189-10 NORTHERN BOULEVARD REZONING
FEBRUARY 23, 2026

1. INTRODUCTION

PRINCE ST 606 LLC (the "Applicant") seeks a zoning map amendment to rezone 189-02, 189-10, 189-14, 190-10, 191-20 Northern Boulevard and 43-17 189th Street, Block 5513, Lots 10, 11, 12, 22, 27 and p/o 5 (the "Proposed Project Area"), in the Auburndale neighborhood of Queens Community District 11, from (1) an R3X zoning district to an R3-2/C2-4 zoning district, and (2) an R3-2 zoning district to an R3-2/C2-4 zoning district. The proposed zoning map amendment will facilitate the development of a new three-story plus cellar mixed-use commercial and community facility building with a total floor area of approximately 14,863 square feet (1.51 FAR) (the "Proposed Development") to be constructed at 189-10 Northern Boulevard, Block 5513, Lot 11 (the "Proposed Development Site").

2. BACKGROUND

The Proposed Project Area is currently zoned R3-2, mapped in 1961, with a small portion of the Proposed Project Area zoned R3X pursuant to the Auburndale-Oakland Gardens-Hollis Hills Rezoning.

City Planning Commission
The Proposed Project Area was the subject of a prior zoning map amendment application (C 220218 ZMQ) which sought to change the existing (1) R3X zoning district to an R3-2/C2-3 zoning district, and (2) R3-2 zoning district to an R3-2/C2-3 zoning district. This application was approved by the City Planning Commission on May 10, 2023, and withdrawn on July 11, 2023.

The Auburndale-Oakland Gardens-Hollis Hills Rezoning (C 100409 ZMQ), effective October 27, 2010, rezoned all or portions of 418 blocks in the northeast Queens neighborhoods of Auburndale, Oakland Gardens and Hollis Hills in Community Districts, 7, 8 and 11. As part of the rezoning, a portion of the Proposed Project Area including Lot 5 and small portions of the rear of Lots 10, 11, 12 and 22 were rezoned from an R3-2 zoning district to the current R3X zoning district. The rezoning decreased the existing R3-2 zoning district at the Proposed Project Area to a depth of 100 feet from Northern Boulevard, creating the current split lot condition for these particular lots. The rezoning generally aimed to preserve neighborhood character from out-of-scale development, more closely reflect one- and two-family development patterns, provide a limited density increase on primary corridors and update commercial overlays.

Board of Standards and Appeals
In July 1971, the BSA granted a variance under BSA Cal. No. 252-71-BZ, to permit the construction of a building and operation of the sales and installation of automobile seat covers and convertible tops (UG 7), automobile repairs (UG 16B), and furniture sales (UG 6C) at Block 5513, Lot 22. The most recent BSA approval was granted in December 2011, for a term of 10 years, which expired in July 2021.

In March 1984, the BSA granted a special permit under BSA Cal. No. 982-83-BZ, to permit a conversion of an existing one-story Use Group 16 automobile sales and service establishment into Use Group 6 stores and offices at Block 5513, Lot 27. In connection with this grant, 50 accessory off-street parking spaces are to be provided on Block 5513, Lot 12. The use of Lot 12 is a parking lot for customers of the tenants occupying the commercial building on Lot 27. The most recent BSA approval was granted in August 2019, for a term of 10 years, to expire in March 2029.

3. DESCRIPTION OF THE SURROUNDING AREA

Zoning
The area within a 600-foot radius of the Proposed Project Area (the "Surrounding Area") is zoned R3-2, R3-2/C2-2, R3X, R2, R2A and R4.

R3-2 zoning districts are mapped along Northern Boulevard, including the Proposed Project Area. R3-2 districts are general residential districts that allow for a mix of housing types, including low-rise attached houses, small multi-family apartment houses and detached and semi-detached one- and two-family residences. The R3-2 zoning district is the lowest density zoning district in which multiple dwellings are permitted. Within an R3-2 zoning district, community facility uses are permitted up to 1.0 FAR. R3-2 zoning districts permit a maximum residential FAR of 0.75 for standard zoning lots or 1.0 for qualifying residential sites and a maximum height of 35 feet. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R3X zoning districts are mapped to the north and south of the Proposed Project Area. R3X zoning districts are contextual districts mapped in lower-density neighborhoods and permit one- and two-family detached houses. Within an R3X zoning district, community facility uses are permitted up to 1.0 FAR. R3X zoning districts permit a maximum residential FAR of 0.75 for standard zoning lots or 1.0 for qualifying residential sites and a maximum height of 35 feet. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R2 zoning districts are mapped along Northern Boulevard to the west of the Proposed Project Area. R2 zoning districts are residential districts limited exclusively to single-family detached houses. Within an R2 zoning district, community facility uses are permitted up to 1.0 FAR. R2 zoning districts permit a maximum residential FAR of 0.75 for standard zoning lots or 1.0 for qualifying residential sites and a maximum height of 35 feet. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R2A zoning districts are mapped to the southwest of the Proposed Project Area. R2A zoning districts are residential contextual districts intended to preserve low-rise neighborhoods characterized by single-family detached homes. Within an R2A zoning district, community facility uses are permitted up to 1.0 FAR. R2A zoning districts permit a maximum residential FAR of 0.75 for standard zoning lots or 1.0 for qualifying residential sites and a maximum height of 35 feet. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R4 zoning districts are mapped to the north of the Proposed Project Area. R4 zoning districts are residential districts that permit all types of housing. Within an R4 zoning district, community facility uses are permitted up to 1.0 FAR. R4 zoning districts permit a maximum residential FAR of 1.0 for standard zoning lots or 1.5 for qualifying residential sites and a maximum height of 35 feet or 45 feet for qualifying residential sites. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

C2-2 commercial overlay districts are generally mapped on both sides of Northern Boulevard to the east of the Proposed Project Area. C2-2 zoning districts are commercial overlay districts mapped within residential neighborhoods along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors, but a broader range of uses, such as funeral homes and repair services, are also permitted. When mapped in R1 – R3 districts, the maximum commercial FAR is 1.0 with 1.6 FAR permitted when mapped in an R3-2 district. Parking requirements depend on the specific use.

Land Uses and Prevailing Built Form

Land uses with the Surrounding Area consist primarily of residential, commercial, mixed-use buildings and parking/auto-related uses.

Within the Surrounding Area the prevailing residential built form generally consists of one- to three-story, one-, two-, and multi-family walk-up residential buildings located to the south and north of the Proposed Project Area, primarily within the R3X zoning districts. Similar residential development is also within the outer boundaries of the Surrounding Area within the R2 and R2A zoning districts located to the east along 172nd Street, and the R4 district located to the north along 42nd Avenue.

Commercial and mixed-use buildings in the Surrounding Area are located primarily along Northern Boulevard, a major commercial corridor that spans from Long Island City to Long Island. There are also several commercial buildings located along 192nd Street, between Northern Boulevard and 42nd Avenue. The commercial buildings along Northern Boulevard range from one- to two-stories in height, and include restaurants, professional offices and services (i.e., a physical therapy center, an animal clinic, law offices, plumbing supply, and a funeral home), and local neighborhood retail establishments (i.e., hair salons and spas, florists, an urgent care center, a pharmacy, a computer repair shop and a FedEx shipping center).

There are several parking and auto-related services located along Northern Boulevard, including a gas station, a car dealership, auto repair and customer parking.

Two houses of worship (community facility uses) are located to the west and south of the Proposed Project Area, one on Block 5362 at the intersection of Northern Boulevard and 172nd Street and one on Block 5515 at the intersection of 192nd Street and 45th Avenue.

Mass Transit
The Proposed Project Area is located within the Greater Transit Zone. Public transportation in the area is largely served by local MTA bus service along Northern Boulevard (Q13 (Fort Totten – Flushing), Q12 (Little Neck – Flushing). The Long Island Railroad Auburndale train station is located approximately ½ mile north of the Proposed Project Area.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The Proposed Project Area includes 189-02, 189-10, 189-14, 190-10, 191-20 Northern Boulevard and 43-17 189th Street, Block 5513, Lots 10, 11, 12, 22, 27 and p/o 5 in the Auburndale neighborhood of Queens Community District 11. The Proposed Project Area has frontage along Northern Boulevard, 189th Street and 192nd Street. Northern Boulevard is a wide 100-foot major commercial thoroughfare running east/west with four lanes. The Proposed Project Area is split between the R3-2 and R3X zoning districts.

189-10 Northern Boulevard (Lot 11) (the "Proposed Development Site"). The Proposed Development Site is controlled by the Applicant and is an approximately 9,838 square foot lot with 84 feet of frontage along Northern Boulevard. Lot 11 is located primarily within the R3-2 zoning district, with a small portion of the rear located within the R3X zoning district. The Proposed Development Site is unimproved and utilized for parking and storage of materials.

189-02 Northern Boulevard (Lot 10) is an approximately 8,942 square foot corner lot with 86 feet of frontage along Northern Boulevard and 107 feet of frontage along 189th Street. The lot is improved with an approximately 1,500-square-foot eating and drinking establishment with accessory parking. Lot 10 is located entirely within the R3-2 zoning district.

189-14 Northern Boulevard (Lot 12) is an approximately 13,650 square foot interior lot with 116 feet of frontage along Northern Boulevard. Per BSA Cal. Lot 12 is used as accessory surface parking (50 spots total) for the commercial uses on Lot 27, both permitted pursuant to the BSA approval granted in March 1984 under BSA Cal. No. 982-83-BZ. Lot 12 is located primarily within the R3-2 zoning district, with a small portion of the rear located within the R3X zoning district.

190-10 Northern Boulevard (Lot 22) is an approximately 11,312 square foot interior lot with 100 feet of frontage along Northern Boulevard. The lot is occupied by an approximately 6,600 square foot, legal non-conforming commercial and manufacturing building. Per BSA Cal. No. 252-71-BZ, the site is permitted to operate the sales and installation of automobile seat covers and convertible tops (UG 7), automobile repairs (UG 16B), and furniture sales (UG 6C). Customer

parking is located in the rear. Lot 22 is located primarily within the R3-2 zoning district, with a small portion of the rear located within the R3X zoning district.

191-20 Northern Boulevard (Lot 27) is an approximately 27,680 square foot corner lot with 262 feet of frontage along Northern Boulevard and 100 feet of frontage along 192nd Street. The lot is improved with a one-story, approximately 23,554 square foot, legal non-conforming commercial building. Per BSA Cal. No. 982-83-BZ, the site is permitted to operate UG6 commercial stores and offices and is tenanted by five establishments, including a pain management center, a cell phone provider, an urgent care center and two furniture stores. Customer parking for Lot 27 is provided on Lot 12. Lot 27 is located primarily within the R3-2 zoning district, with a small portion of the rear located within the R3X zoning district.

43-17 189th Street (Lot 5) is an approximately 4,087 square foot interior lot with 40 feet of frontage along 189th Street. The lot is improved with 2.5-story single-family residence with a parking garage at the rear. Lot 5 is the only lot within the Proposed Project Area located entirely within the R3X zoning district.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT SITE

The Proposed Development Site is 189-10 Northern Boulevard, Block 5513, Lot 11. The lot is located primarily within the existing R3-2 zoning district, with a small portion of the rear located within the existing R3X zoning district. The Proposed Development Site is an interior lot located along Northern Boulevard, between 189th Street and 192nd Street. The Proposed Development Site has approximately 84 feet of frontage on Northern Boulevard, with one curb cut, and a total lot area of approximately 9,838 square feet. The Proposed Development Site is an unimproved lot utilized for parking/storage of materials.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed rezoning will facilitate the development of a new three-story plus cellar mixed-use commercial and community facility building with a total floor area of approximately 14,863 zoning square feet (1.51 FAR) at the Proposed Development Site.

The Proposed Development will consist of ground floor retail space (approximately 4,459 square feet) currently contemplated to be tenanted with a cabinet/window/lighting store or similar type of user, second floor commercial office space (approximately 5,202 square feet) to be utilized by the Applicant as a professional architect/engineer office, and third floor community facility space (approximately 5,202 square feet) occupied either by an ambulatory diagnostic treatment center, senior center, or a daycare. An approximately 48-foot-deep terrace will be provided above the ground floor and is intended to provide green roof areas to meet the requirements of Local Laws 92 and 94. The ground floor and cellar levels will also consist of 26 accessory parking spaces (20 spaces in the cellar and 6 spaces on the ground floor), which will be accessed by a 20’-0” curb cut along Northern Boulevard. The proposed building will rise to a total height of 40’-3.”

The streetscape will be inviting with proposed street trees and front yard planting areas within the proposed 10’-0” open area along the entire front lot line.

7. ACTION NECESSARY TO FACILITATE THE PROPOSAL

The proposed zoning map amendment to rezone (1) an R3X zoning district to an R3-2/C2-4 zoning district and (2) an R3-2 zoning district to an R3-2/C2-4 zoning district at the Proposed Project Area is necessary to facilitate the development of the proposed three-story plus cellar mixed-use commercial and community facility building at the Proposed Development Site.

The proposed zoning map amendment from an R3X zoning district to an R3-2 zoning district will realign the existing R3-2 zoning boundary on the subject block to better match the rear property lines for those lots facing Northern Boulevard. This action will serve as a “map correction” for Lots 11, 12, 22 and 27. With regard to Lot 5, the only lot within the Proposed Project Area located

entirely within the existing R3X zoning district, a small portion of the lot would be rezoned as part of the proposed district realignment.

Adding a C2-4 commercial overlay paired with the existing R3-2 zoning district at the Proposed Project Area would permit a maximum commercial or community facility FAR of 1.6, as well as a maximum residential FAR of 2.0 with a maximum height of 55' on a qualifying residential site within the Greater Transit Zone.

The proposed zoning map amendment to add the C2-4 commercial overlay over the Proposed Project Area appropriately reflects the existing uses within the Proposed Project Area and reinforces the commercial character of Northern Boulevard. The existing R3-2 zoning district on the south side of Northern Boulevard between 189th Street and 192nd Street is a legacy of the 1961 zoning designations but does not reflect the existing uses on this block front. The proposed C2-4 commercial overlay is appropriate as Northern Boulevard in this vicinity is dominated by commercial uses. The proposed commercial overlay would also better integrate and transition this commercial corridor to the existing C2-2 commercial overlays located directly to east of 192nd Street and the Proposed Project Area (this C2-2 commercial overlay continues uninterrupted for nearly 2 miles towards Bayside and the Cross Island Expressway and continues east again within Douglaston).

The proposed C2-4 commercial overlay is appropriate as the Proposed Project Area is located within the Greater Transit Zone. While the nearby blocks are mapped with C2-2 commercial overlays, these 1961 designations reflect the higher demand for parking anticipated at that time and the proposed C2-4 overlay will provide appropriate flexibility with respect to parking requirements.

In addition, the outdated zoning is burdensome to economic development due to the requirement to seek ad hoc BSA use variances in the subject area to permit commercial uses. As such, the proposed rezoning would provide the Applicant with clear as-of-right regulations to support the proposed commercial and community facility building which will serve the local community and support job growth. Additionally, the proposed C2-4 commercial overlay would also bring the existing commercial establishments located within the Proposed Project Area into conformance.

8. CONCLUSION

The Applicant proposes a zoning map amendment to rezone (1) an R3X zoning district to an R3-2/C2-4 zoning district, and (2) an R3-2 zoning district to an R3-2/C2-4 zoning district within the Proposed Project Area. The proposed zoning map amendment will facilitate the construction of a new three-story plus cellar mixed-use commercial and community facility building at the Proposed Development Site and will bring the existing commercial establishments located within the Proposed Project Area into conformance.

Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Land Use Application

Project ID number
2024Q0419

Package Submission Date
2/23/2026

Section 1. Project Summary

Project Name:	189-10 Northern Boulevard Rezoning

Contact Person for this Application:		
Name	Phone	Email
Richard Lobel	**2127252727**	**rlobel@sheldonlobelpc.com**

Applicant(s)		
Organization	First Name	Last Name
PRINCE ST 606 LLC	**Jerry**	**He**

Site Data	
Street Address: **189-10 Northern Boulevard**	City Council District(s): **19**
Community District(s): **11**	Zoning Sectional Map Number(s): **10d**
Existing Zoning District(s): **R3-2, R3X**	Special District(s):

LIST ALL ACTIONS BY THEIR ACTION CODE

For applications seeking more than one type of action, each action must be listed separately.

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		**No**	**250331ZMQ**	

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? **No**

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **No**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
PRINCE ST 606 LLC	Jerry	He	35-02 Stratton Street	Queens	NY	11354

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Richard	Lobel	Sheldon Lobel, P.C.	122 East 42nd Street, Suite 2305	New York	NY	10168

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Section 3. Environmental Review

Discuss with CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) lead agency before completing.

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER **25DCP086Q**
3. Indicate CEQR Process type: **Unlisted**

   Type II Category: _____ Date of Determination: _____

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

*The **proposed Project Area** is the entirety of all land parcels that are affected by all actions being sought.*

Do **ALL** actions being sought apply to:

- the whole City? **No**
- the entirety of one or more Borough(s)? **No**
  - Borough(s):
- the entirety of one or more Community District(s)? **No**
  - Community District(s)
- Land or land underwater that is not associated with a tax block or lot? **No**

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.

Section 4. (continued)

Existing zoning districts/special district: **R3-2, R3-X**

Select all that apply to any portion of the **proposed Project Area:**

Located within the State Designated Coastal Zone Management (CZM) Area **No**

Located within a Historic District **No**

Historic District Name:

DEVELOPMENT SITE

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area? **No**

If yes, development size:

Is the **Development Site** a *(New York City or Other)* Landmark or within a Historic District? **No**

Indicate Landmark or Historic District Name:

Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area.**

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Queens	**05513**	**0012**	**No**	**No**	**Queens**	**05513**	**0012**	**Yes**	**6/10/2024**
Queens	**05513**	**0022**	**No**	**No**	**Queens**	**05513**	**0022**	**Yes**	**6/10/2024**
Queens	**05513**	**0005**	**No**	**Yes**	**Queens**	**05513**	**0005**	**Yes**	**6/10/2024**
Queens	**05513**	**0011**	**Yes**	**No**	**Queens**	**05513**	**0011**	**Yes**	**6/10/2024**
Queens	**05513**	**0027**	**No**	**No**	**Queens**	**05513**	**0027**	**Yes**	**6/10/2024**
Queens	**05513**	**0010**	**No**	**No**	**Queens**	**05513**	**0010**	**Yes**	**6/10/2024**

** Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*

Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
190-02	**NORTHERN BOULEVARD**	**190-02 NORTHERN BOULEVARD**	**Q11**	**19**	**10D**	**Yes**	**6/10/2024**
191-20	**NORTHERN BOULEVARD**	**191-20 NORTHERN BOULEVARD**	**Q11**	**19**	**10D**	**Yes**	**6/10/2024**
189-02	**NORTHERN BOULEVARD**	**189-02 NORTHERN BOULEVARD**	**Q11**	**19**	**10D**	**Yes**	**6/10/2024**
190-08	**NORTHERN BOULEVARD**	**190-08 NORTHERN BOULEVARD**	**Q11**	**19**	**10D**	**Yes**	**6/10/2024**
189-04	**NORTHERN BOULEVARD**	**189-04 NORTHERN BOULEVARD**	**Q11**	**19**	**10D**	**Yes**	**6/10/2024**
43-17	**189 STREET**	**43-17 189 STREET**	**Q11**	**19**	**10D**	**Yes**	**6/10/2024**
189-08	**NORTHERN BOULEVARD**	**189-08 NORTHERN BOULEVARD**	**Q11**	**19**	**10D**	**Yes**	**6/10/2024**

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*
C 100409 ZMQ	Auburndale-Oakland Gardens-Hollis Hills Rezoning	Completed	C 100409 ZMQ	10/27/2010

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		**Eliminate/Remove Existing:**		**Change Existing:**	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

No

3. Is there a related Disposition of Property?

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence?

No

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**No**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? _____

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map**(s)** to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
10b	**R3-2, R3X**	**R3-2/C2-4**

-END OF FORM-

189-10 Northern Boulevard, Queens

Area Map

Block: 5513, Lots: 5 (p/o), 8, 10, 11, 12, 22 & 27

Project Information

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

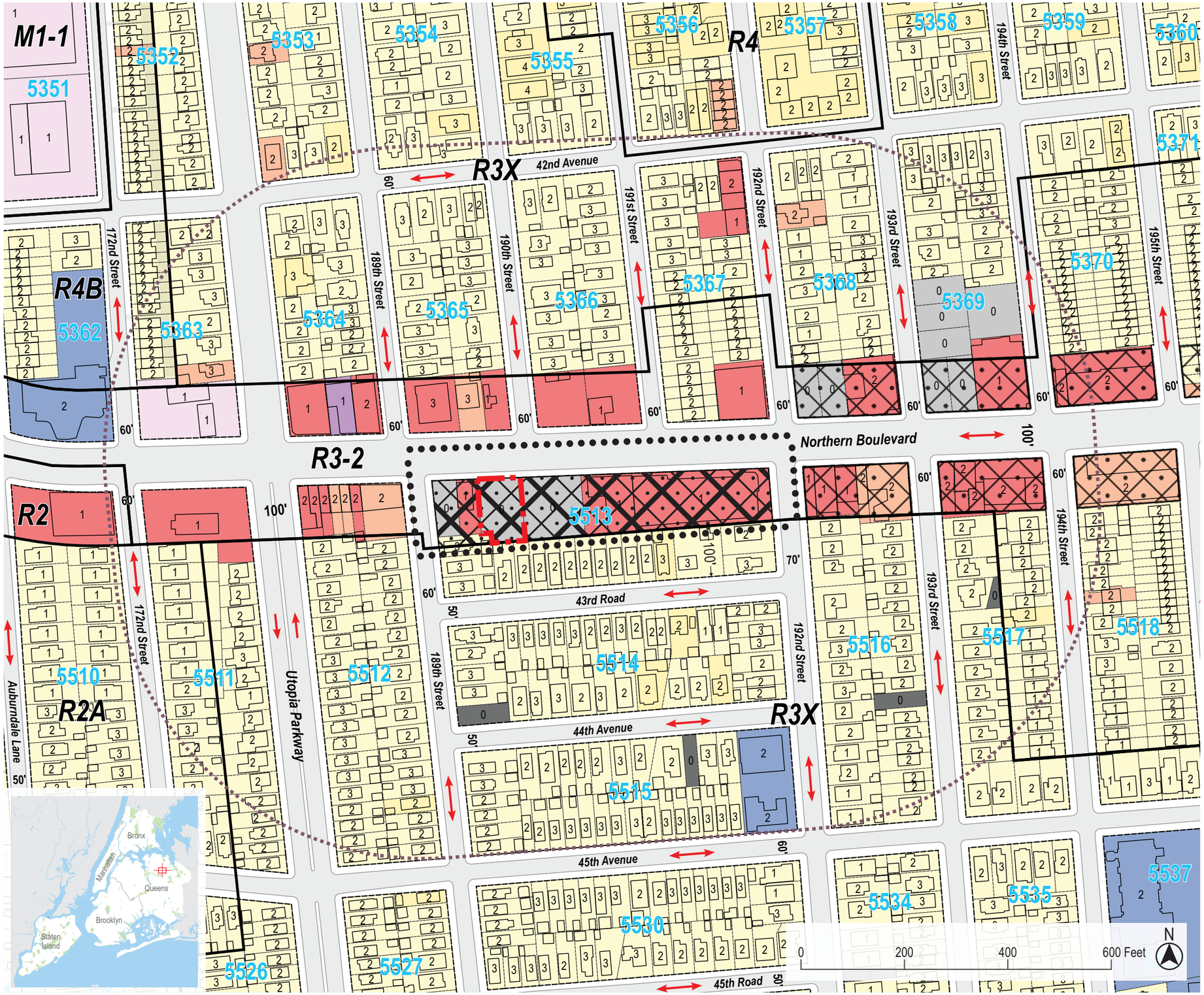
Existing Commercial Overlays & Zoning Districts

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

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

Land Uses

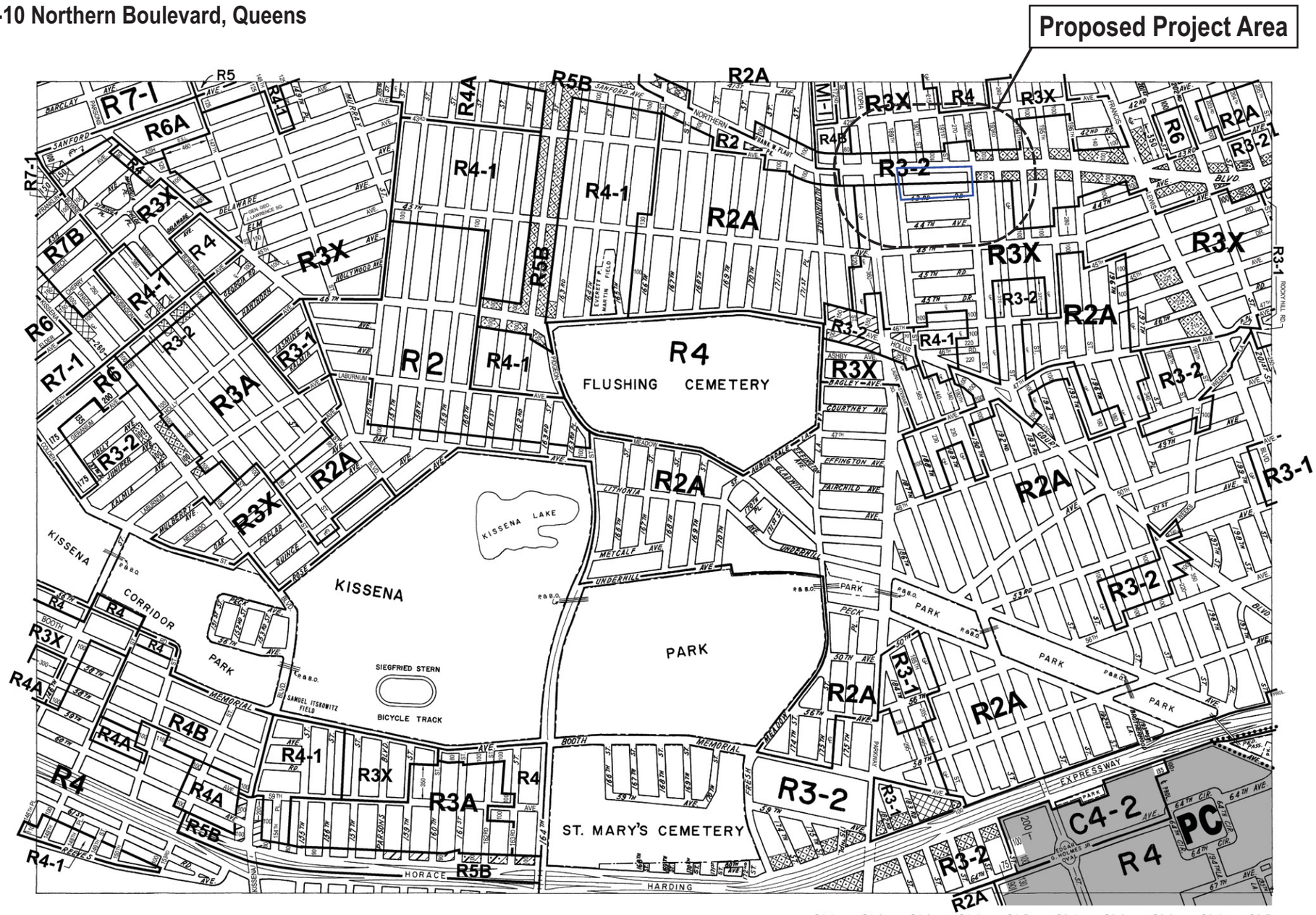
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



April 2025

Urban Cartographics

189-10 Northern Boulevard, Queens



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.

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:

08–22–2013 C 130170 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.

N

MAP KEY

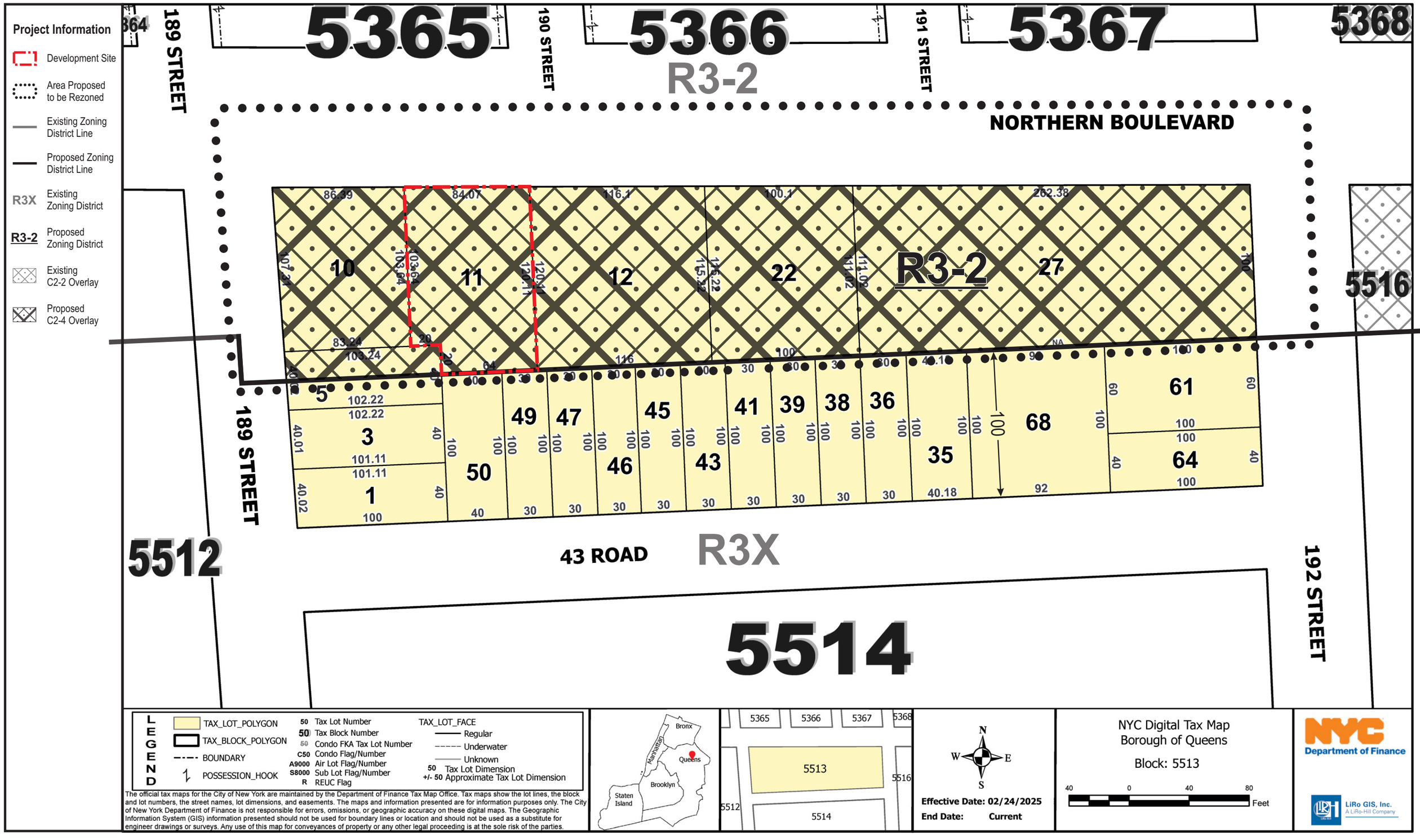
10a	10c	11a
10b	**10d**	11b
14a	14c	15a

© Copyrighted by the City of New York

ZONING MAP **10d**

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.

189-10 Northern Boulevard, Queens



The official tax maps for the City of New York are maintained by the Department of Finance Tax Map Office. Tax maps show the lot lines, the block and lot numbers, the street names, lot dimensions, and easements. The maps and information presented are for information purposes only. The City of New York Department of Finance is not responsible for errors, omissions, or geographic accuracy on these digital maps. The Geographic Information System (GIS) information presented should not be used for boundary lines or location and should not be used as a substitute for engineer drawings or surveys. Any use of this map for conveyances of property or any other legal proceeding is at the sole risk of the parties.



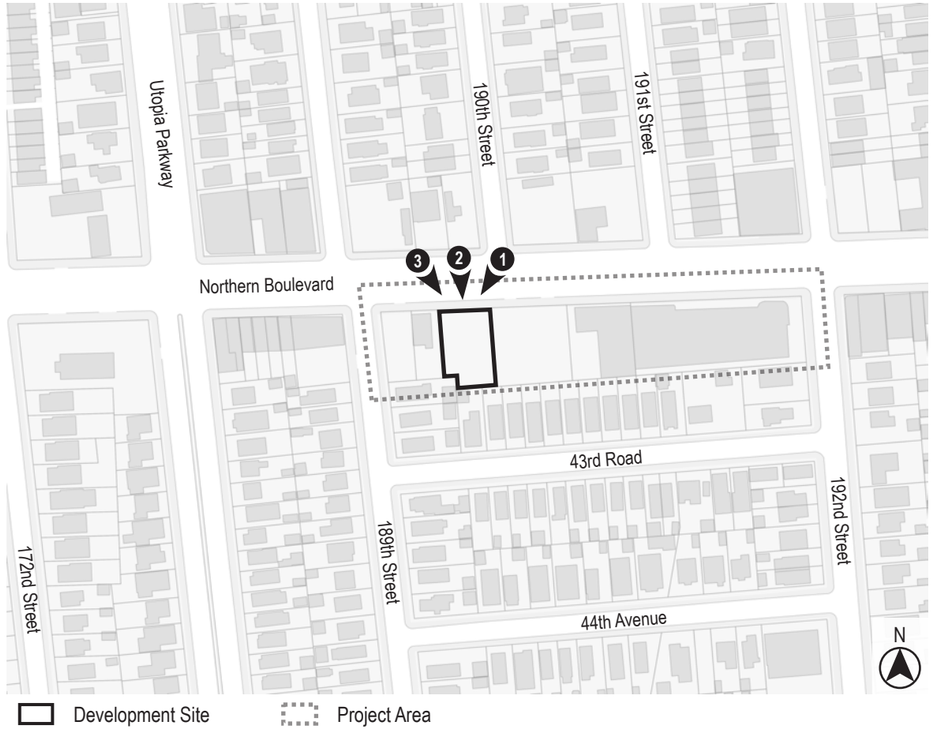
1. View of the Development Site facing southwest from Northern Boulevard.



2. View of the Development Site facing south from Northern Boulevard.



3. View of the Development Site facing southeast from Northern Boulevard.





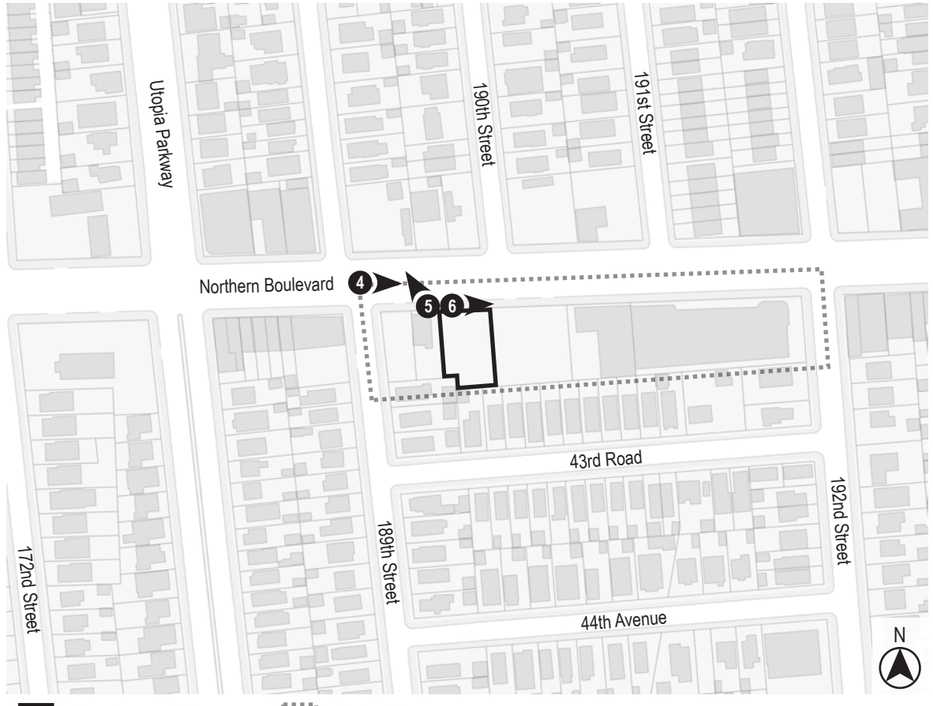
4. View of Northern Boulevard facing east (Development Site at right).



5. View of the north side of Northern Boulevard facing northwest from the Development Site.



6. View of the sidewalk along the south side of Northern Boulevard facing east (Development Site at right).

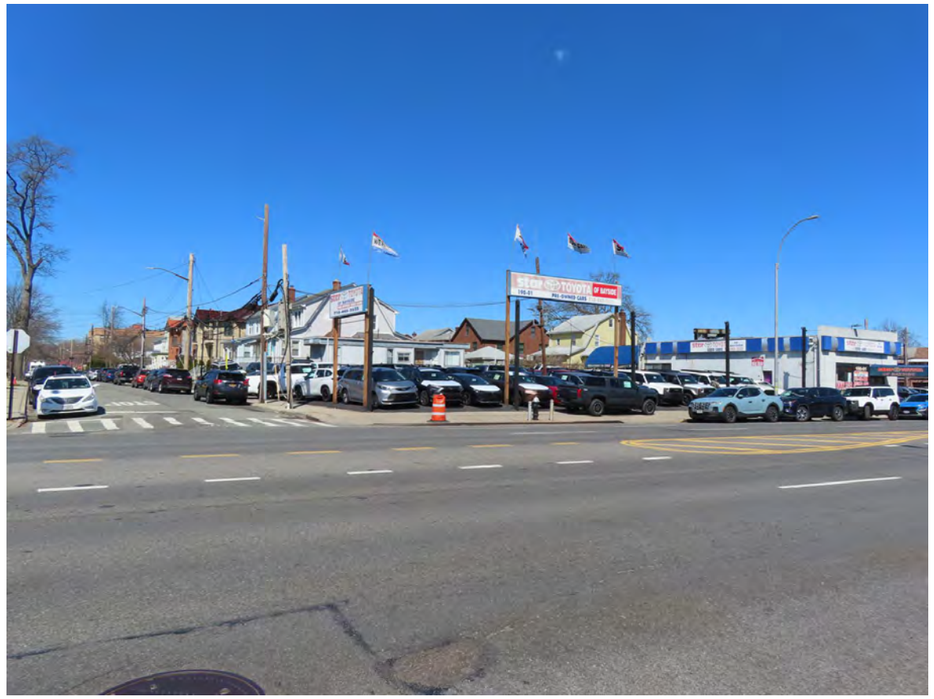


189-10 Northern Boulevard, Queens

Urban Cartographics
Photographs Taken on March 28, 2025



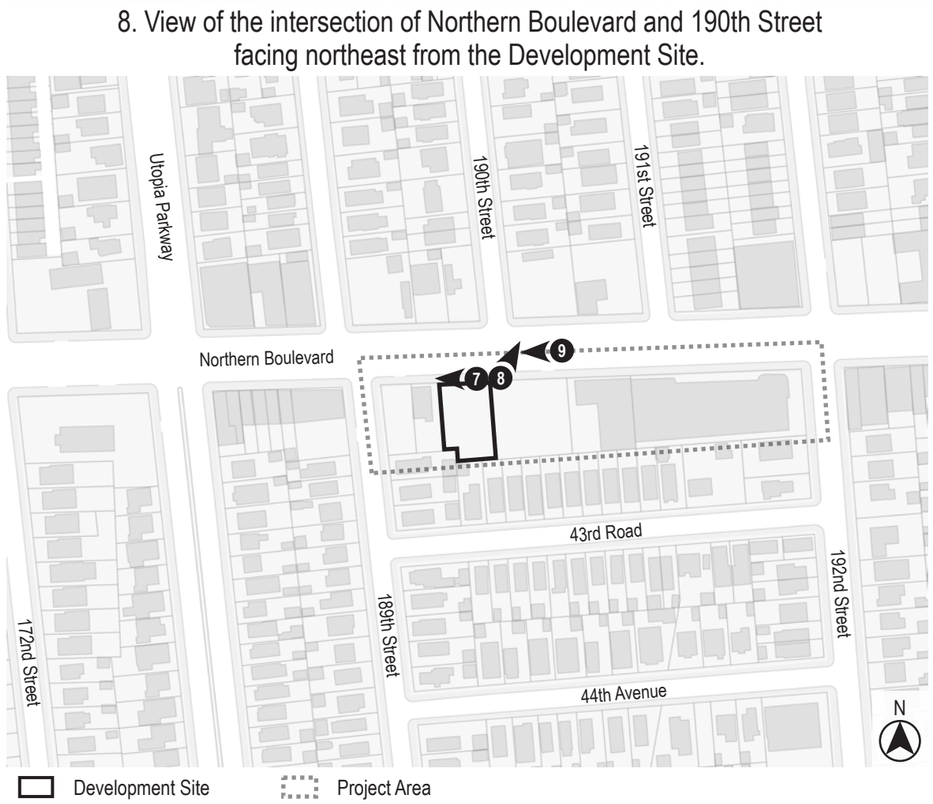
7. View of the sidewalk along the south side of Northern Boulevard facing west (Development Site at left).



8. View of the intersection of Northern Boulevard and 190th Street facing northeast from the Development Site.



9. View of Northern Boulevard facing west from 190th Street (Development Site at left).





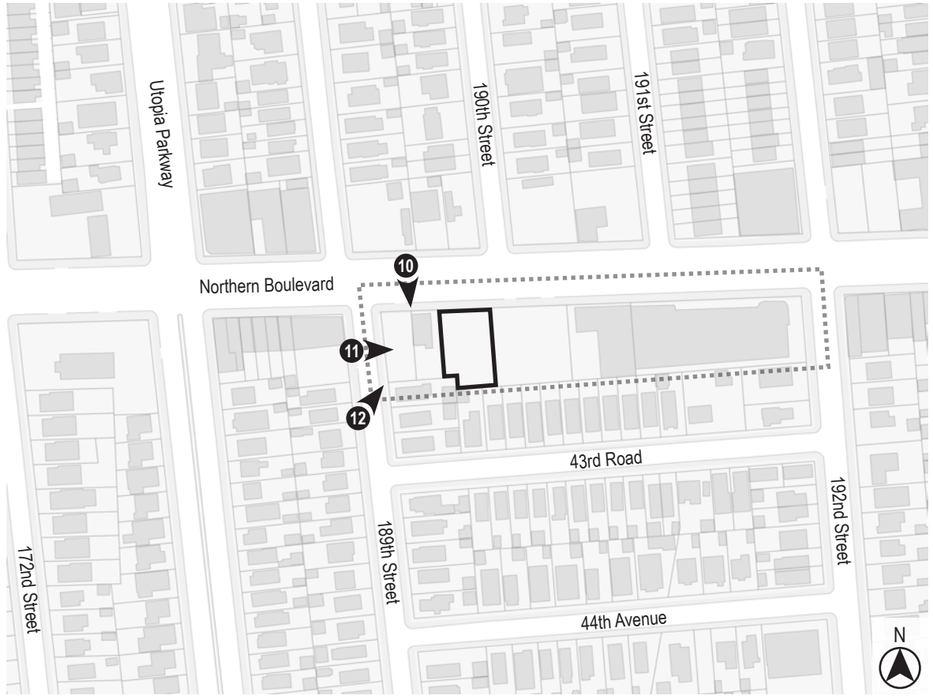
10. View of the Project Area facing south from Northern Boulevard.



11. View of the Project Area facing east from 189th Street.



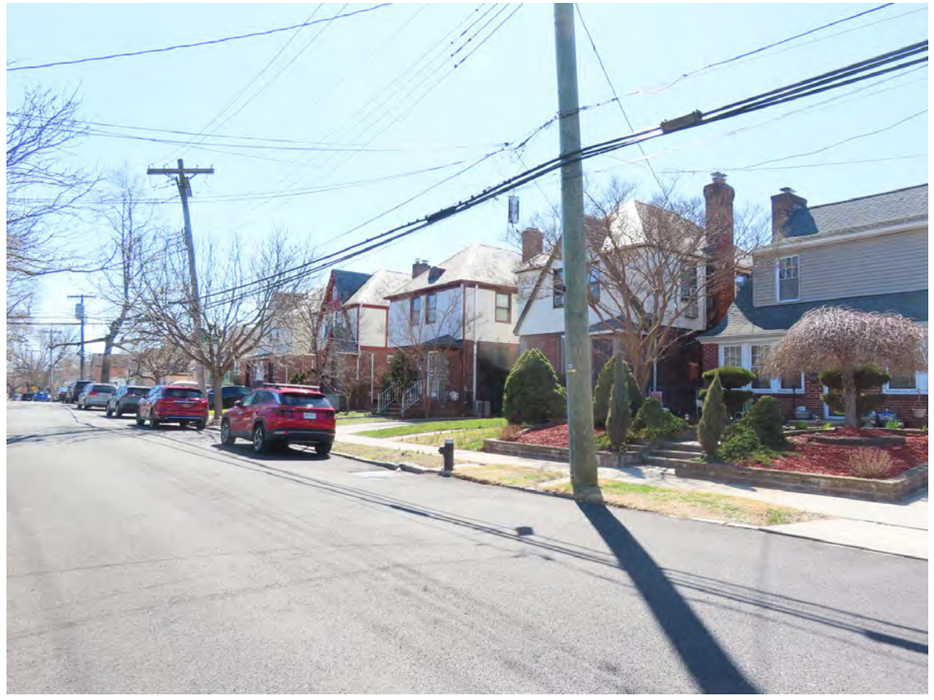
12. View of the Project Area facing northeast from 189th Street.



Urban Cartographics



13. View of 189th Street facing north from 43rd Road (Project Area at right).



14. View of the west side of 189th Street facing southwest from the Project Area.



15. View of the sidewalk along the east side of 189th Street facing north (Project Area at right).





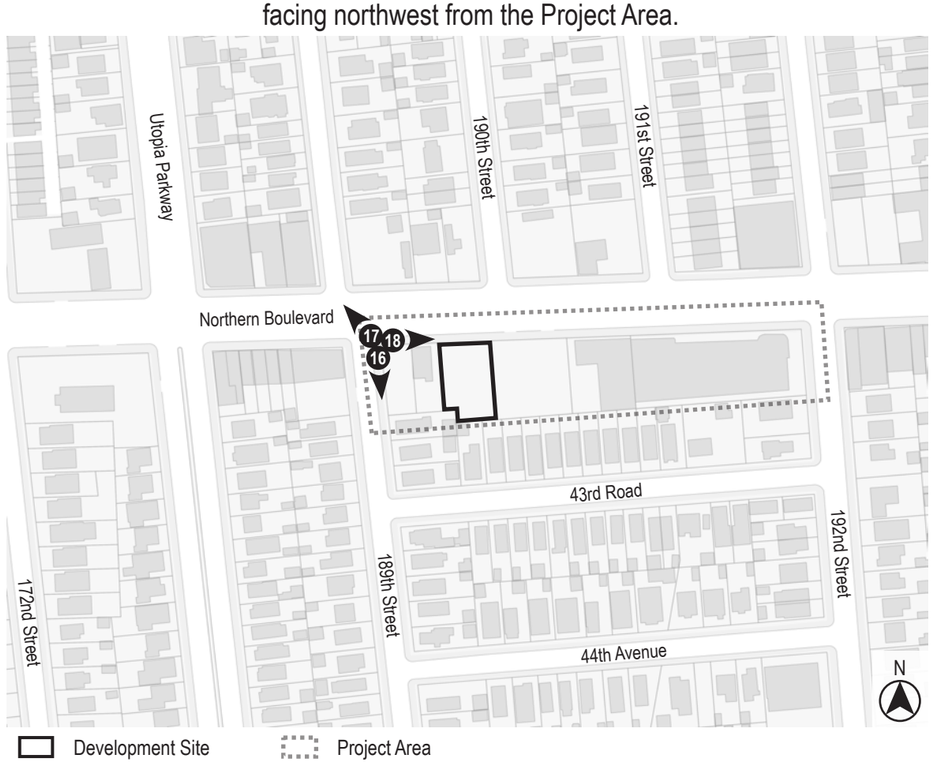
16. View of the sidewalk along the east side of 189th Street facing south from Northern Boulevard (Project Area at left).



18. View of the sidewalk along the south side of Northern Boulevard facing east from 189th Street (Project Area at right).



17. View of the intersection of Northern Boulevard and 189th Street facing northwest from the Project Area.





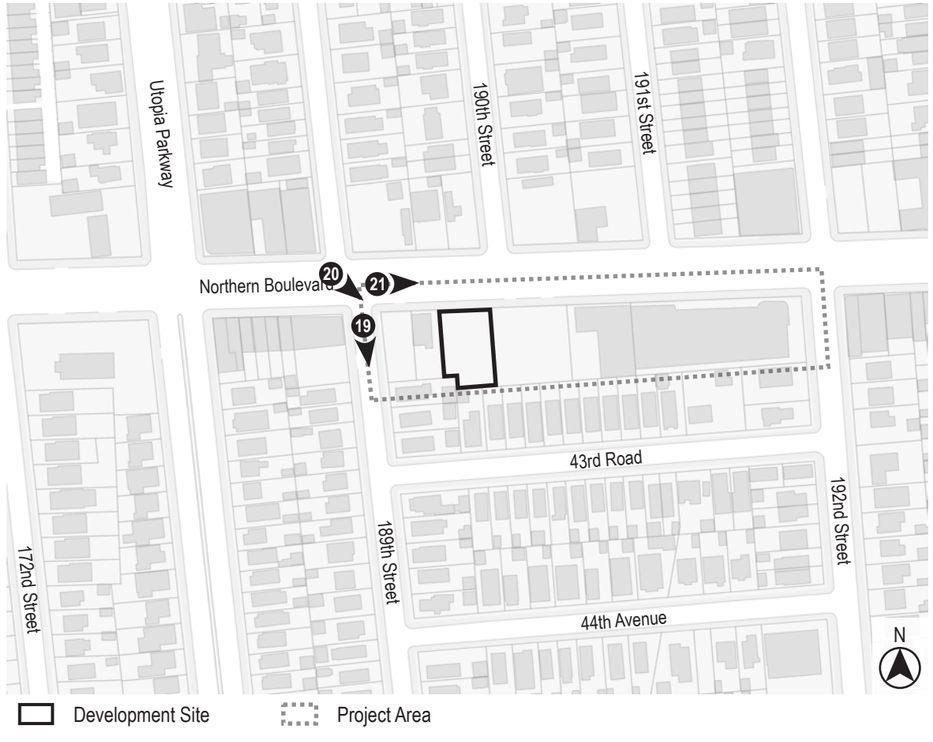
19. View of 189th Street facing south from Northern Boulevard (Project Area at left).



20. View of the Project Area facing southeast from the intersection of Northern Boulevard and 189th Street.



21. View of Northern Boulevard facing east from 189th Street (Project Area at right).





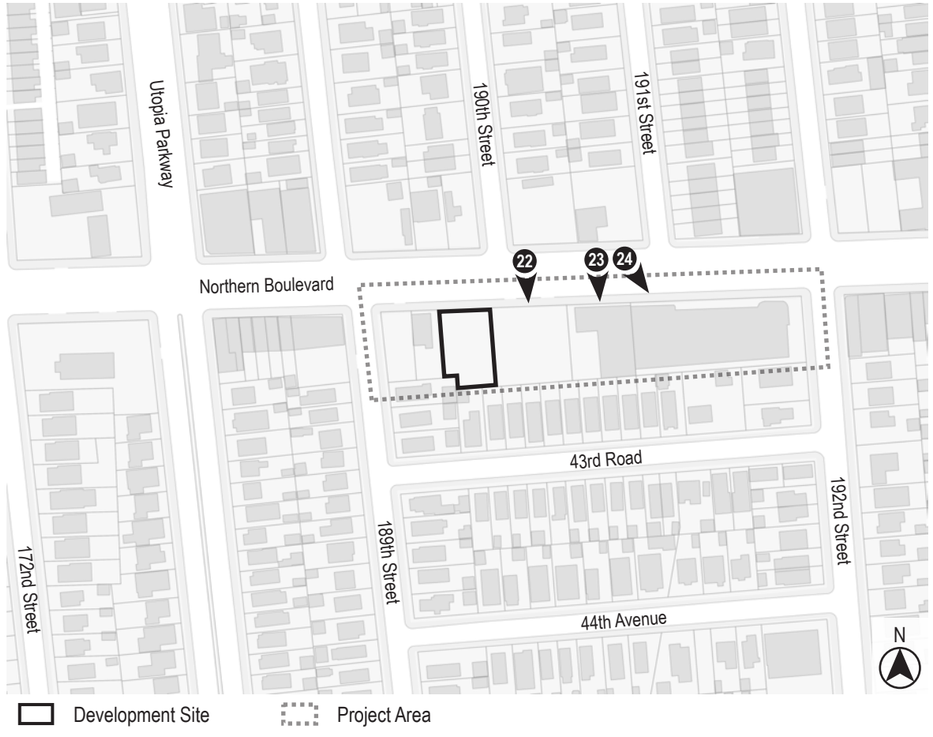
22. View of the Project Area facing south from Northern Boulevard.



23. View of the Project Area facing south from Northern Boulevard.



24. View of the Project Area facing southeast from Northern Boulevard.





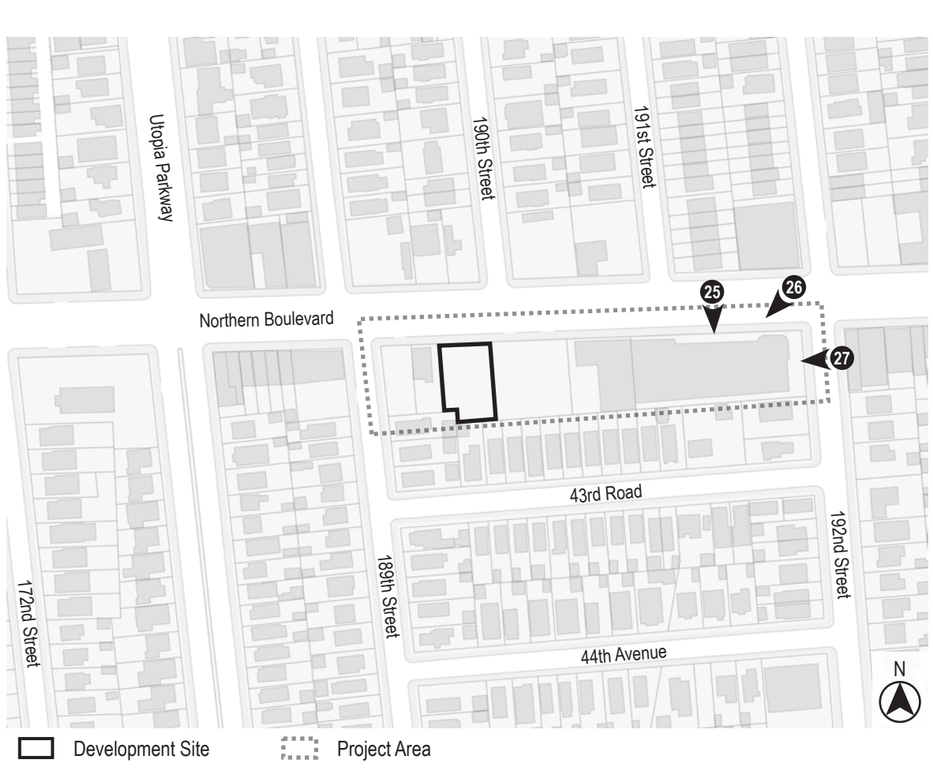
25. View of the Project Area facing south from Northern Boulevard.



26. View of the Project Area facing southwest from Northern Boulevard.



27. View of the Project Area facing west from 192nd Street.





28. View of 192nd Street facing south from Northern Boulevard (Project Area at right).



29. View of Northern Boulevard facing west from 192nd Street (Project Area at left).

30. View of the Project Area facing southwest from the intersection of Northern Boulevard and 192nd Street.

189-10 Northern Boulevard, Queens

Urban Cartographics
Photographs Taken on March 28, 2025



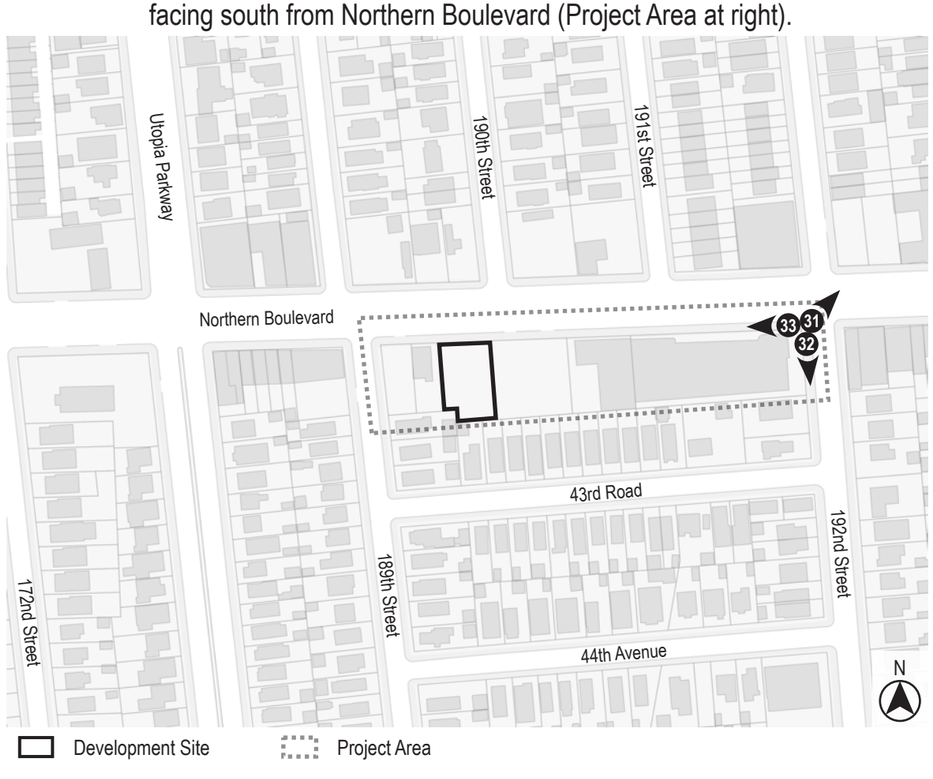
31. View of the intersection of Northern Boulevard and 192nd Street facing northeast from the Project Area.



32. View of the sidewalk along the west side of 192nd Street facing south from Northern Boulevard (Project Area at right).



33. View of the sidewalk along the south side of Northern Boulevard facing west from 192nd Street (Project Area at left).





34. View of the Project Area facing northwest from 192nd Street.



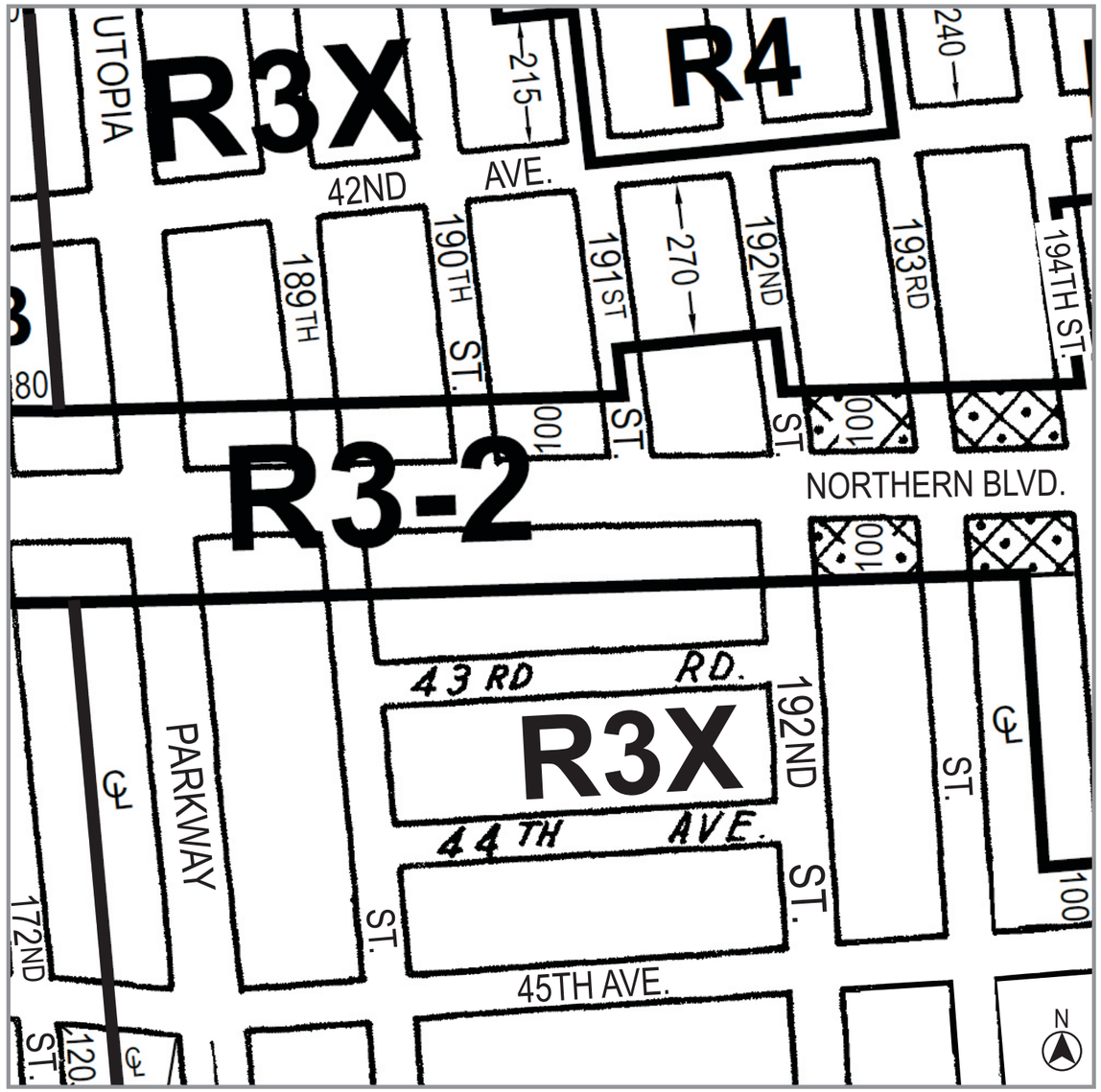
35. View of 192nd Street facing north (Project Area at left).



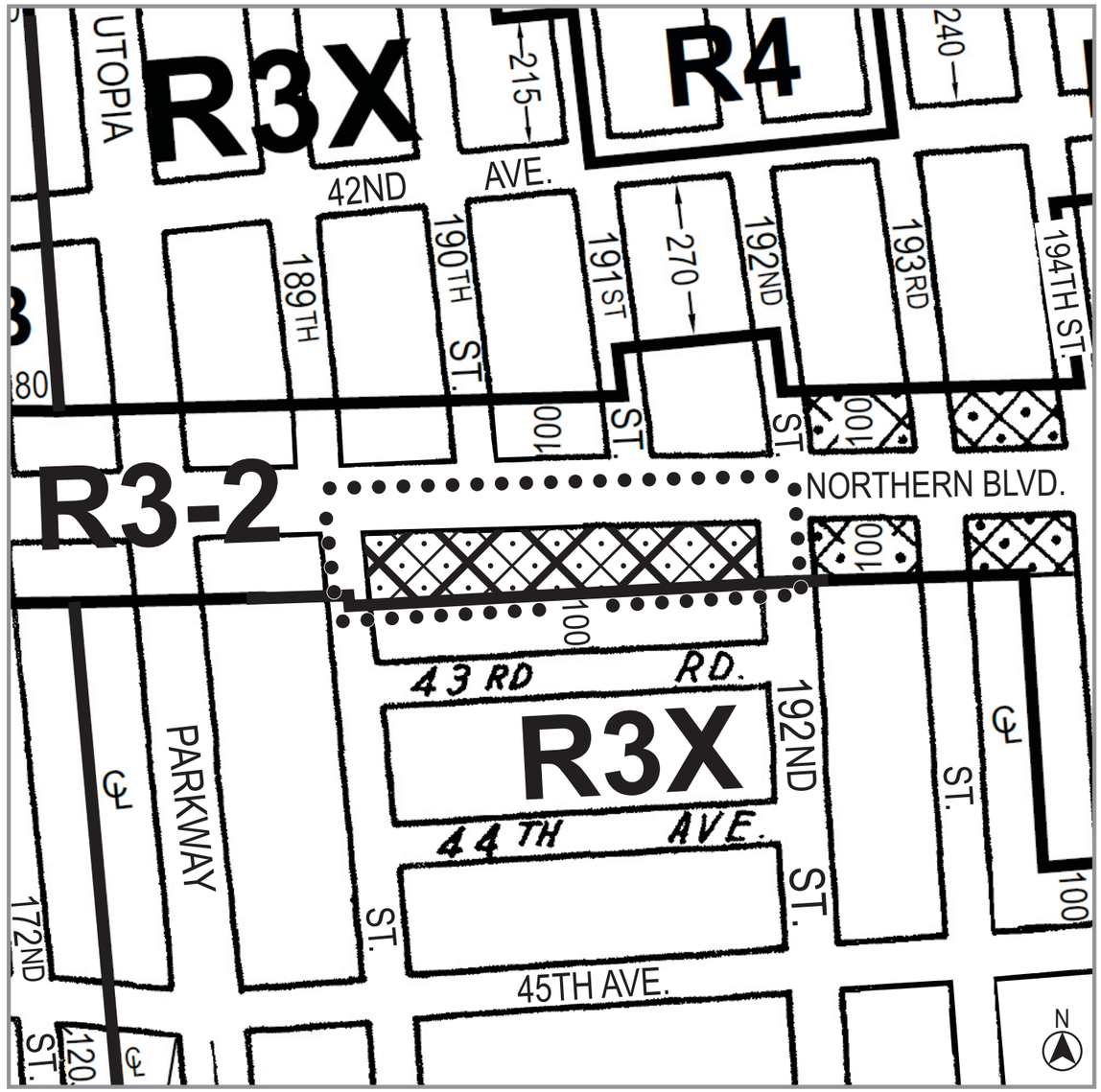
36. View of the sidewalk along the west side of 192nd Street facing north (Project Area at left).



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.

189-10 Northern Boulevard, Queens

Zoning Comparison Table

2/23/2026

	R3X Existing Zoning		R3-2 Existing Zoning		R3-2/C2-4 Proposed Zoning	
	ZR Section #	R3X	ZR Section #	R3-2	ZR Section #	R3-2/C2-4
USE GROUPS						
Permitted Use Groups	22-10	I-IV	22-10	I-IV	22-10 / 32-10	I-X
MAXIMUM FAR						
Residential	23-21	0.75, 1.0*	23-21	0.75, 1.0*	34-111 / 23-21	2.0*
Community Facility	24-11	1.0	24-11	1.0	33-121	1.6
Commercial	n/a	n/a	n/a	n/a	33-121	1.6
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-321	15'	23-321	15'	34-231 / 35-51	n/a
Minimum Side Yard	23-331	Two of 5' Each (Detached), 5' (Semi-Detached or Zero-Lot Line)	23-331	Two of 5' Each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences)	34-232 / 35-52	None or 5'
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Base Height	23-421 / 23-424	25' (pitched-roof), 35*	23-421 / 23-424	25' (pitched-roof), 35*	35-22 / 23-424	45*
Maximum Building Height	23-421 / 23-424	35'	23-422(a) / 23-424	35'	35-22 / 23-424	55*
Sky Exposure Plane	23-421	By Roof Type	23-421	By Roof Type	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	n/a	n/a	35-22 / 23-423	15'
Setbacks from Wide Streets	n/a	n/a	n/a	n/a	35-22 / 23-423	10'
LOT COVERAGE						
Interior/Through Lot	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	None	23-52	None	23-52	None
PARKING						
Residential	25-222	50%, None**	25-222	35%, None**	25-222	35%, None**
Commercial	n/a	n/a	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a	36-711	By Use
LOADING						
Commercial	n/a	n/a	n/a	n/a	36-62	By Use

*if a qualifying residential site within the greater transit zone

**No off-street parking spaces are required for qualifying residential sites in R1 through R5 districts with 75 or fewer dwelling units