189-10 NORTHERN BOULEVARD REZONING
JUNE 24, 2025

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 This application was withdrawn.

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 and NICE bus services along Northern Boulevard (Q13, Q12, and QM3 and n20G). 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", controlled by the Applicant) 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 exiting 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 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 a ambulatory diagnostic treatment center, senior center or a daycare. An approximately 48-foot-deep terrace will be provided above the ground floor. 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 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 located entirely within the existing RX3 zoning district, a small portion of the lot would be rezoned as part of the proposed district realignment.

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 appropriate proposed commercial and community facility to 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

As discussed above, 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 Proposed Development Site and will bring the existing commercial establishments located within the Proposed Project Area into conformance.