50-02 QUEENS BOULEVARD
WOODSIDE, NY

DATE: 01-26-24
JOB#: 20-03

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## PARKING:

RESIDENTIAL =

253 UNITS x 25% = 63 AFFORDABLE APTS.
(NO PARKING REQUIRED IN TRANSIT ZONE)
= 190 MARKET RATE (50% = 95 SPACES REQUIRED)

R7X 50% REQUIRED PARKING
R7A 50% REQUIRED PARKING
* HOWEVER:
QUALITY HOUSING REQUIRES MIN. 50% REQUIRED PARKING

COMMERCIAL =
= 1 SPACE / 1,000 SF
19,735 SF / 1,000 = 20 SPACES REQUIRED

COMMUNITY FACILITY (DAYCARE) =
= 1 SPACE / 1,000 SF
4,308 SF / 1,000 = 5 SPACES REQUIRED

TOTAL PARKING REQUIRED = 120
PARKING PROVIDED = ±129 (PARKING GARAGE)

ZR 36-62:

NO LOADING BERTHS REQUIRED FOR THE FIRST 25,000 SF
OF COMMERCIAL F.A.

## LOT COVERAGE:

ZR 23-442 (b)(3)(ii) PERMITTED OBSTRUCTION IN REAR YARD:
PARKING UP TO 1 STORY / 15 FEET

12-10 PER DEFINITION OF LOT COVERAGE PERMITTED
OBSTRUCTIONS NOT APPLIED TO LOT COVERAGE

| | PERMITTED | PROVIDED | |
|---|---|---|---|
| MAX. ALLOWED (CORNER LOT) = 100% = 10,000 SF | | 8,800 SF | |
| R7X ALLOWED LOT COVERAGE = 70% = 13,427 x .7 = 9,399 SF | | 7,175 SF | |
| R7A ALLOWED LOT COVERAGE = 65% = 33,403 x .65 = 21,712 SF | | 14,135 SF | |
| TOTAL = | 40,571 SF PERMITTED | 30,110 SF PROVIDED | (COMPLIES) |

## BUILDING HEIGHT:

ZR 23-664(b) (25% RES. FA AFFORDABLE) WITH QUALIFIED GROUND FLOOR

R7X MAX. BASE HT. 105'
MAX. BLDG HT. 145' (115' PROPOSED) COMPLIES
MAX. STORIES 14

R7A MAX. BASE HT. 75'
MAX. BLDG HT. 95' (95' PROPOSED) COMPLIES
MAX. STORIES 9

## SITE DATA:

ADDRESS: 50-02 QUEENS BOULEVARD, WOODSIDE, NY 11377
COMMUNITY DISTRICT: 2
BLOCK: 2283
LOTS: 1, 12, 22, 36
TOTAL SITE AREA: ±58,599 SF
ZONING MAP: 9b
EXISTING ZONE: M1-1
PROPOSED ZONES: WITH C2-4 OVERLAY
R7X = ±23,427
R7A = ±35,172

## FLOOR AREA CALCULATIONS:

MAX. ALLOWABLE FLOOR AREA IS THE SINGLE LARGEST ALLOWABLE F.A.R. IN EACH ZONE.

### RESIDENTIAL:

R7X (MAX FLOOR AREA) = 23,427 x 6.0 = 140,562 SF
MAX BASE FAR = 4.50
MAX BONUS FAR = 1.50
AFFORDABLE = 1.50/1.25 = 1.20 x 23,427 = 28,112 SF
MARKET RATE = 6.0-1.20 = 4.80 x 23,427 = 112,450 SF
140,562 SF

R7A (MAX FLOOR AREA) = 35,172 x 4.60 = 161,791 SF
MAX BASE FAR = 3.45
MAX BONUS FAR = 1.15
AFFORDABLE = 1.15/1.25 = 0.92 x 35,172 = 32,358 SF
MARKET RATE = 4.60-0.92 = 3.68 x 35,172 = 129,433 SF
161,791 SF

TOTAL MAX ALLOWABLE RESIDENTIAL F.A. = 302,353 SF
(140,562 + 161,791)
60,470 SF (AFFORDABLE)
241,883 SF (MARKET RATE)

ZR 77-22(a)
THE RESIDENTIAL FAR MAY EXCEED THE MAX PERMITTED FAR FOR THE PORTION OF THE ZONING LOT FRONTING AND WITHIN 100 FEET OF A WIDE STREET BY UP TO 20 PERCENT PROVIDED THAT THE MAX RESIDENTIAL FAR FOR THE ZONING LOT DOES NOT EXCEED THE ADJUSTED MAX RESIDENTIAL FAR

R7X =140,562 SF x 1.2 = 168,674 SF > 164,931 SF : OK
R7A = 161,791 SF - 28,112 SF =133,679 > 112,372 SF : OK
TOTAL: 302,353 SF > 277,303 SF COMPLIES

### COMMUNITY FACILITY AND COMMERCIAL:

R7X W/ C2-4 OVERLAY:
(MAX FLOOR AREA) = 23,427 x 5.0 = 117,135 SF PERMITTED
COMMERCIAL = 19,735 SF PROVIDED
COMPLIES

R7A W/ C2-4 OVERLAY:
(MAX FLOOR AREA) = 35,172 x 4.0 = 140,688 SF PERMITTED
COMMUNITY FACILITY = 4,308 SF PROVIDED
COMPLIES

## DWELLING UNITS:

MAX. ALLOWED DENSITY D.U. = 257,857 SF / 680 SF = 379 D.U.
PROVIDED: 257 UNITS (COMPLIES)



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## FLOOR AREA SUMMARY:

| FLOOR | HEIGHT | R7X RESIDENTIAL GROSS SF | R7A RESIDENTIAL GROSS SF | TOTAL RESIDENTIAL GROSS SF | R7X PARKING | R7A PARKING | TOTAL PARKING | COMMERCIAL GROSS SF (R7X) | COMMUNITY FACILITY GROSS SF (R7A) | TOTAL GROSS SF | R7X ZONING DEDUCTIONS | R7A ZONING DEDUCTIONS | TOTAL ZONING DEDUCTIONS | RESIDENTIAL ZONING SF | TOTAL ZONING SF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | -10.0 | 2,791 | 6,898 | 9689 | 20,200 | 17,903 | 38103 | 436 | 0 | 48,228 | 23427 | 24801 | 48228 | 0 | 0 |
| 1 | 0.0 | 716 | 2,590 | 3306 | 2,976 | 17,903 | 20879 | 19,735 | 4,308 | 48,228 | 2,976 | 17,903 | 20879 | 3,306 | 27,349 |
| 2 | 15.0 | 15,975 | 14,135 | 30110 | 0 | 0 | 0 | 0 | 0 | 30,110 | 6,068 | 435 | 6503 | 23,607 | 23,607 |
| 3 | 25.0 | 15,975 | 14,135 | 30110 | 0 | 0 | 0 | 0 | 0 | 30,110 | 625 | 435 | 1060 | 29,050 | 29,050 |
| 4 | 35.0 | 15,975 | 14,135 | 30110 | 0 | 0 | 0 | 0 | 0 | 30,110 | 625 | 435 | 1060 | 29,050 | 29,050 |
| 5 | 45.0 | 15,975 | 14,135 | 30110 | 0 | 0 | 0 | 0 | 0 | 30,110 | 625 | 435 | 1060 | 29,050 | 29,050 |
| 6 | 55.0 | 15,975 | 14,135 | 30110 | 0 | 0 | 0 | 0 | 0 | 30,110 | 625 | 435 | 1060 | 29,050 | 29,050 |
| 7 | 65.0 | 15,975 | 14,135 | 30110 | 0 | 0 | 0 | 0 | 0 | 30,110 | 625 | 435 | 1060 | 29,050 | 29,050 |
| 8 | 75.0 | 15,975 | 12,072 | 28047 | 0 | 0 | 0 | 0 | 0 | 28,047 | 625 | 435 | 1060 | 26,987 | 26,987 |
| 9 | 85.0 | 15,975 | 12,072 | 28047 | 0 | 0 | 0 | 0 | 0 | 28,047 | 625 | 435 | 1060 | 26,987 | 26,987 |
| 10 | 95.0 | 15,975 | 0 | 15975 | 0 | 0 | 0 | 0 | 0 | 15,975 | 625 | 0 | 625 | 15,350 | 15,350 |
| 11 | 105.0 | 12,323 | 0 | 12323 | 0 | 0 | 0 | 0 | 0 | 12,323 | 550 | 0 | 550 | 11,773 | 11,773 |
| R | 115.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| TOTAL | | 159,605 | 118,442 | 278,047 | 23,176 | 35,806 | 58,982 | 20,171 | 4,308 | 361,508 | 38,021 | 46,184 | 84,205 | 253,260 | 277,303 |
| ZONING DEDUCTIONS: QUALITY HOUSING DEDUCTIONS PARKING DEDUCTION = ALL | | | | | | | | | | | | | | RESIDENTIAL UNIT = ± 253 UNITS (ASSUMING 1,000 GSF PER UNIT) | |

## CELLAR - AREA SUMMARY:

4,845 SF MECH / ELECTRIC
4,442 SF RES. STORAGE
402 SF ELEVATOR / STAIRS
17,903 SF PARKING GARAGE

27,592 SF TOTAL RESIDENTIAL GROSS

436 SF ELEVATOR/STAIRS
20,200 SF PARKING GARAGE

48,228 SF TOTAL GROSS IN CELLAR



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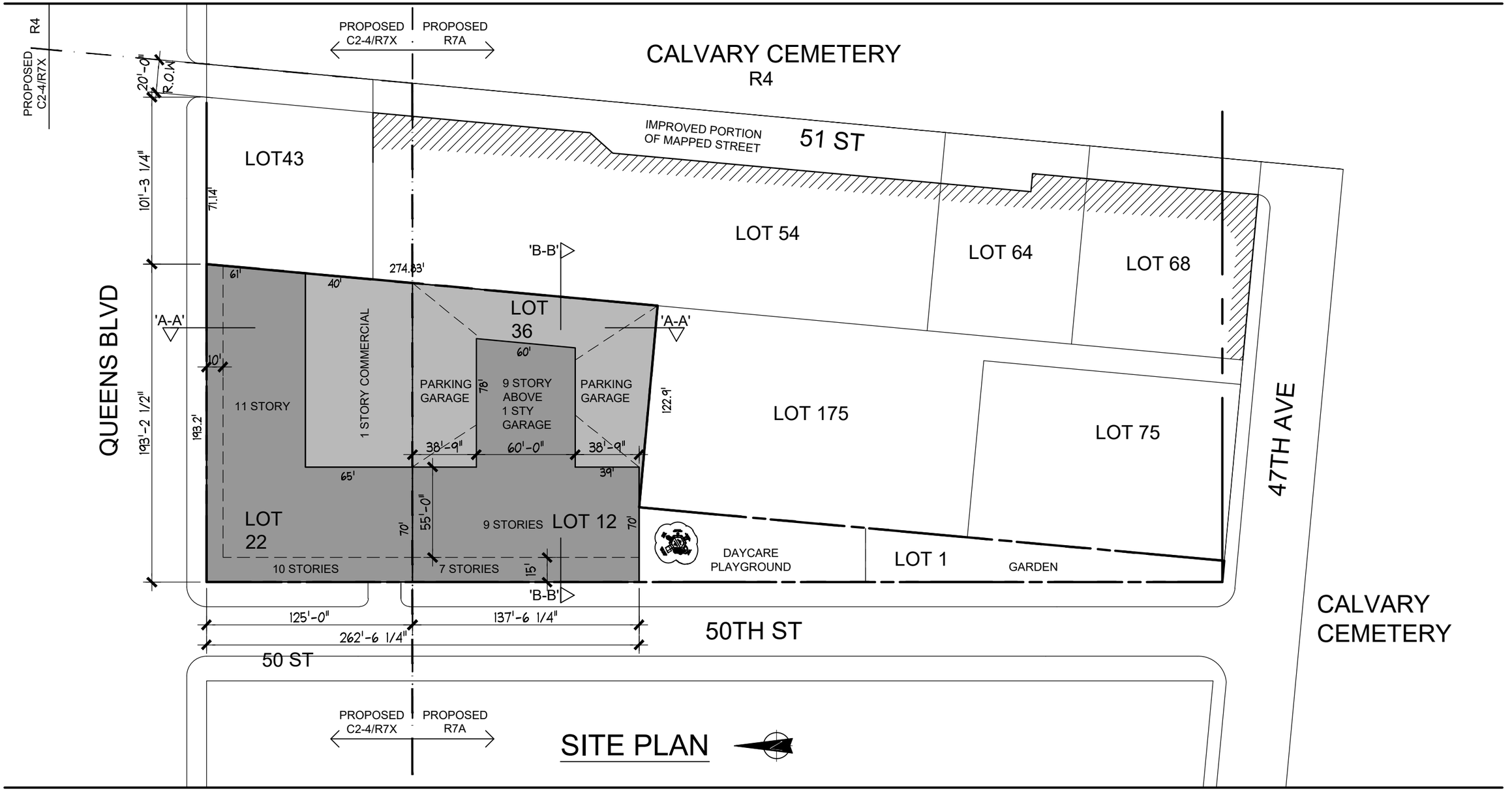
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WOODSIDE, NY




SITE PLAN

0 30' 60' 120'

SCALE: 1" = 60'-0"

A3

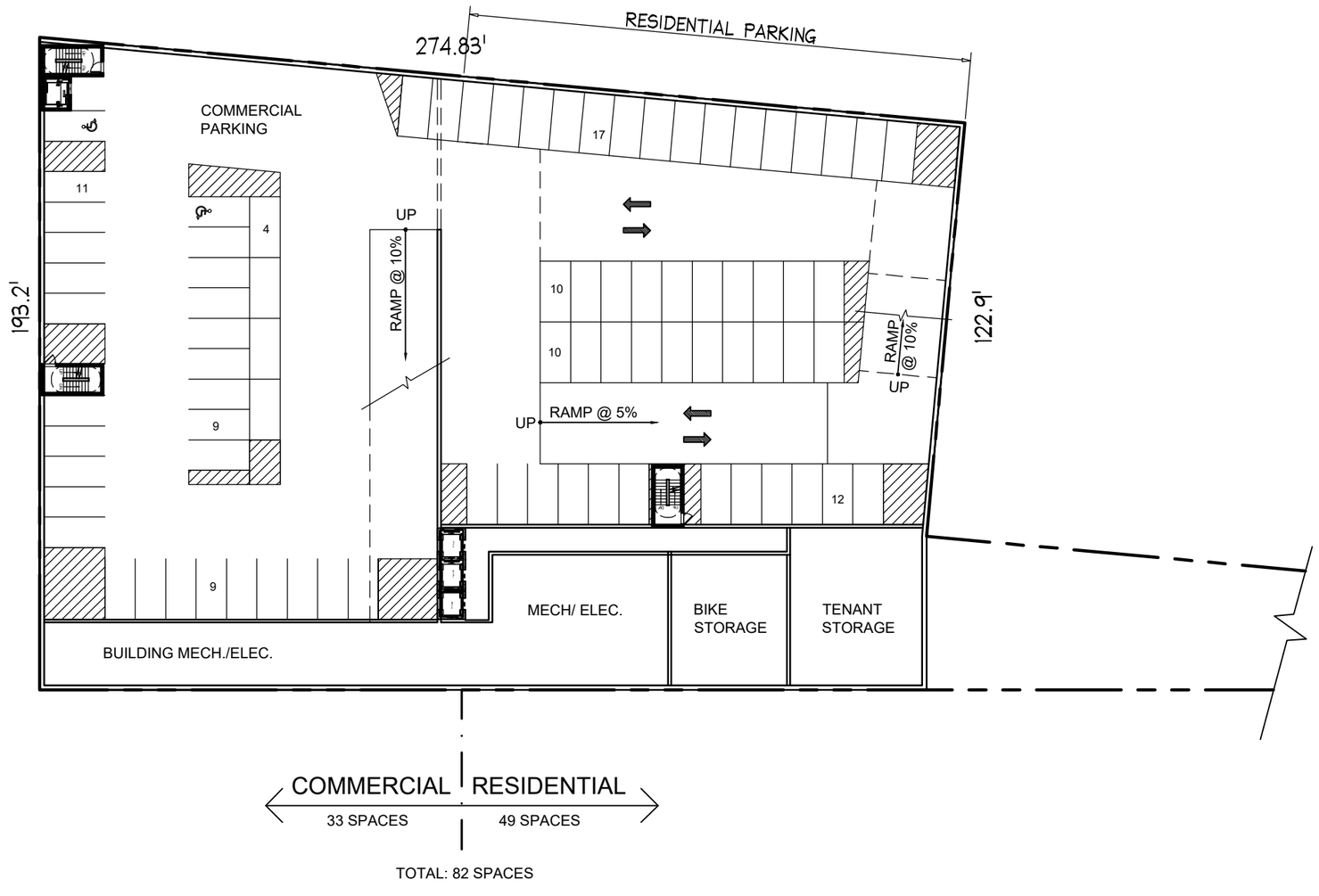
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# CELLAR

0 20' 40' 80'

SCALE: 1" = 40'-0"

A4

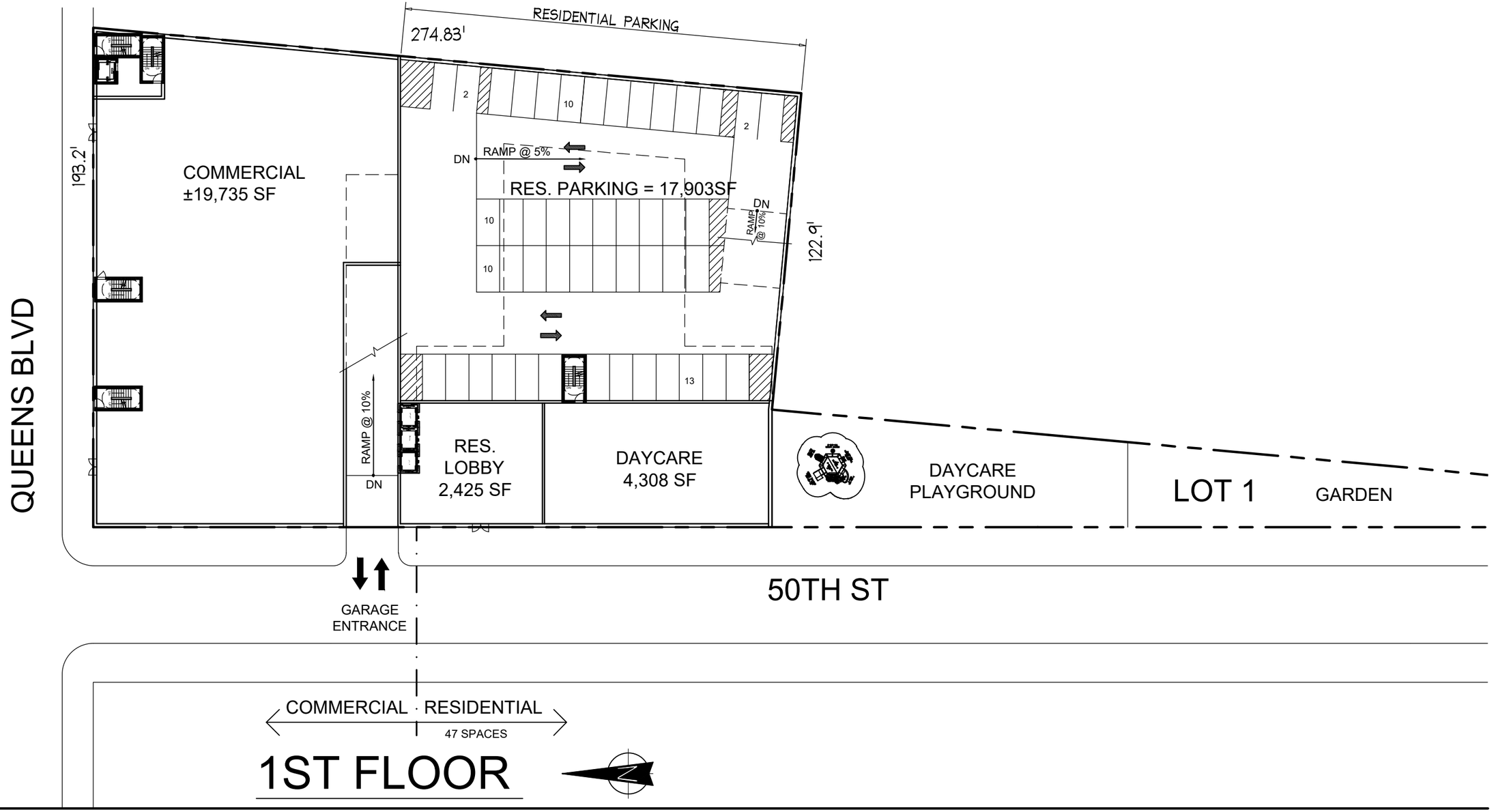
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# 1ST FLOOR

0 20' 40' 80'

SCALE: 1" = 40'-0"

A5

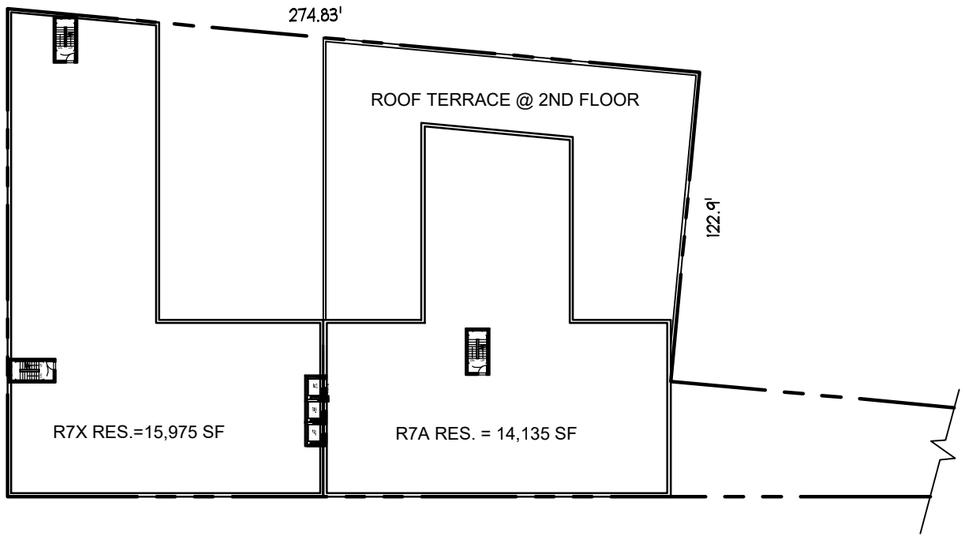
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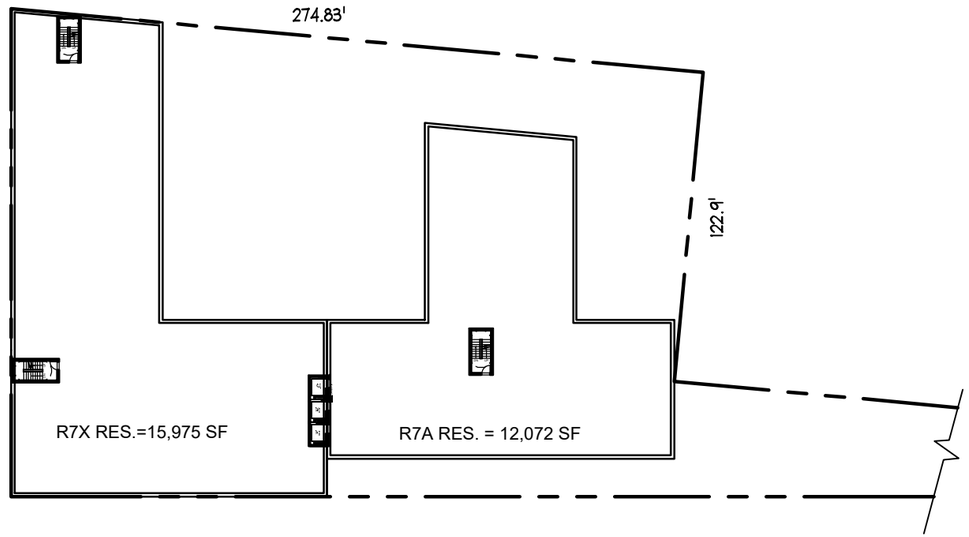
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## 2ND FLOOR-7TH FLOOR




## 8TH FLOOR-9TH FLOOR

0 30' 60' 120'

SCALE: 1" = 60'-0"



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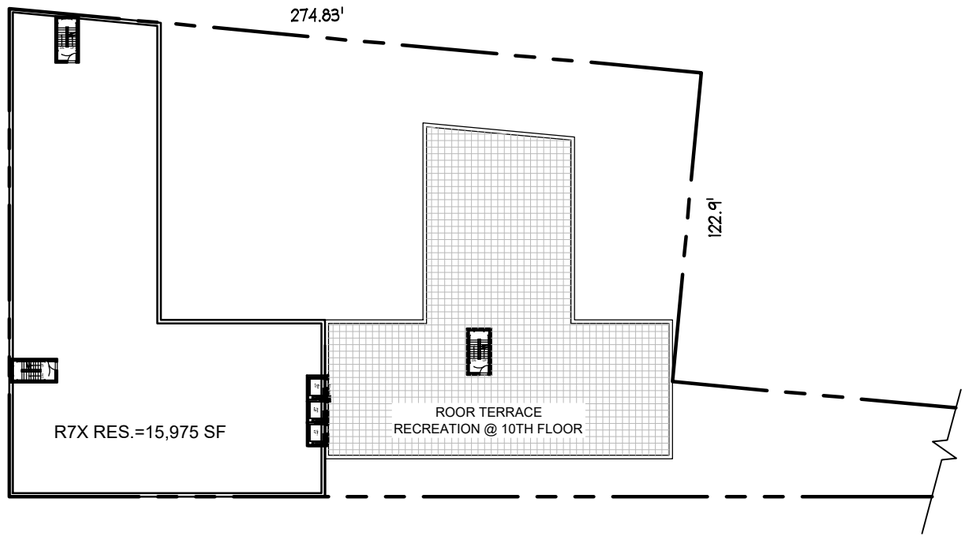
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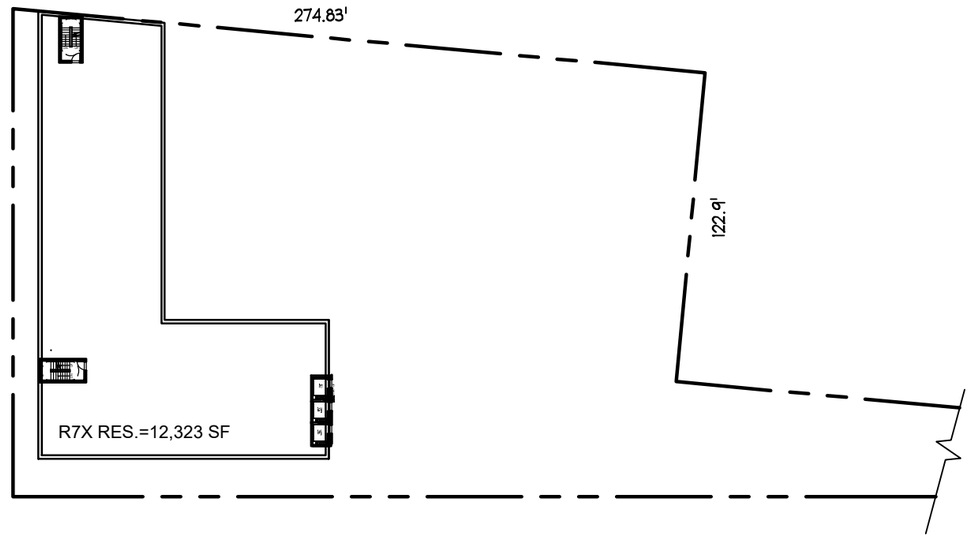
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10TH FLOOR




11TH FLOOR

0 30' 60' 120'

SCALE: 1" = 60'-0"

A7

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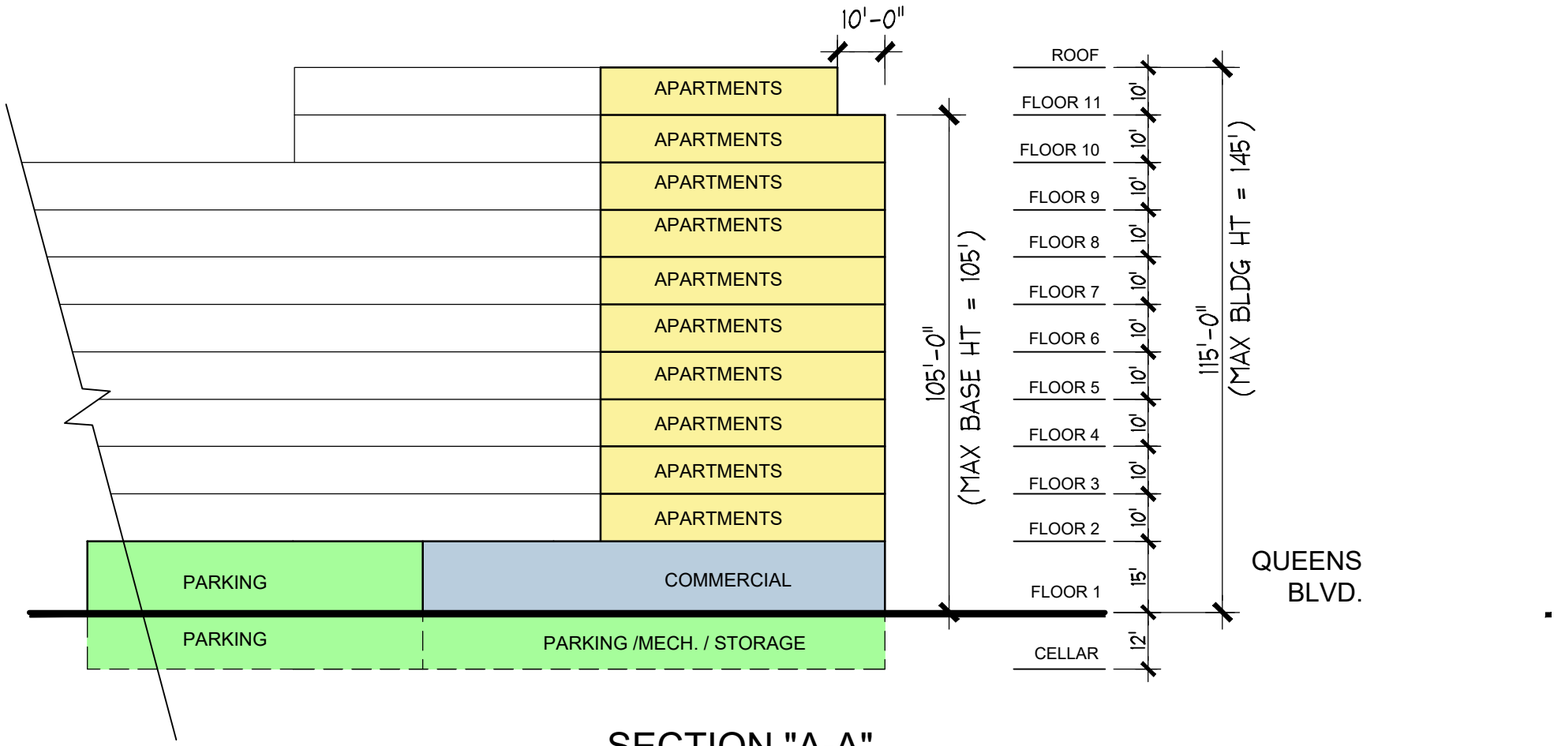
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SECTION "A-A"



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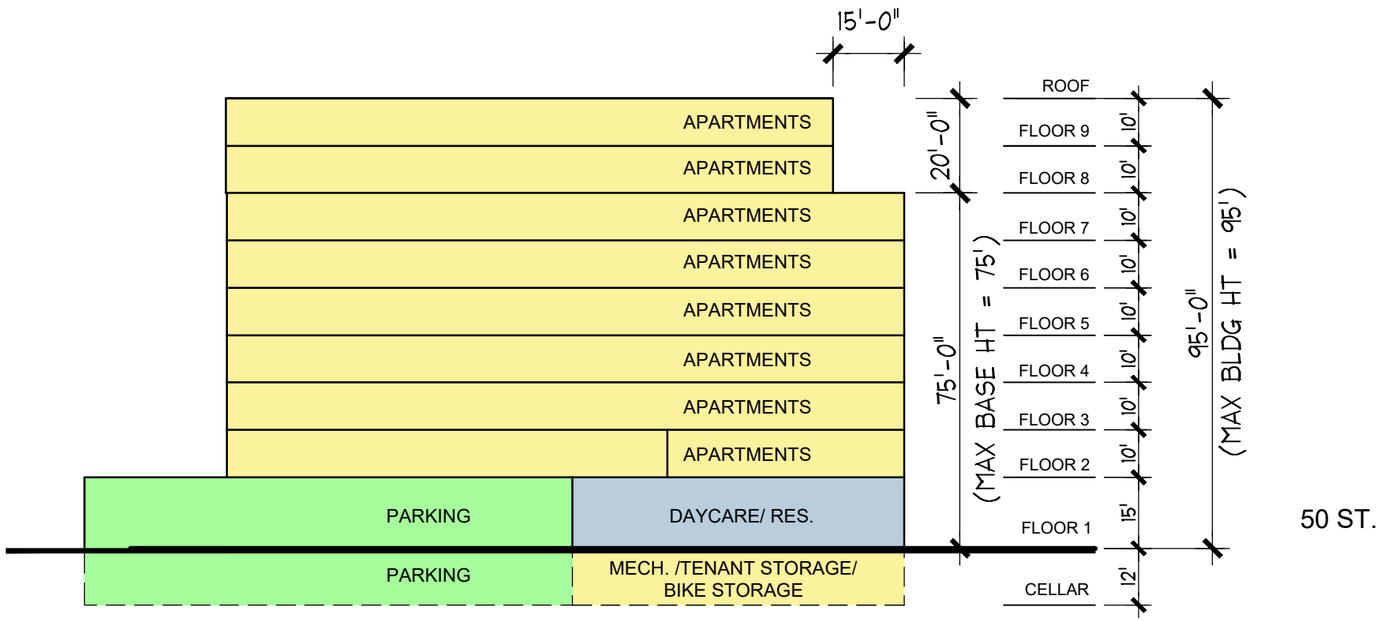
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## SECTION "B-B"



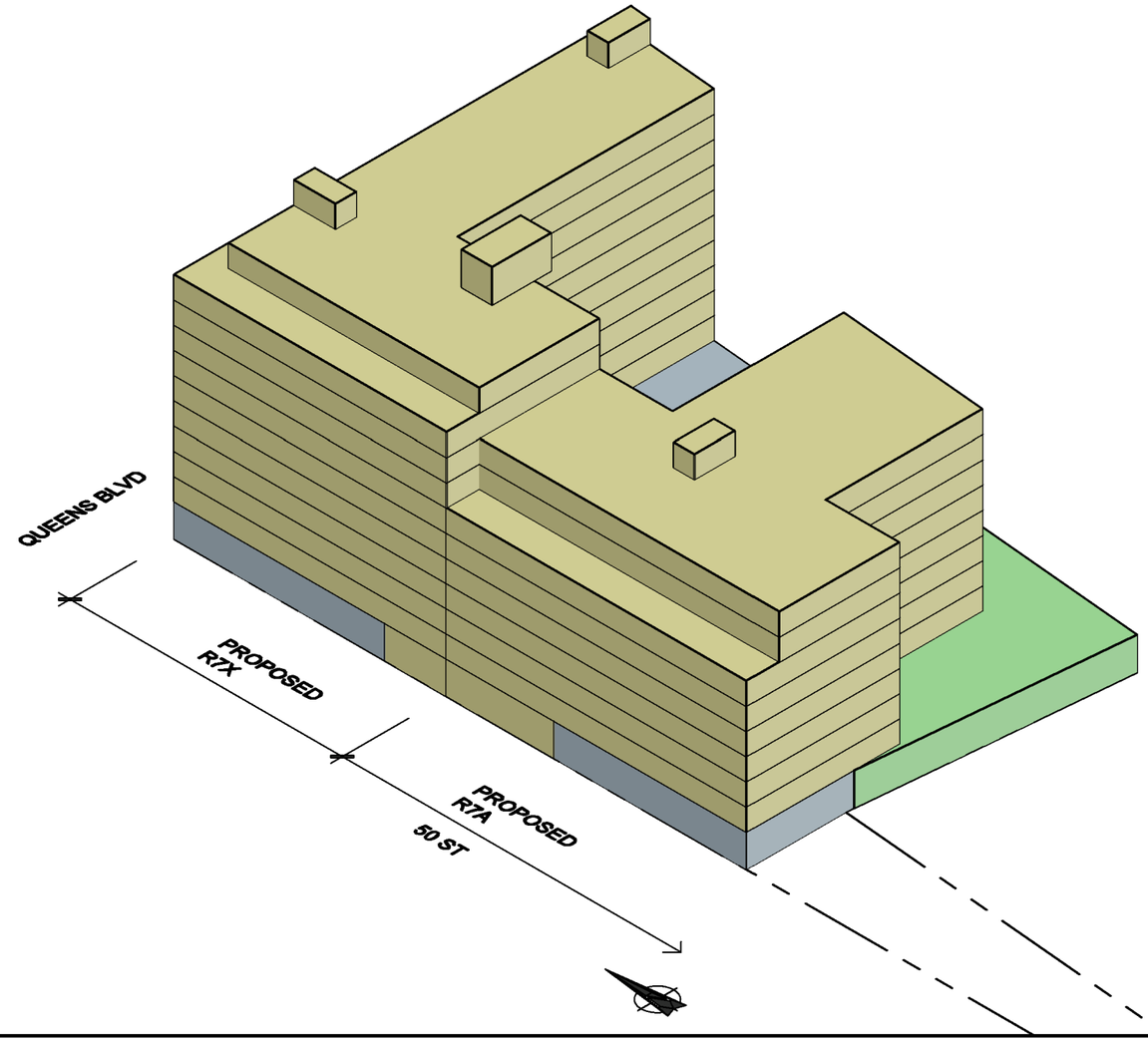
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0 30' 60' 120'

SCALE: 1" = 60'-0"

A10

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