ZONING SUMMARY

Address:	106-01 Guy R. Brewer Blvd.				
	Queens (Borough 4)				
Block	10161	CB 12			
Lot(s)	1,3,9				
Zoning District	R7A/R5D/C1-4				
Map	14d			MAX FAR	MAX FA
Lot Area R7A	8,600.96		R7A:	5.01	43,091 SF R7A FA
Lot Area R5D	1,713.04		R5D:	2.00	3,426 SF R5D FA
Lot Area Total (SF)	10,314.0				46,517 Total FA Allowed
Special Purpose	No				
Inclusionary Housing	Yes				
Wide Street	Yes	Tuskegee Airman Way (South Road)			
Narrow Street	Yes	Guy R. Brewer Blvd.			
Corner Lot	Yes				
Transit Zone	No				

ZR Section	Zoning Subject Description			Requirement Min. or Max.	Proposed	Compliance or Note
22-12	**Proposed Use** Residential			Use Group 2	**UG 2**	Compliant
	Community Facility			UGs 3 & 4	**UG 4**	Compliant
R7A						
23-155	**Max. Residential FAR & SF:**	AIRS	FAR:	5.01	**4.10**	Compliant
77-22(a)*	(20% limit of res. max)*		FAR:	1.002		
	R5D AIRS FAR available			0.3983		
	(permitted R5D AIRS floor area as function of R7A lot area)					
	Total AIRS, using 77-22(a)		FAR:	5.40		
		AIRS	SF	46445.18	**42,272**	Compliant
R5D						
23-144	**Max. Residential FAR & SF:**	AIRS	FAR:	2.00	**0.00**	Compliant
23-142		Total	SF	3426	**0**	Compliant
R7A						
24-11	**Max. Community Fac FAR:**	UG 4	FAR:	4.00	**0.27**	Compliant
77-22(a)		UG 4	SF	34404	**2,782**	Compliant
R5D						
24-11	**Max. Community Fac FAR:**	UG 4	FAR:	2.00	**0.00**	Compliant
		UG 4	SF	3426	**0**	Compliant
	Total FAR and FA	UG 2 & 4	FAR:	5.01	**4.37**	Compliant
			SF	46445	**45,054**	Compliant
23-664	**Height and Setback:**					
	Min. Base Height:			40 ft		
	Max. Base Height:			75 ft	**75.0**	Compliant
	Max. Building Height:			95 ft	**95.0**	Compliant
23-662c1	Setback from Narrow Street:			15 ft	**15'-0"**	Compliant
	Setback from Wide Street:			10 ft	**10'-0"**	Compliant
	Maximum Stories			9	**9**	Compliant
23-623 (c)	**Dormer:**	Max 60% = 176.97' * 0.60 = 106.18'				
		Total: 64.66' + 41.25' = 105.91'		60.0%	**58.60%**	Compliant
	** assumes setback from South Road and Guy R. Brewer*					
	Required Yards:					
	Corner Lot	Front Yard: None Req'd		0	**0**	Compliant
		Side Yard: None Req'd		0	**0**	Compliant
23-462		Side Yard: None Req'd		0	**0**	Compliant
23-47		Rear Yard: None Req'd (Corner Lot)		0	**0**	Compliant
23-153	**Lot Coverage:**	Max. Lot Coverage	Percent	100%	**67%**	Compliant
		Corner Lot	SF	10314	**6891**	
23-693	**Special provisions R1 thru R6B Districts**					
	District R7A to R5D					
	Height permitted within 25 feet			65 feet	**65'-0"**	Compliant
23-22	**Density Control / Max. Dwelling Units:**					
23-24	**AIRS**	46,517 N/A		N/A	**79**	Compliant
R7A						
	Parking:	Residential parking 50% of units for quality				
25-23 / 25-241 /		housing buildings: Residential parking may be				
25-253/		reduced to 15% of income restricted & 10% AIRS				
25-251/ 25-252		units outside of a Transit Zone		8	**8**	Compliant
		Community Facility: N/A		0	**3**	Compliant
		Total Parking			**11**	
R5D						
	Parking:	Residential parking 66% of units for quality				
25-23 / 25-241 /		housing buildings: Residential parking may be				
25-253/		reduced to 35% of income restricted & 10% AIRS				
25-251/ 25-252		units outside of a Transit Zone		0	**0**	Compliant
		Community Facility: N/A		0	**0**	Compliant
		Total Parking				
	Bicycle Parking:					
	Community Facility UG 4B: None Required					
	A.I.R.S.: 1 per 10,000 sf					
25-811	Required Bicycle Parking:			5	**10**	Compliant
	Street Trees:					
26-41	Street Trees:	1 Tree every 25' =		7		
		66'-9.5" + 108'-1.5" = 174'-11"/ 25	Off Site Trees	4	**7**	Compliant
	Quality Housing Requirements					
28-12	Refuse Storage & Disposal:	12 SF of each refuse disposal room can be from FA		12	**12**	Compliant
28-21	Required Recreation Space:	3.3% of Res. FA		1,395	**1913**	Compliant
28-31	Density per Corridor:	50% of corridor floor area can be deducted if 11 DU's or less are served and natural light in corridor is provided.		50%	**50%**	Compliant
12-10 .	AIRS Accessory Space:					
	Total AIRS Floor Area:		42,272			
	Total Accessory Facility Floor Area:		1,913	4.0%	4.5%	Compliant

FLOOR AREA CALCULATIONS

Floor	Residential	CF	Gross	Quality Housing Deductions					Net	Zoning FA
	AIRS	UG 4		Refuse	Corridors	Laundry + Recreation	Mech.	Exterior Walls	Zoning Floor Area	AIRS Accessory
0	3900	1571	5474						N/A	780
1	1707	2702	4409	12	260	650	07		3292	858
2	6919		6919	12	689		104		6114	
3	6919		6919	12	689		104		6114	
4	6869		6869	12	689		103		6065	
5	6869		6869	12	689		103		6065	
6	6869		6869	12	689		103		6065	
7	5124		5124	12	689	275	77		4071	275
8	4277		4277	12	567		64		3634	
9	4277		4277	12	567		64		3634	
ROOF	500		500			0			0	
Gross FA:	50,330	2,782	53,112	108	5,528	1,133	789	0	45,054	1,913

*Includes portion of common areas (Grross FA Minus Cellar)

FA Deductions	7,558		Surface Parking SF:	4,023
Total Zoning FA	45,054			
AIRS	50,330	112% total FA	4.88 FAR	
Building GSF:	58,586	Including Cellar		
AIRS Recreation Zoning FA:	42,272	AIRS sf: 4.5%	1690.88 : AIRS Rec Space Required	1,913.00 : AIRS Rec. Space Provided
Community Facility GSF:	4,353	Including Cellar		

UNIT COUNT + FLOOR HEIGHTS

Floor	0 BR	1 BR	2 BR	3 BR	**Total**	MIH AIRS	Floor Ht.	Ceiling Ht.	Bldg. Ht
AMI						Option 2			
Avg SF	375	550	690	1,050					
1							17.0	15'	17.0
2	6	4	1		**11**	4	9.5	8'-6"	26.5
3	8	4			**12**	3	9.5	8'-6"	36.0
4	8	4			**12**	2	9.5	8'-6"	45.5
5	8	4			**12**	3	9.5	8'-6"	55.0
6	8	4			**12**	3	10.5	9'-0"	65.5
7	5	3			**8**	3	9.5	8'-6"	75.0
8	2	4			**6**	3	9.5	8' 6"	84.5
9	2	4			**6**	3	10.5	9'-0"	95.0
		SAS							
Total	47	31	1	0	**79**	24			
unit %	*59%*	*39%*	*1%*	*0%*		30%			

77-22(a)*

The maximum *floor area ratio* permitted on each portion of such *zoning lot* for the applicable type of *building* or *buildings* on such *zoning lot* shall be determined under the applicable regulations of Articles II, III and IV.

Each such *floor area ratio* shall be multiplied by the percentage of the *zoning lot* to which such *floor area ratio* applies. The sum of the products thus obtained shall be the adjusted maximum *floor area ratio* applicable to such *zoning lot*.
In applying this provision, the *floor area* bonus permitted for *publicly accessible open areas* or *arcades*, under the applicable regulations of this Resolution, shall apply only to such *publicly accessible open areas*, *arcades* or portions thereof, as are located in a district in which such bonus is granted.

When a *zoning lot* (with a *height factor* greater than 21) does not have a specified maximum *floor area ratio*, for the purpose of computing the adjusted maximum *floor area ratio*, the *floor area ratio* of such *zoning lot* shall be deemed to be that which can be achieved at the minimum required *open space ratio* for such *zoning lot*.

The *floor area* resulting from application of the adjusted maximum *floor area ratio* may be located anywhere on the *zoning lot*, subject to all other regulations of this Resolution, and provided that the *floor area ratio* for any portion of the *zoning lot* within one district shall not exceed the maximum *floor area ratio*, by *height factor*, if applicable, specified for that district, or the adjusted maximum *floor area ratio* for the *zoning lot*, whichever is greater, except as follows:

(a) In R3-2 Districts, R4 Districts, except R4A, R4-1 and R4B Districts, R5 Districts, and equivalent *Commercial Districts*, and for *Quality Housing buildings* in R6, R7 and R8 Districts and equivalent *Commercial Districts* outside the *Manhattan Core*, the *residential floor area ratio* of that portion of the *zoning lot* fronting on and within 100 feet of a *wide street* and permitting the greater maximum permitted *residential floor area ratio* may exceed the maximum permitted *residential floor area ratio* for the portion of the *zoning lot* by up to 20 percent, provided that the maximum *residential floor area ratio* for the *zoning lot* does not exceed the adjusted maximum *residential floor area ratio* applicable to such *zoning lot*.

DONOVAN RICHARDS
President

CITY OF NEW YORK
OFFICE OF THE
PRESIDENT OF THE BOROUGH OF QUEENS
120-55 QUEENS BOULEVARD
KEW GARDENS, NEW YORK 11424

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info@queensbp.org

August 1, 2022

Stefanie Marazzi
Partner
Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, NY 10010

Subject: Request for Street Status
Tuskegee Airmen Way
from Union Hall Street to 164th Street
Borough of Queens

Dear Ms. Marazzi,

This letter is in response to your request for street status to analyze relevant provisions of the Zoning Resolutions of the City of New York.

Tuskegee Airmen Way, from Union Hall Street to 164th Street, is mapped at eighty (80) feet and irregular widths on the Official City Map. This street was acquired by the City in two (2) condemnation proceedings; Final Decrees Dated December 29, 1922 and January 19, 1933, for seventy (70) feet in width.
The City does not have title to the northerly ten (10) feet and irregular widths of Tuskegee Airmen Way for street purposes.

Sincerely,

Mohammed Sadiq, P.E.
Chief Engineer
Topographical Bureau
Borough of Queens

MS: DK
Hirschen Singer & Epstein: Tuskegee Airmen Way

OWNER

Briarwood DEVELOPMENT MANAGEMENT CONSTRUCTION

MR MOSES SOLE REALTY LLC

RKTB Architects, P.C.

EXECUTIVE ARCHITECT
RKTB ARCHITECTS
226 W. 26th Street, 6th Floor
New York NY 10001
212.807.9500

FULCRUM ARCHITECTURE DPC

ASSOCIATE ARCHITECT
Fulcrum Architecture DPC
372 15th Street, 4B
Brooklyn, NY 11215
212.645.2317

106-01 GUY R BREWER BLVD, QUEENS 11433
Public Facility / Institution
Owner: GODIAN FELLOWSHIP, IN
Block: 10161 Lot: 1
Property Characteristics:
Lot Area: 8,255 sq ft (68.84' x 108.13')
No. of Buildings: 1
Year built: 1991
Building frontage: 60'
No of floors: 9 Proposed
Building Area: 56,000 zsf
Total Units: 66
Residential Units: 65
Community Facility Units: 1
Primary zoning: Existing R5D
Proposed zoning: R7A
Commercial Overlay: C1-4
Floor Area Ratio: 4.0
Max. Allowable Residential FAR: 4.1
Max. Allowable Commercial FAR: 1
Max. Allowable Facility FAR: 4.8

ISSUES:

07.01.21	Schematics
03.01.23	Senior Housing
08.08.23	ULURP Submission

REVISIONS:

#	DATE	DESCRIPTION

DOB STICKER | STAMP

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Godian Fellowship Church
South Jamaica, Queens

Z-000.00
Zoning Analysis

SEAL | SIGNATURE:

REGISTERED ARCHITECT CHRISTOPHER GLEASON 037906 STATE OF NEW YORK