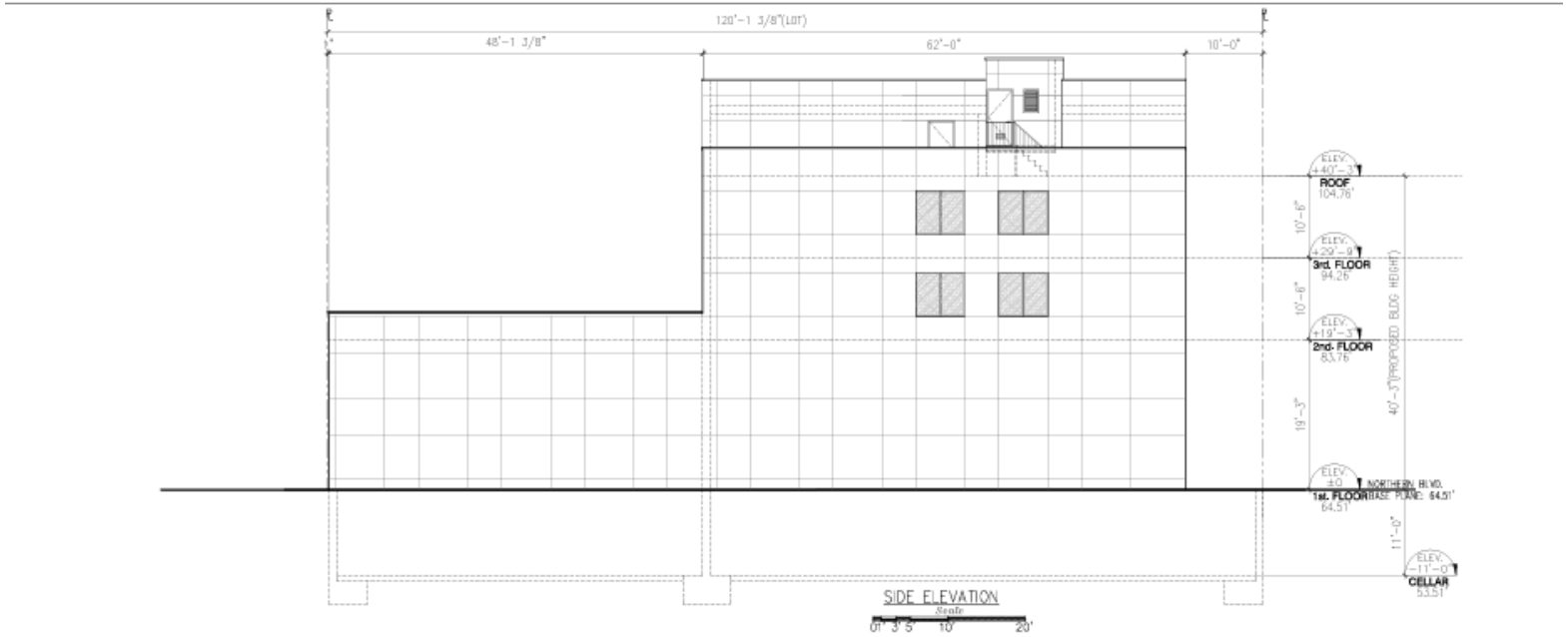
Illustrative Plans: Third Floor

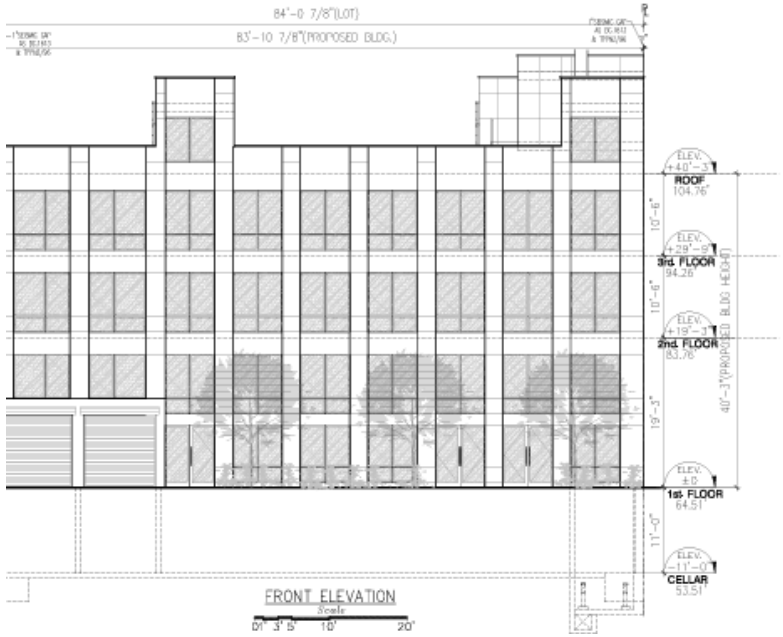


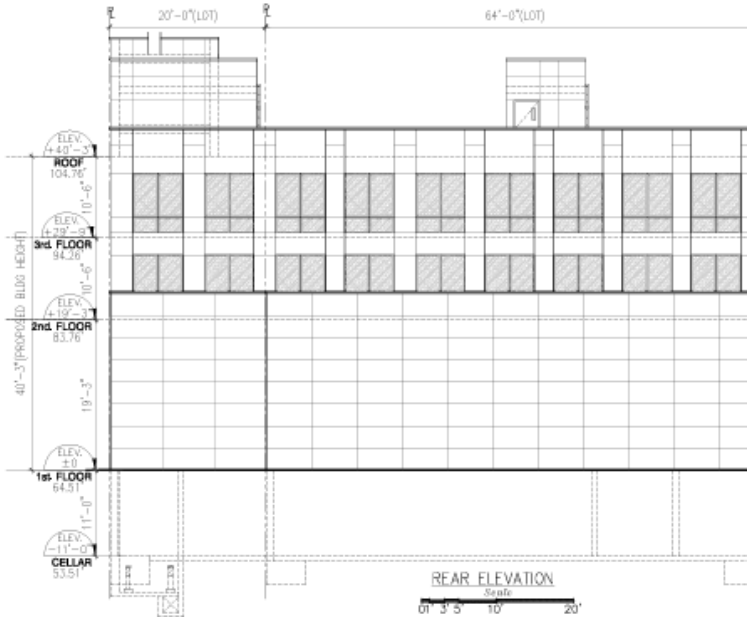
Illustrative Plans: Roof



Illustrative Plans: Elevations







Illustrative Plans: Cross Sections

