St. Francis Prep Commercial Overlay

City Planning Commission Pre-Hearing | February 18, 2026

Proposed Commercial Overlay- No new development proposed

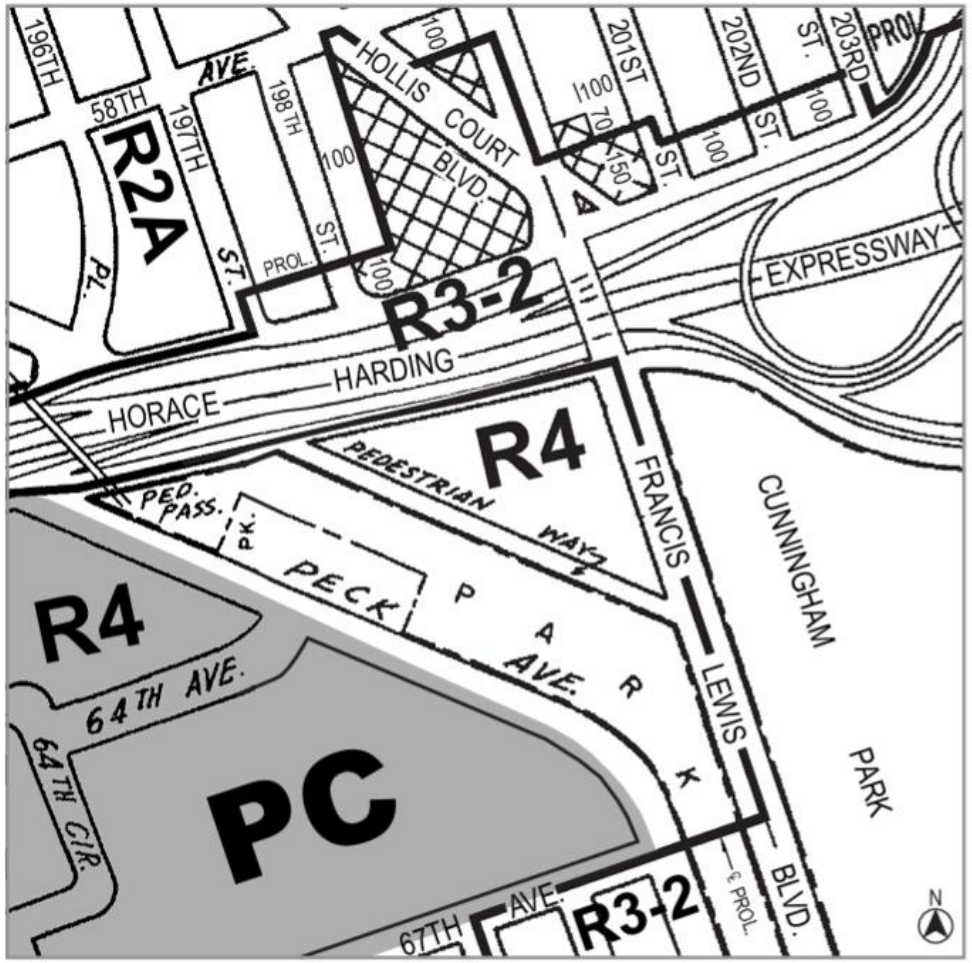


View of the Project Site facing north towards Horace Harding Expressway (160') along the west side of Francis Lewis Boulevard (100'); existing/proposed signage

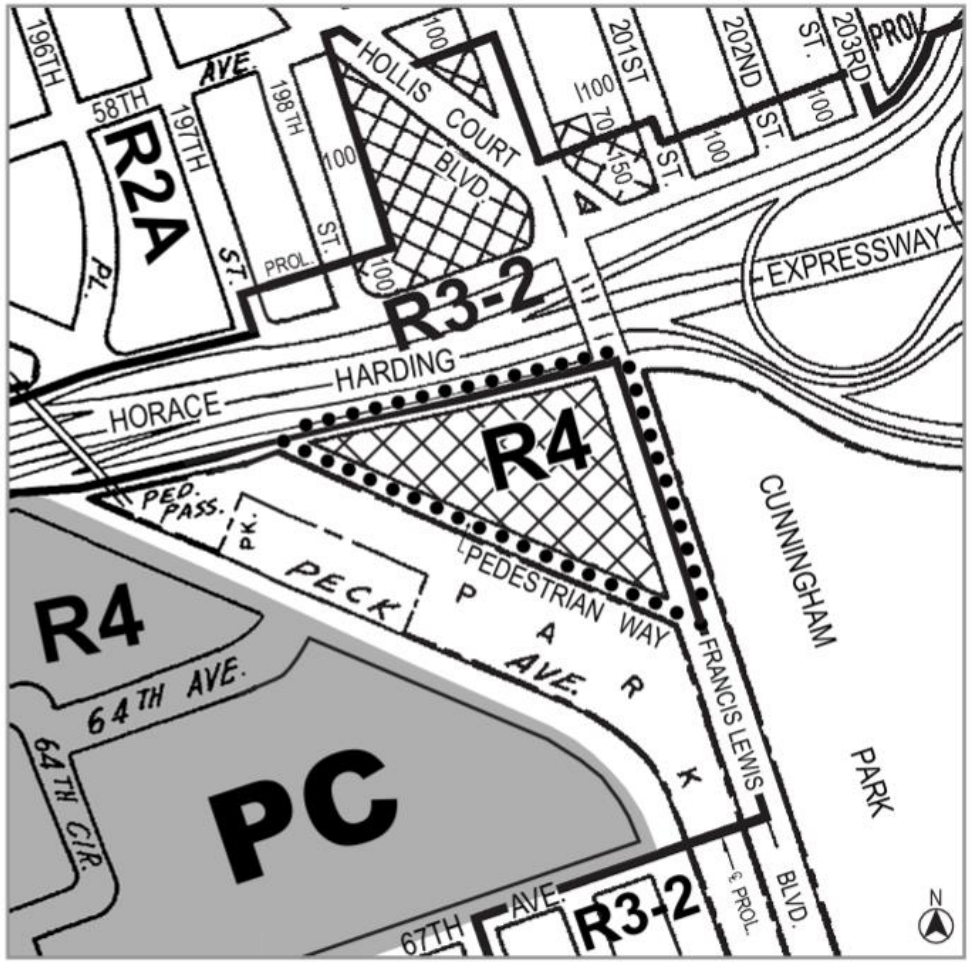
Development Site



Proposed Actions: Zoning Map Amendment



Current Zoning Maps (10d & 11b)



Proposed Zoning Maps (10d & 11b) - Area being rezoned is outlined with dotted lines

Rezoning from R4 to R4/C1-2

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.

<u>Zoning Map Amendment</u>
from R4 to R4/C1-2

Queens Community Board 8 Recommendation

On January 7th, 2026, Queens Community Board 8 voted 19 in Favor, 14 Against, and 0 Abstaining for a recommendation of **approval**.

NYC PLANNING

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: St. Francis Prep Commercial Overlay			
Applicant:	St. Francis Preparatory School	**Applicant's Primary Contact**:	Frank St. Jacques
Application #	250302ZMQ	**Borough**:	
CEQR Number:	26DCP028Q	**Validated Community Districts**:	Q08

Docket Description:
IN THE MATTER OF an application submitted by St. Francis Preparatory School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11b, by establishing within an existing R4 District a C1-2 District, bounded by the southerly service road of the Horace Harding Expressway, Francis Lewis Boulevard, and Pedestrian Way, as shown on a diagram (for illustrative purposes only) dated November 3, 2025.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION:	**Favorable**		
# In Favor: 19	**# Against:** 14	**# Abstaining:** 0	**Total members appointed to the board:** 48
Date of Vote: 1/7/2026 12:00 AM		**Vote Location**: Hillcrest Jewish Center	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 1/7/2026 7:30 PM	
Was a quorum present? Yes	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	Hillcrest Jewish Center 183-02 Union Turnpike, Fresh Meadows, NY 11366

CONSIDERATION:

Recommendation submitted by	QN CB8	Date: 1/9/2026 11:13 AM

Queens Borough President Recommendation

On January 29th, 2026, the Queens Borough President held a hearing for this application and on February 3rd, 2026, submitted a recommendation of **approval.**

Queens Borough President Recommendation

APPLICATION: **St. Francis Preparatory School Commercial Overlay**
COMMUNITY BOARD: **Q08**

DOCKET DESCRIPTION

ULURP #250302 ZMQ – IN THE MATTER OF an application submitted by St. Francis Preparatory School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11b, by establishing within an existing R4 District a C1-2 District, bounded by the southerly service road of the Horace Harding Expressway, Francis Lewis Boulevard, and Pedestrian Way, as shown on a diagram (for illustrative purposes only) dated November 3, 2025.

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, January 29, 2026 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. There was one (1) speaker. The hearing was closed.

Appendix

Project Overview

Applicant

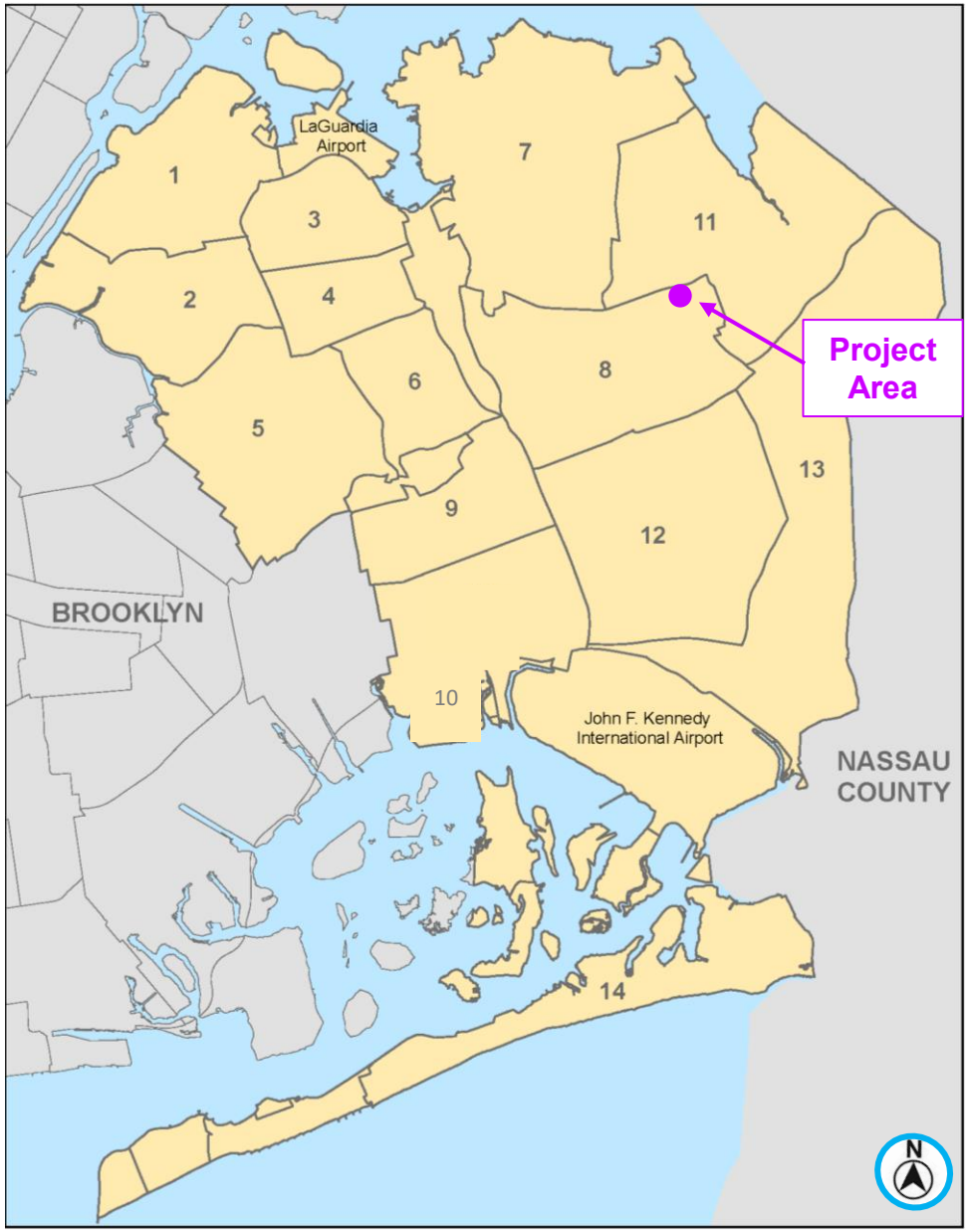
- St. Francis Preparatory School

Actions Requested

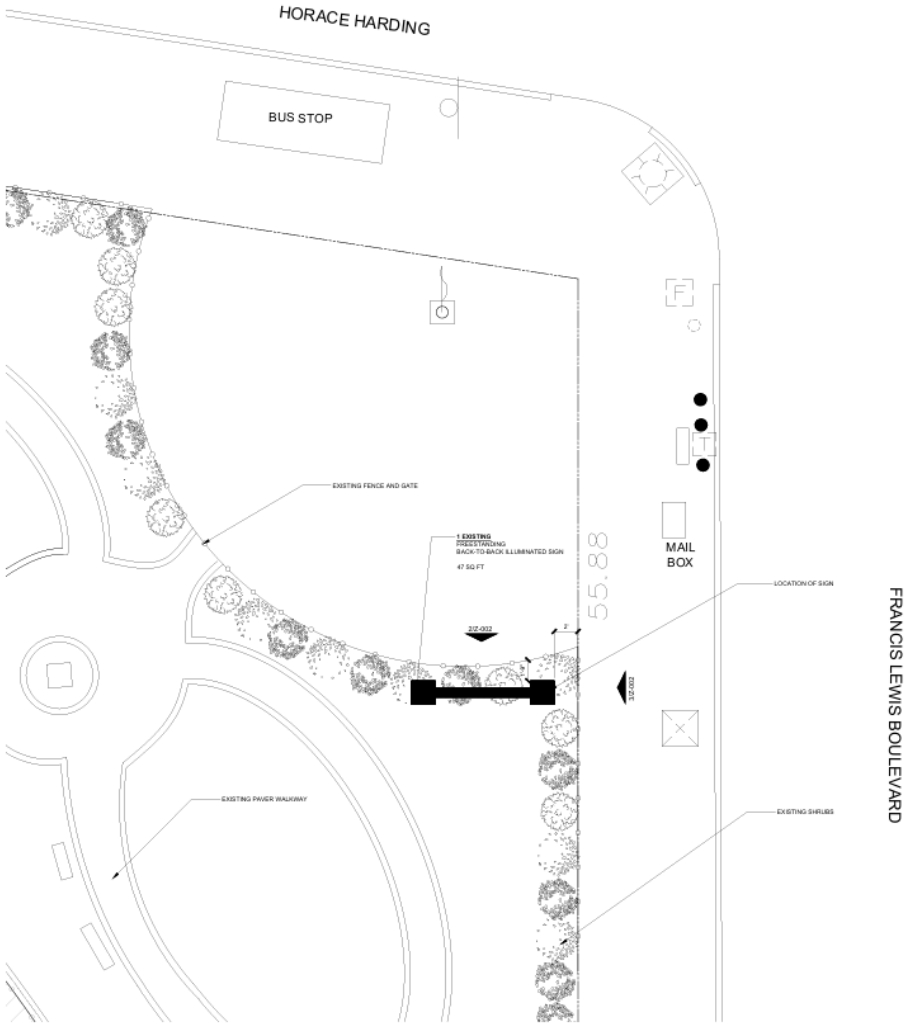
- Zoning Map Amendment from R4 to R4/C1-2

Location

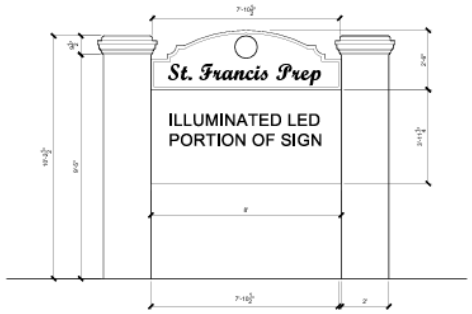
- 61-00 Francis Lewis Boulevard
- Fresh Meadows, Queens
- Community District 8



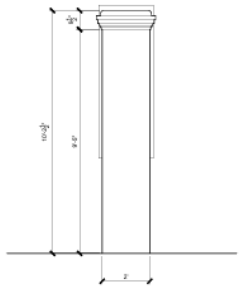
No New Development is Proposed



1 PROPOSED SITE PLAN AT SIGN



2 ELEVATION AT HORACE HARDING EXPRSSWAY



3 ELEVATION AT FRANCIS LEWIS BLVD

Actions would facilitate legalization of an existing non-flashing, illuminated sign

- Surface area of 47 sf
  - Illuminated section is 3ft., 11.25in. by 8ft.
- Total height of 10ft., 2.5 in.
- Operates as a digital bulletin board
- Commercial land use is consistent across Horace Harding Expressway, with C1-2 overlays containing 1 to 3 story commercial uses.
- Allows for future flexible school use, though nothing is currently proposed

Project and Surrounding Area



Land Use & Zoning

Project Information

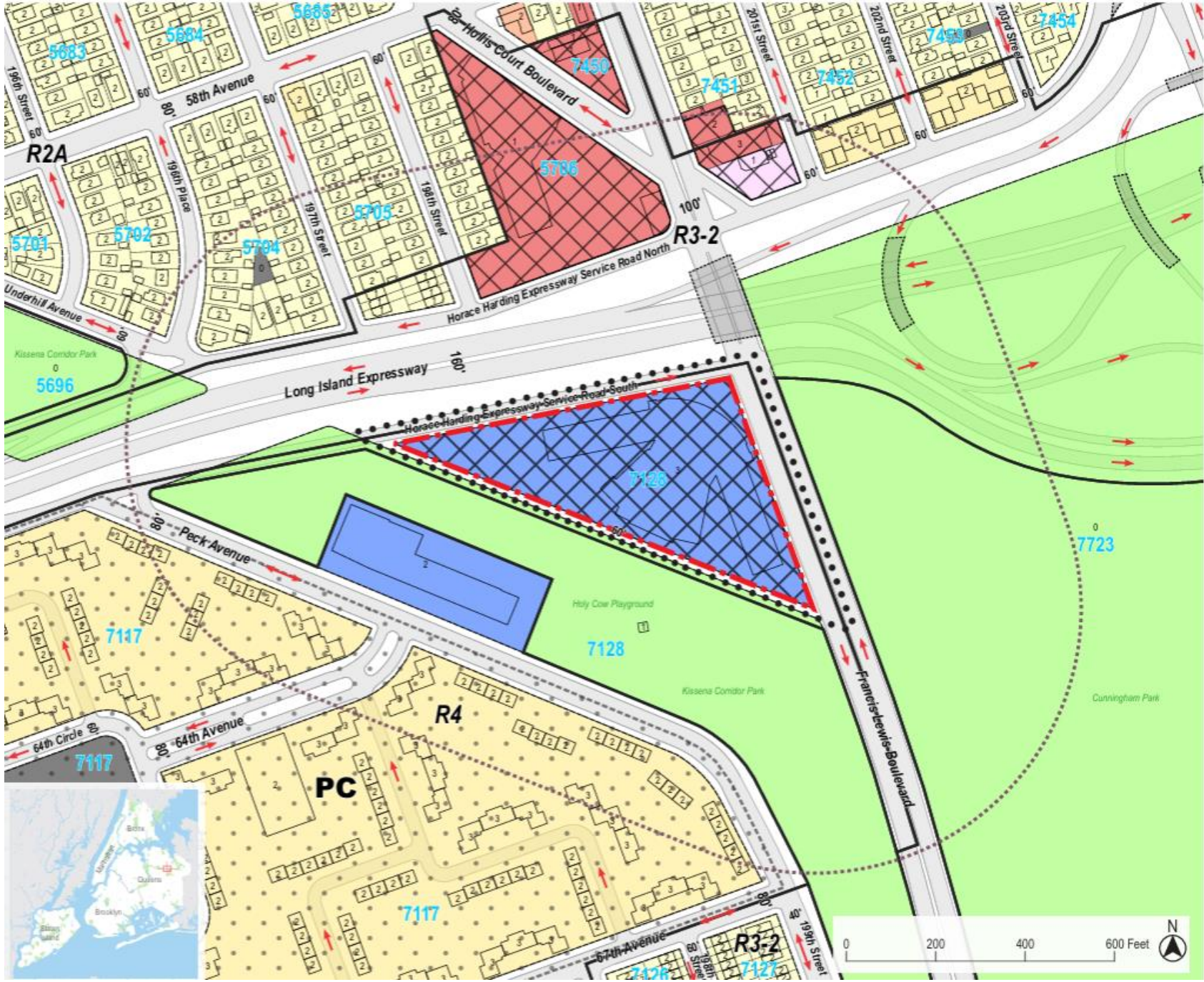
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

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	

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

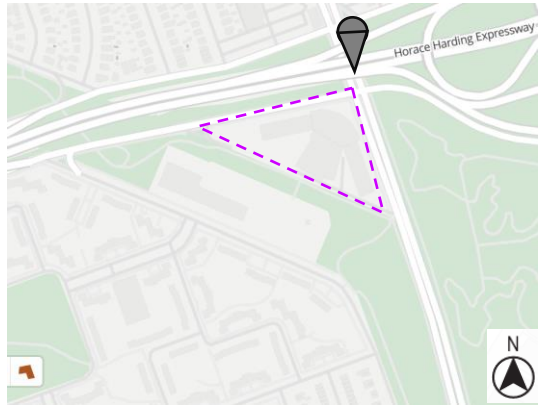


Project Area Photographs



View of the Project Site facing southwest from the intersection of Horace Harding Expressway (160') and Francis Lewis Boulevard (100'); existing/proposed signage.

Development Site

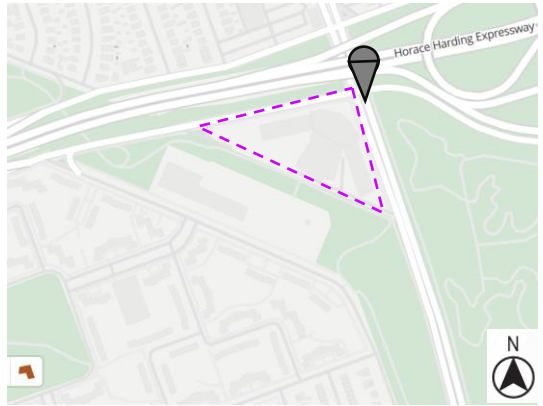


Project Area Photographs



View of the Project Site facing north towards Horace Harding Expressway (160’) along the west side of Francis Lewis Boulevard (100’); existing/proposed signage

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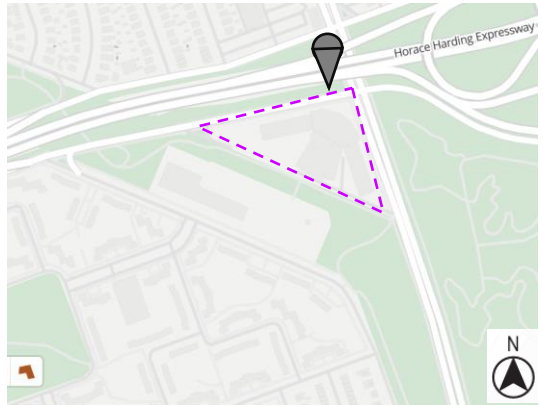
9/4/2025 via Cyclomedia

Project Area Photographs

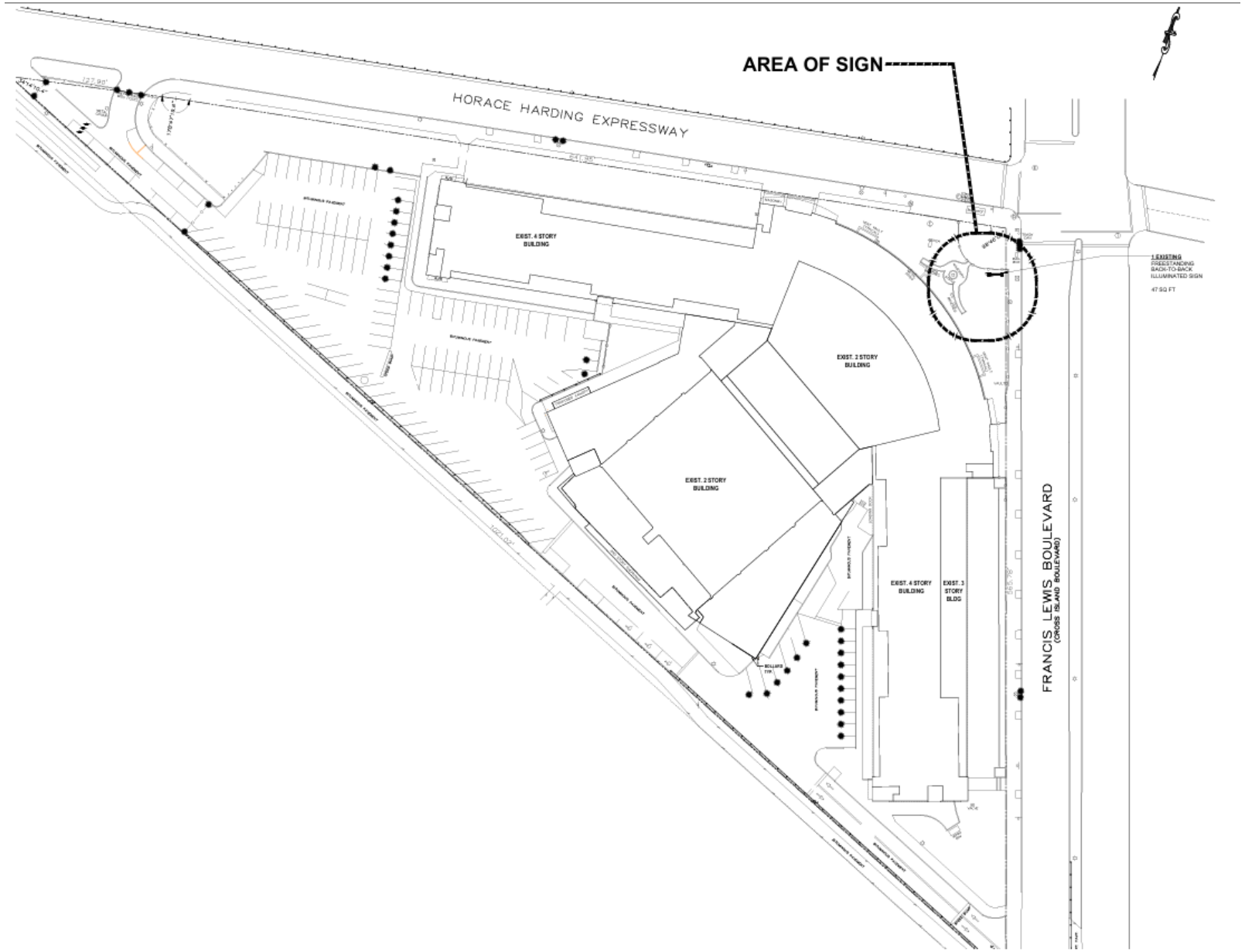


View of the Project Site along the south side of Horace Harding Expressway (160’) facing southwest

Development Site

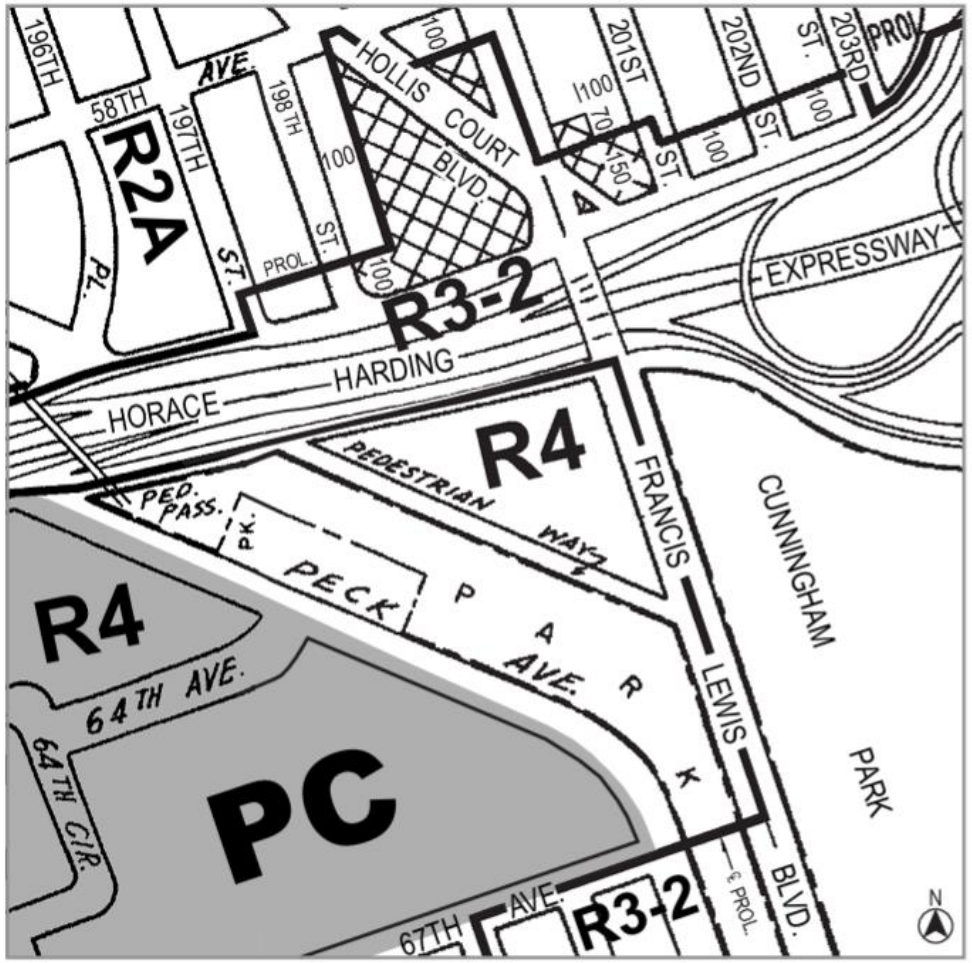


Illustrative Site Plan

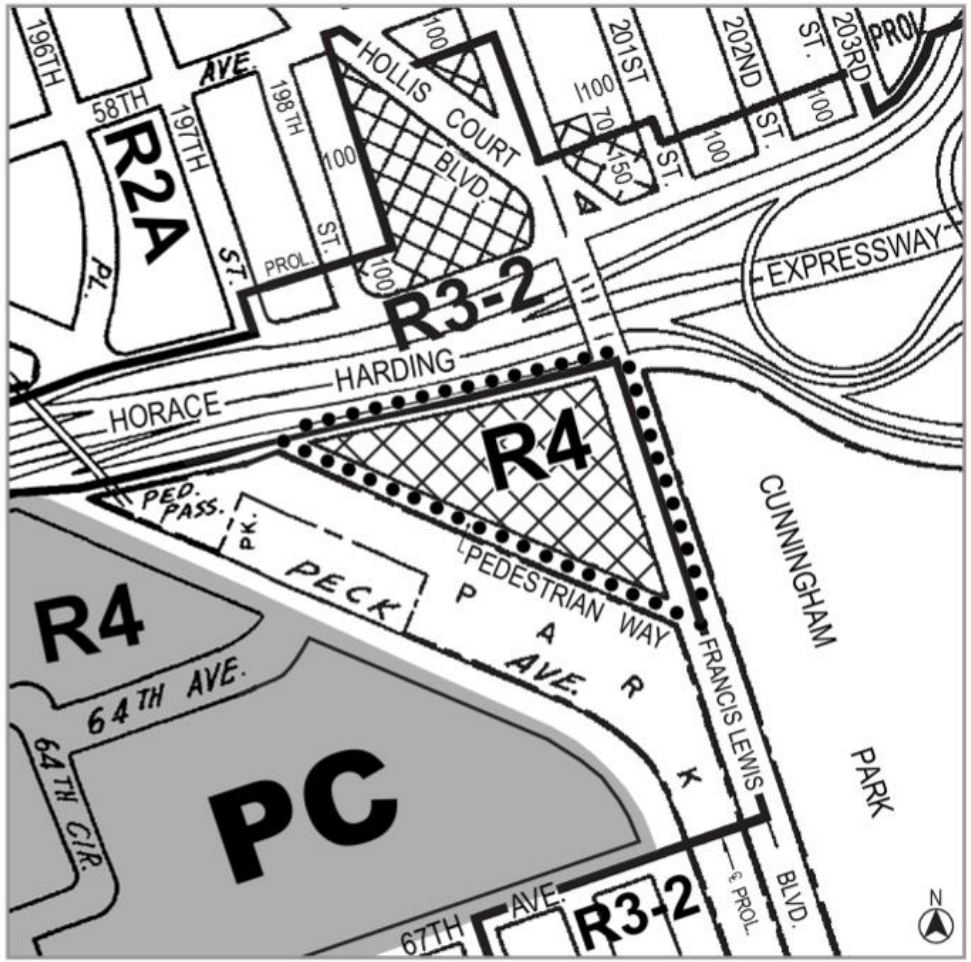


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<u>Zoning Map Amendment</u>
from R4 to R4/C1-2

Proposed Zoning District

	R4 (existing)	R4/C1-2 (proposed)
Signage	No illuminated signage allowed, excepting hospitals	Illuminated signage allowed, size restrictions apply
Max Base Height:	25', 35'*	25', 35'* (res.) or 30', 2 stories (commercial)
Max Building Height:	35', 45'*	35', 45'* (res.) or 1:1 sky exposure plane (commercial)
Max Residential FAR:	1.0, 1.5*	1.0, 1.5*
Max Commercial FAR:	0	2.0
Required Parking:	50%	50% (res.) or by use (commercial)

*If a qualifying residential site

Summary

Actions:

- Zoning Map Amendment (ZM)
  - R4 to R4/C1-2

No Proposed Development:

- Legalize an existing illuminated non-flashing sign at the corner of Horace Harding Expressway and Francis Lewis Boulevard.
- Establish a continuity of commercial overlay land uses in the surrounding area.



9/27/2025 via Cyclomedia