189-10 Northern Boulevard Rezoning

City Planning Commission Pre-Hearing | June 1, 2026

Proposed Development

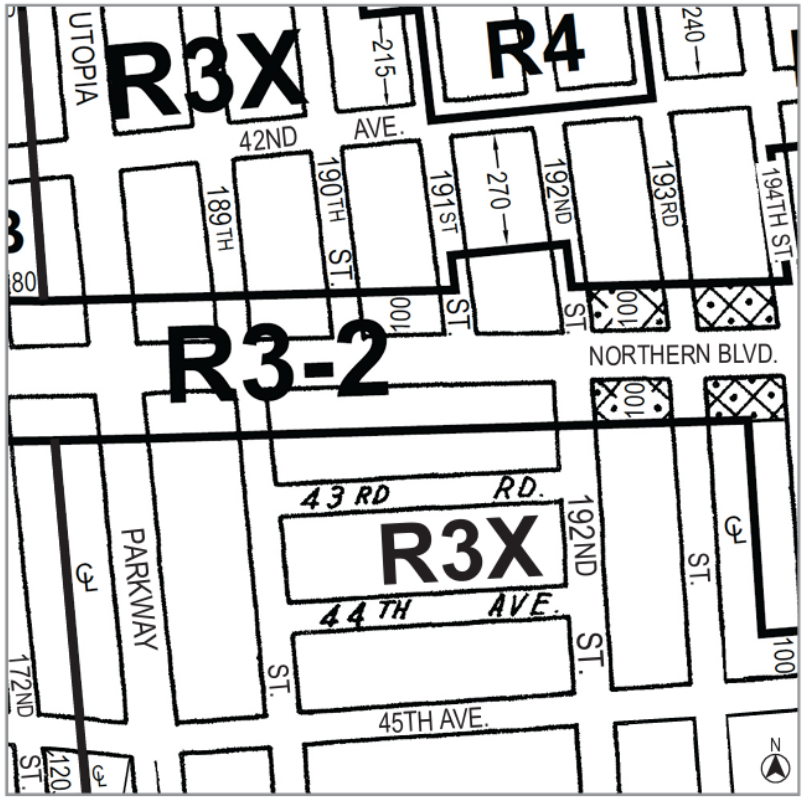
Project details

- Three-story, 14,863 SF (1.51 FAR) commercial and community facility building.
- Ground-floor retail, second-floor offices, third-floor community facility
- 26 parking spaces within the cellar and ground floor

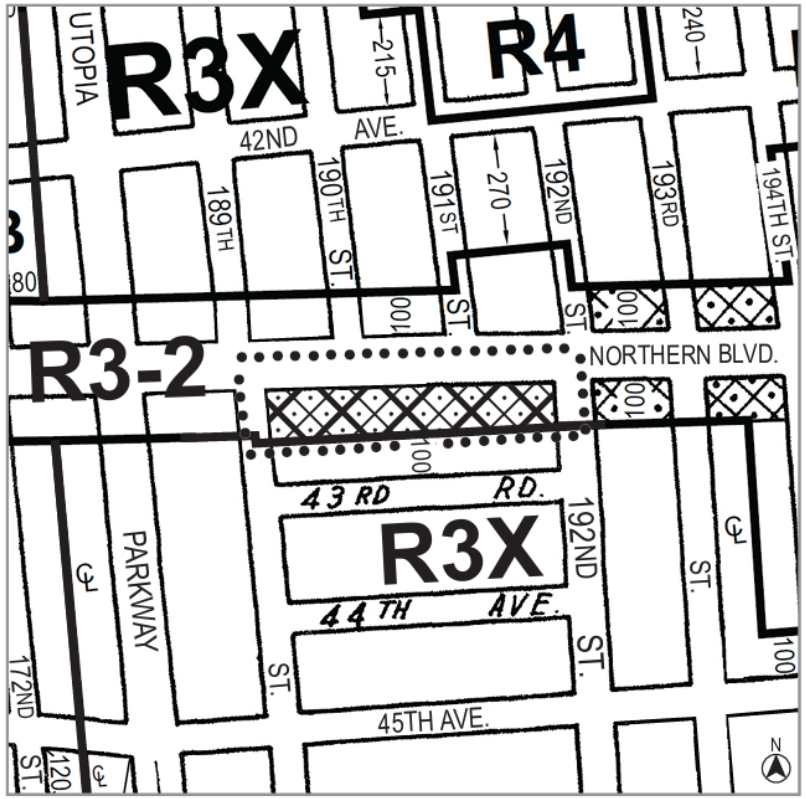


Proposed Actions: Zoning Map Amendment

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.

Zoning Map Amendment

- From R3X to R3-2/C2-4
- From R3-2 to R3-2/C2-4

Queens Community Board 11 Recommendation

On May 4th, 2026, Queens Community Board 11 failed to approve a motion for a favorable recommendation by a vote of 0 in Favor, 38 Against, and 2 Abstaining, resulting in an unfavorable recommendation.

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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 189-10 Northern Boulevard Rezoning			
Applicant:	PRINCE ST 606 LLC	**Applicant's Primary Contact**:	Amanda Iannotti
Application #	250331ZMQ	**Borough**:	Queens
CEQR Number:	25DCP086Q	**Validated Community Districts**:	Q11

Docket Description:
IN THE MATTER OF an application submitted by PRINCE ST 606 LLC pursuant to Sections 197-e and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10d: 1. changing from an R3X District to an R3-2 District property bounded by a line midway between Northern Boulevard and 43rd Road, 192nd Street, a line 100 feet northerly of 43rd Road, and 189th Street; and 2. establishing within an existing and proposed R3-2 District a C2-4 District bounded by Northern Boulevard, 192nd Street, a line 100 feet northerly of 43rd Road, and 189th Street; as shown on a diagram (for illustrative purposes only) dated March 16, 2026, and subject to the conditions of CEQR Declaration E-889.

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

RECOMMENDATION: Unfavorable			
# In Favor: 0	**# Against:** 38	**# Abstaining:** 2	**Total members appointed to the board:** 40
Date of Vote: 5/4/2026 12:00 AM		**Vote Location**: Bayside High School	

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

Date of Public Hearing: 5/4/2026 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:	Bayside High School

CONSIDERATION: The applicant has been a bad neighbor for years, creating a dumping condition on the site and only cleaning up loads of construction supplies once applying for this rezoning. No recommendations from pre-certification meetings going back at least three years were taking into account like added onsite parking, lowering the building height by one floor to accommodate the rear abutting residential homes.

Recommendation submitted by	QN CB11	Date: 5/12/2026 10:29 AM

Queens Borough President Recommendation

On May 21st, 2026, the Queens Borough President held a hearing for this application and on May 26th, 2026, submitted a recommendation of **Approval with Conditions**.

- "There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and
- "In terms of sustainability and resiliency goals, the Applicant should
    - Add passive natural landscaping along the Development Site for better drainage,
    - Use permeable pavement where possible,
    - Add solar panels (or an equally sustainable design) to the Proposed Development's roof,
    - Consider LEED Silver, Gold or Platinum certification,
    - Install electric vehicle chargers at 30% of parking spaces, and
    - Demonstrate site plans for safe bicycle/car traffic patterns going in and out of the parking lot.

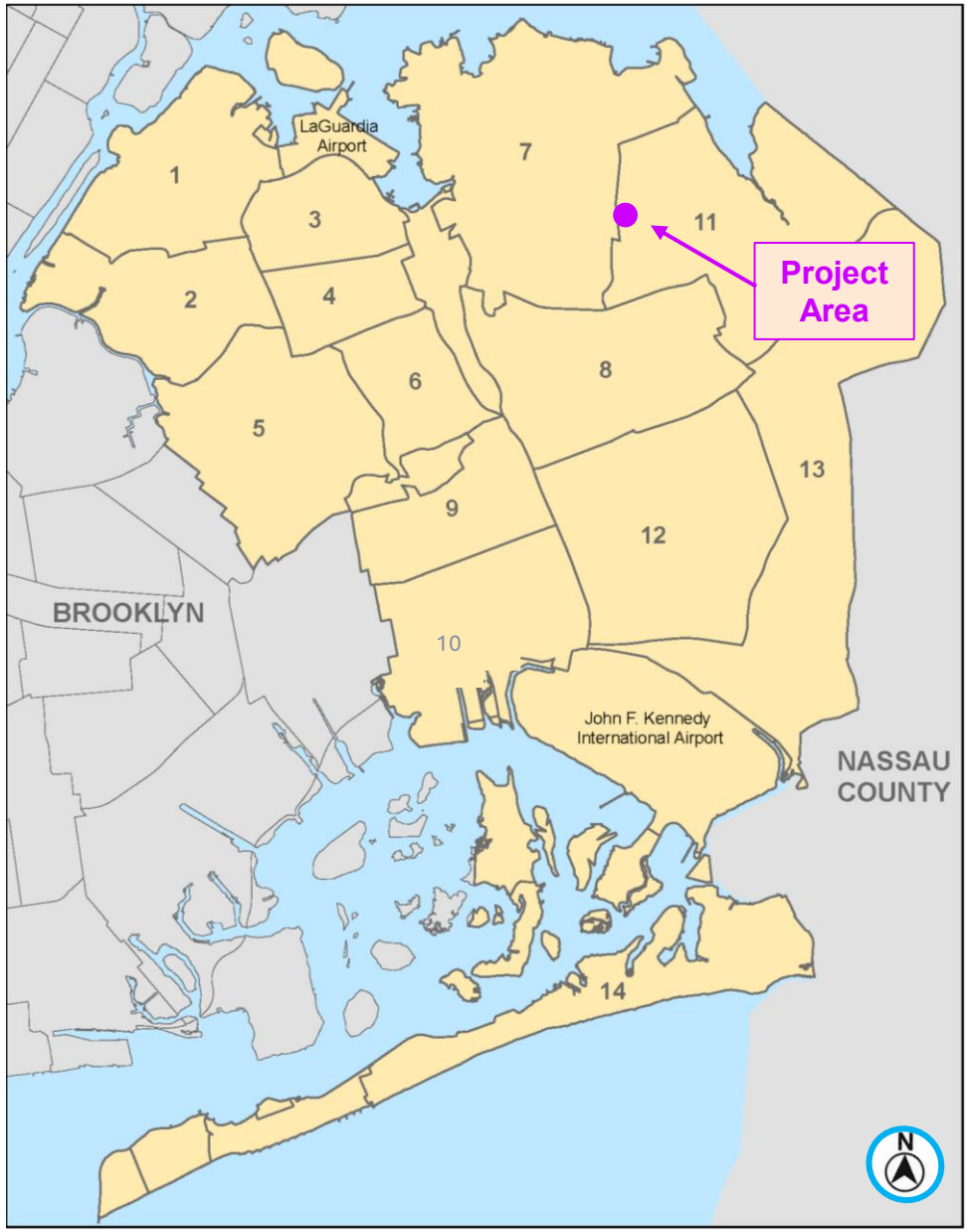
Appendix

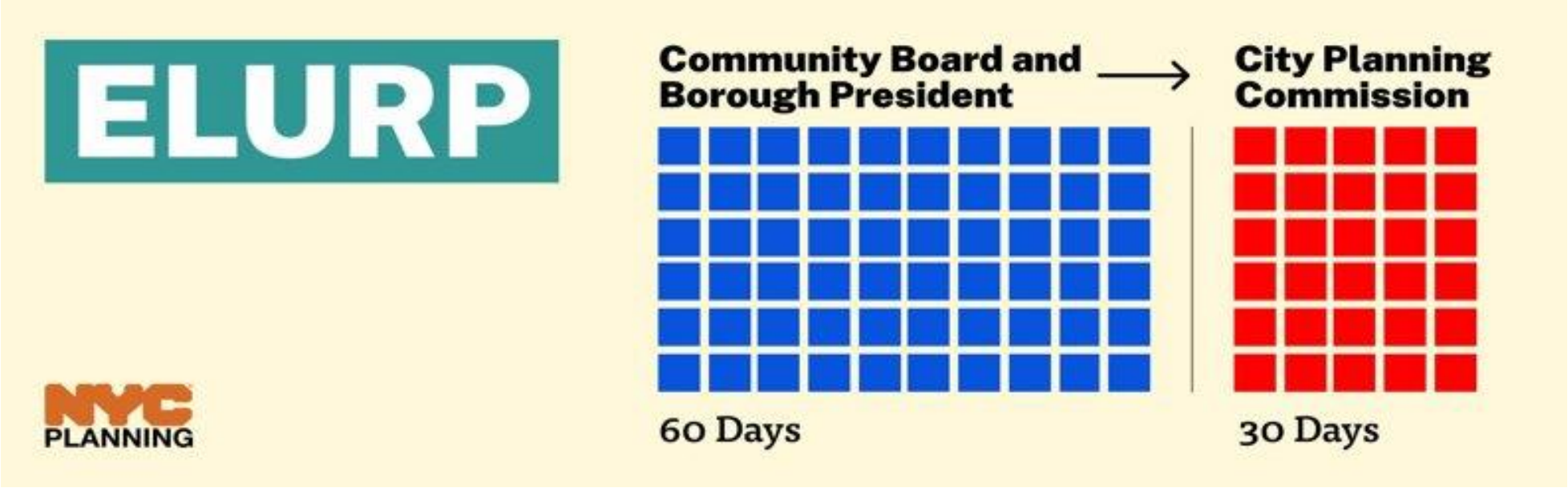
Background

Applicant
- PRINCE ST 606 LLC

Location
- 189-10 Northern Boulevard
- Block 5513: Lots 10, 11, 12, 22, 27, and p/o 5
- Auburndale
- Queens Community District 11

Actions Requested:
- Zoning Map Amendment (ZM)
  - From R3X to R3-2/C2-4
  - From R3-2 to R3-2/C2-4




ELURP
Community Board and Borough President
City Planning Commission
60 Days
30 Days
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Surrounding Area: Context



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Surrounding Area: Land Use and Zoning

189-10 Northern Boulevard, Queens
Area Map

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

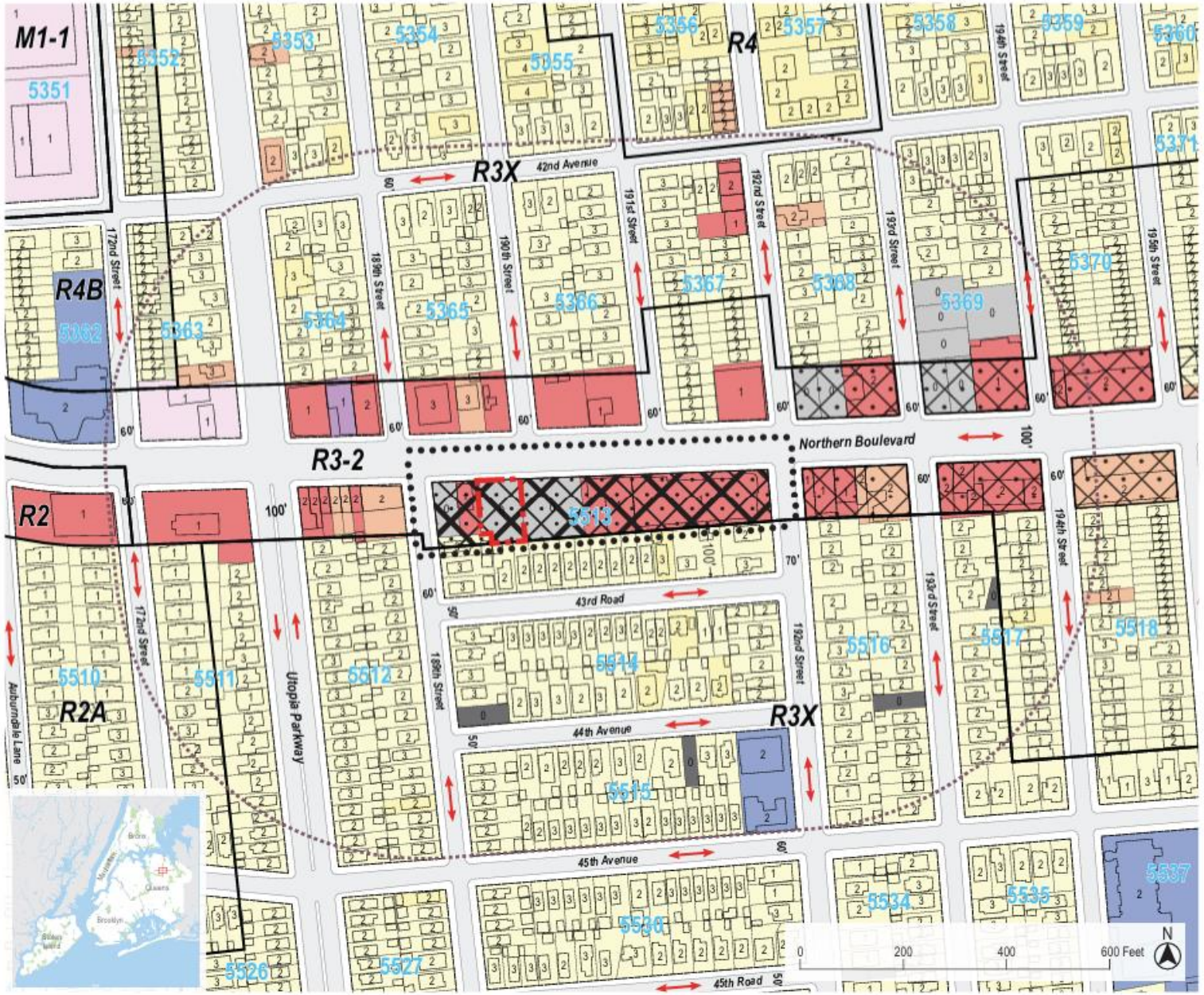
Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

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

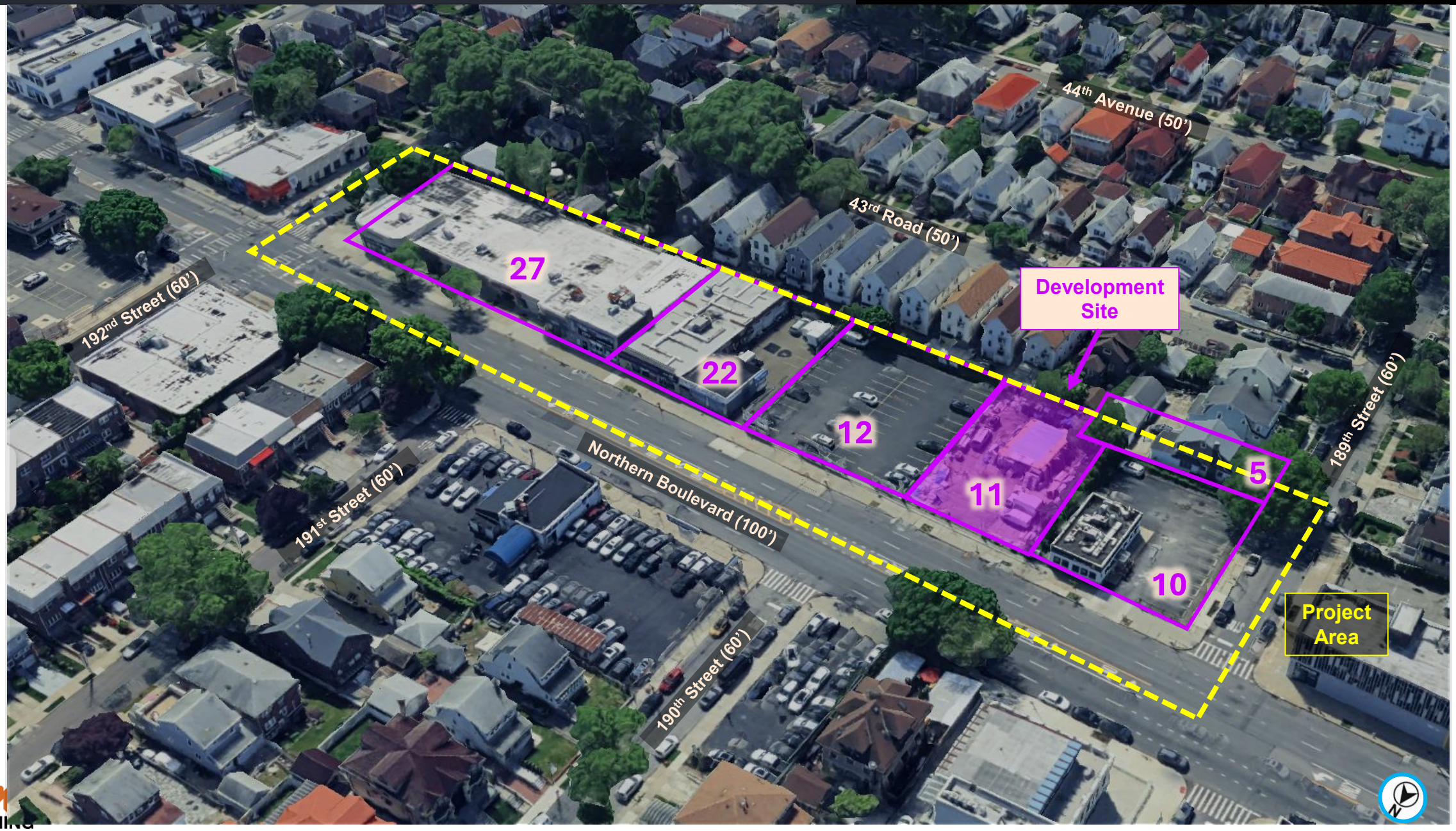
Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions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



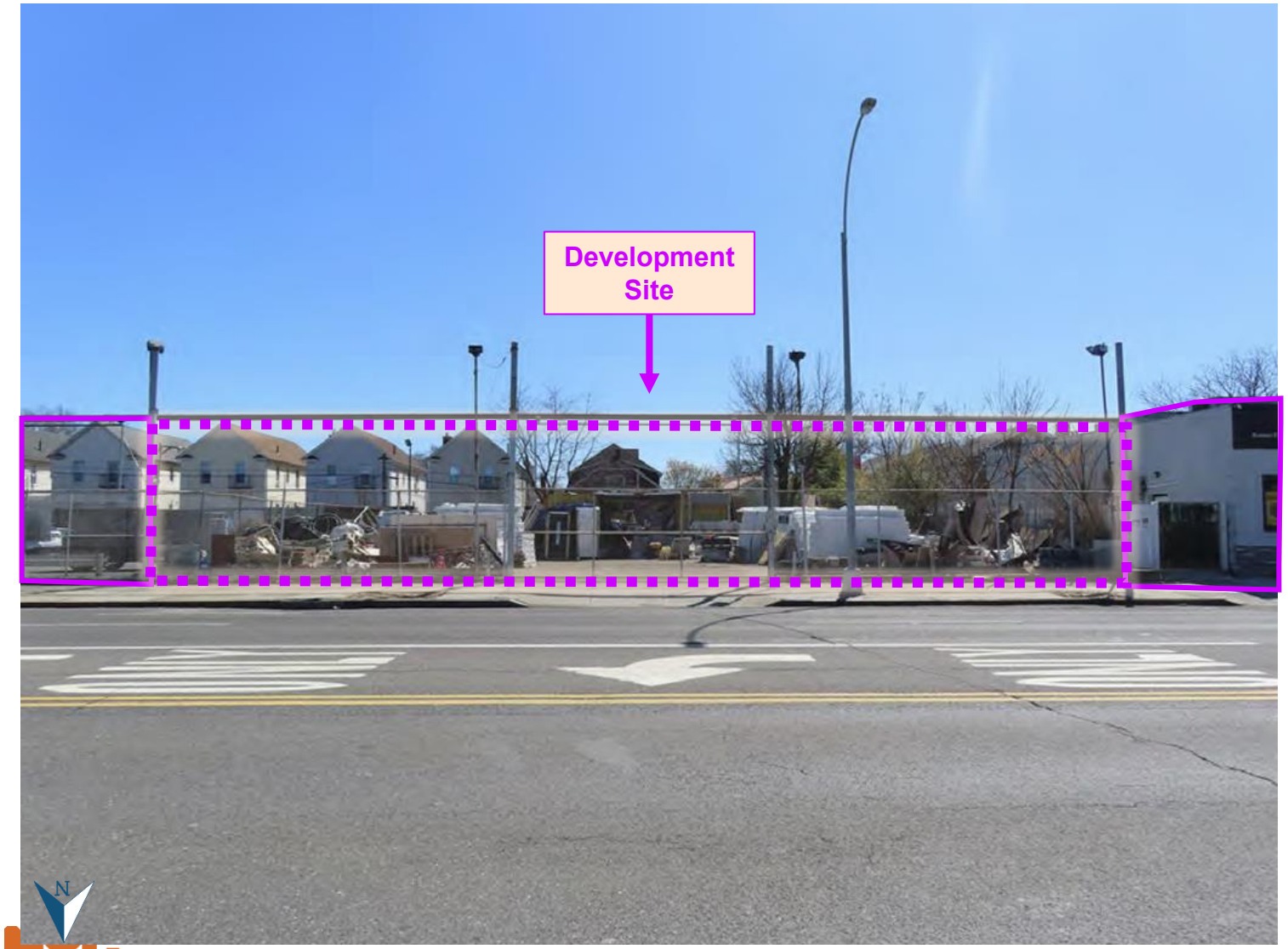
April 2025

Urban Cartographics

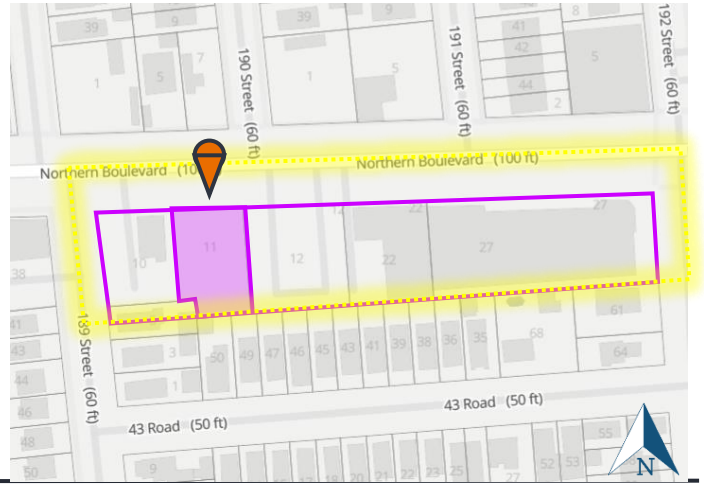
Project Area: Existing Conditions



Existing Conditions (Site Photos)



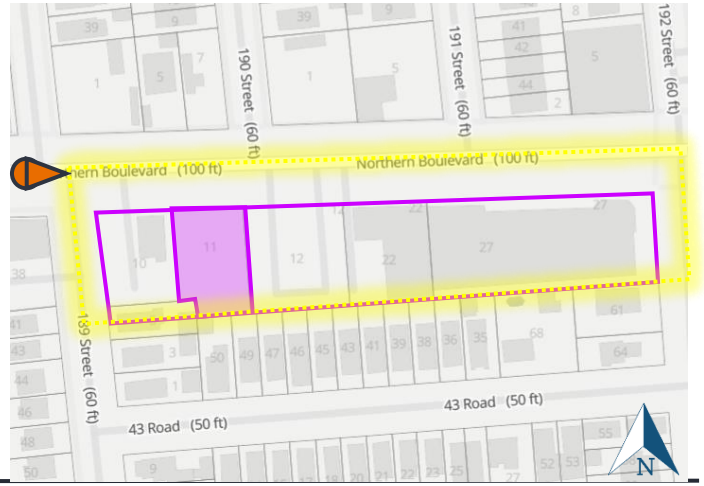
View of Development Site facing south from Northern Boulevard



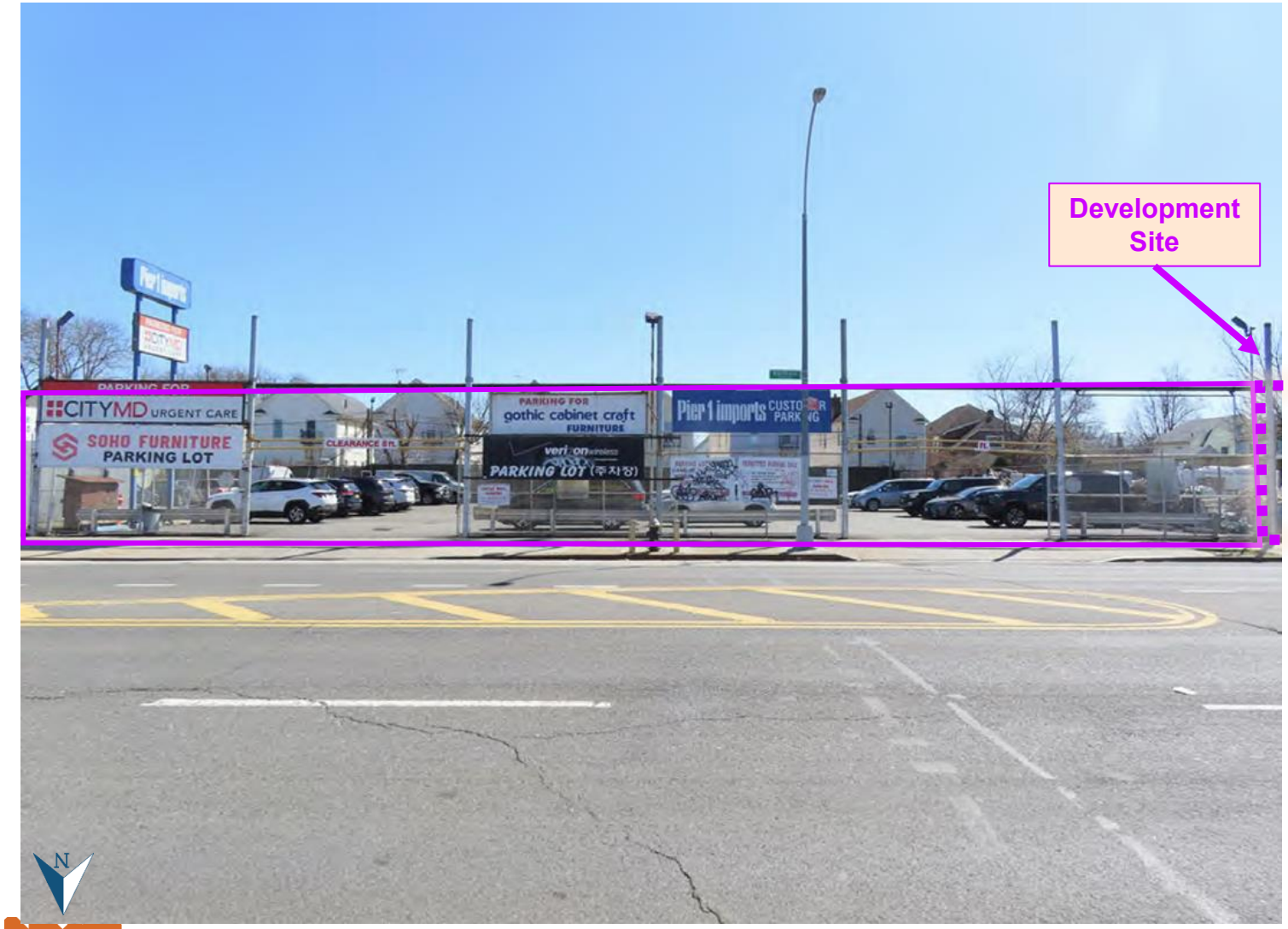
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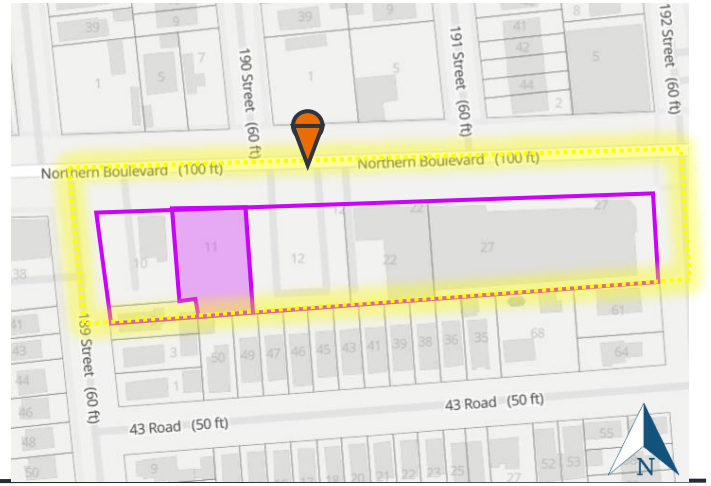
View of Northern Boulevard facing east, Development Site at right



Existing Conditions (Site Photos)



View of Project Area facing south from Northern Boulevard

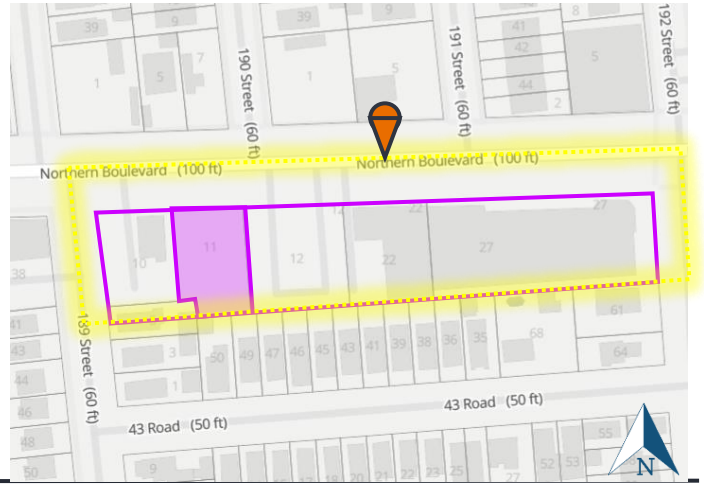


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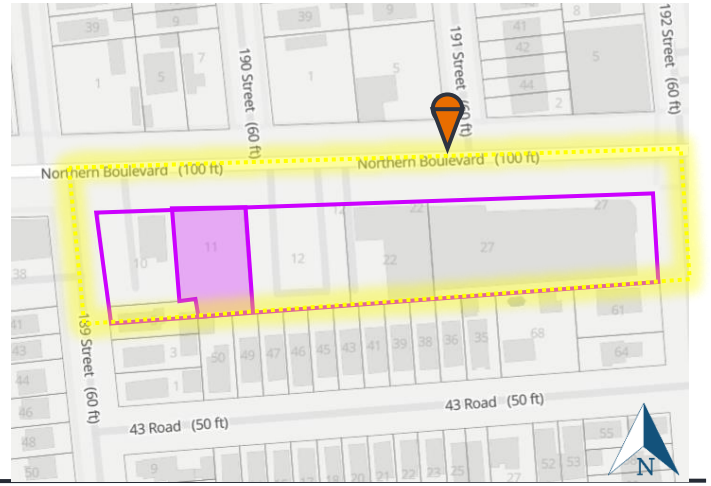


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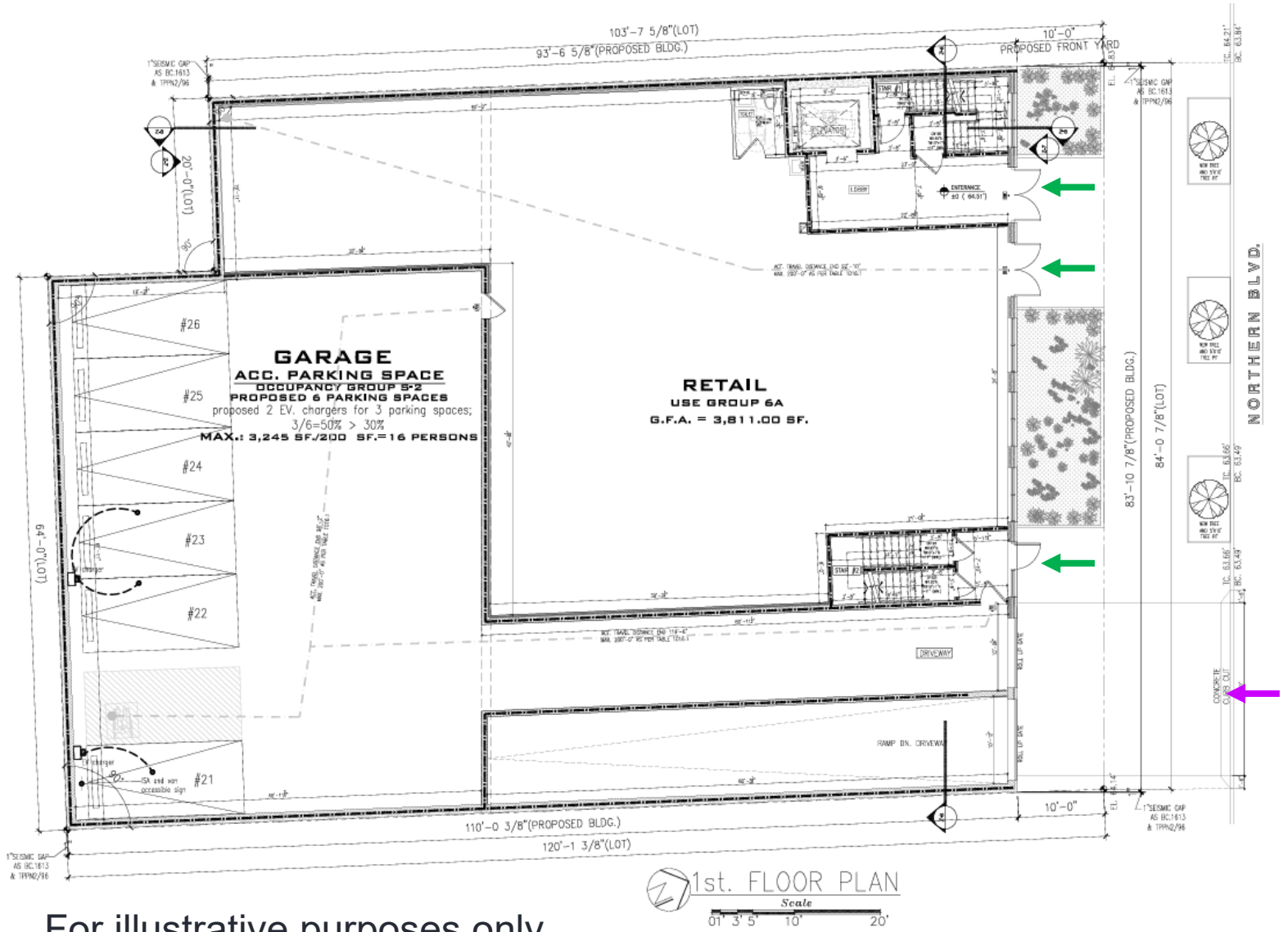


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Proposed Development

Project details

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Pedestrian Entrance

Parking Access

For illustrative purposes only

Proposed Development

Project details

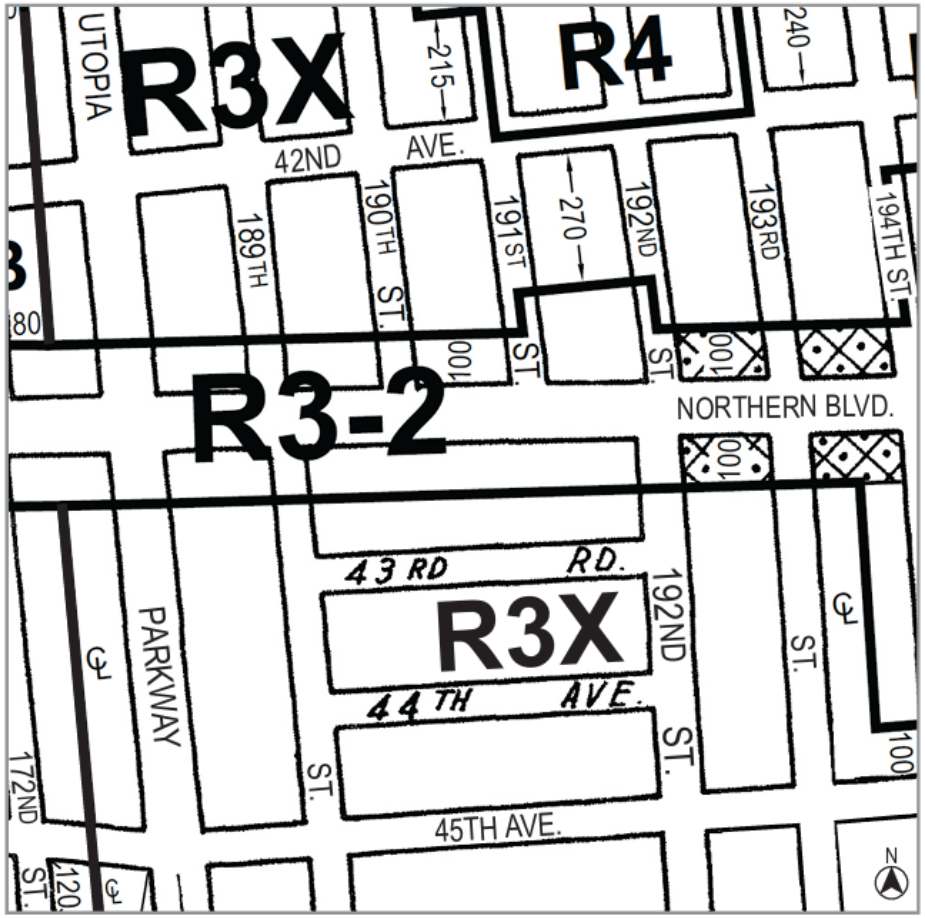
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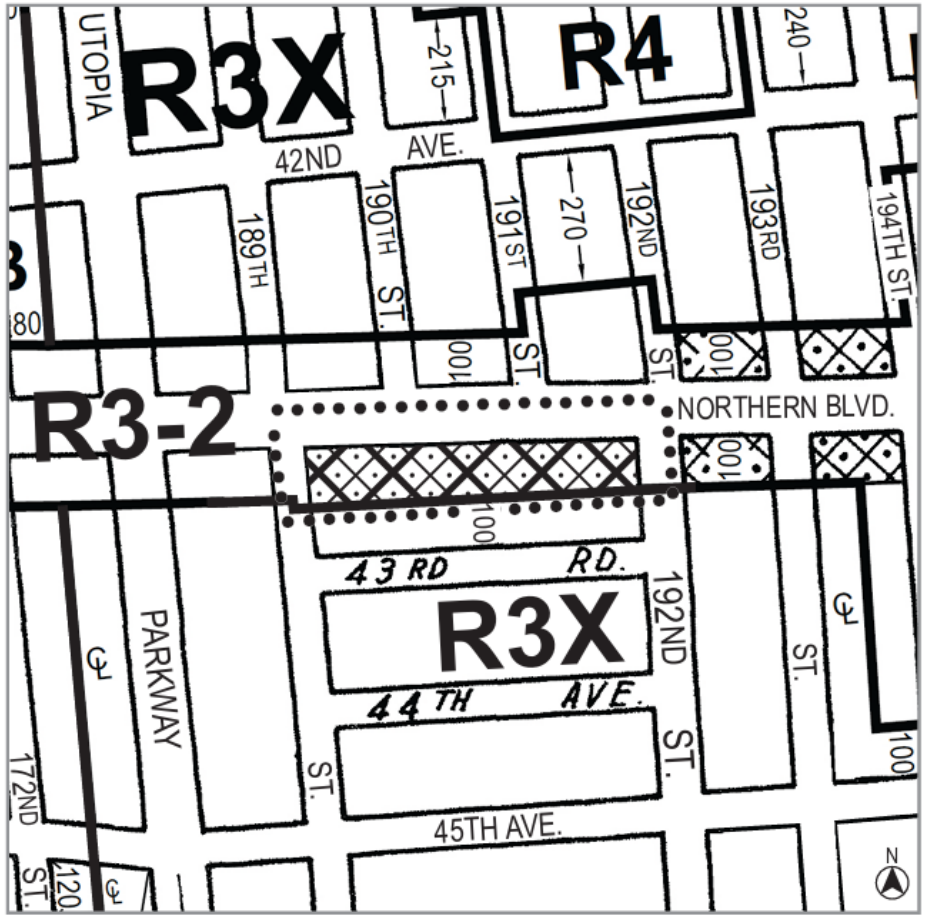
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Actions Requested: Zoning Map Amendment

Zoning Change Map



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Proposed Zoning Map (10d) - Area being rezoned is outlined with dotted lines

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Actions Requested: Zoning Map Amendment

	R3X (existing)	R3-2 (existing)	R3-2/C2-4 (proposed)
Max Base Height:	25', 35'*	25', 35'*	25’, 45’** (residential) 30', 2 stories (commercial)
Max Building Height:	35'	35'	35’, 55’** (residential) 1:1, 1.4:1*** sky exposure plane (commercial)
Max Residential FAR:	0.75, 1.0*	0.75, 1.0*	0.75, 2.0*
Max Community Facility FAR:	1.0	1.0	1.6
Max Commercial FAR:	0	0	1.6
Required Parking:	50%	35%	35% (res.) or by use (commercial)

*if a qualifying residential site
**if a qualifying residential site within the Greater Transit Zone
***if required front open area is provided

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Conclusion

Actions Requested:

- Zoning Map Amendment (ZM)
  - From R3X to R3-2/C2-4
  - From R3-2 to R3-2/C2-4

- To establish a C2-4 Commercial overlay over the existing R3-2 district.

- To facilitate the development of a three-story commercial and community facility building.

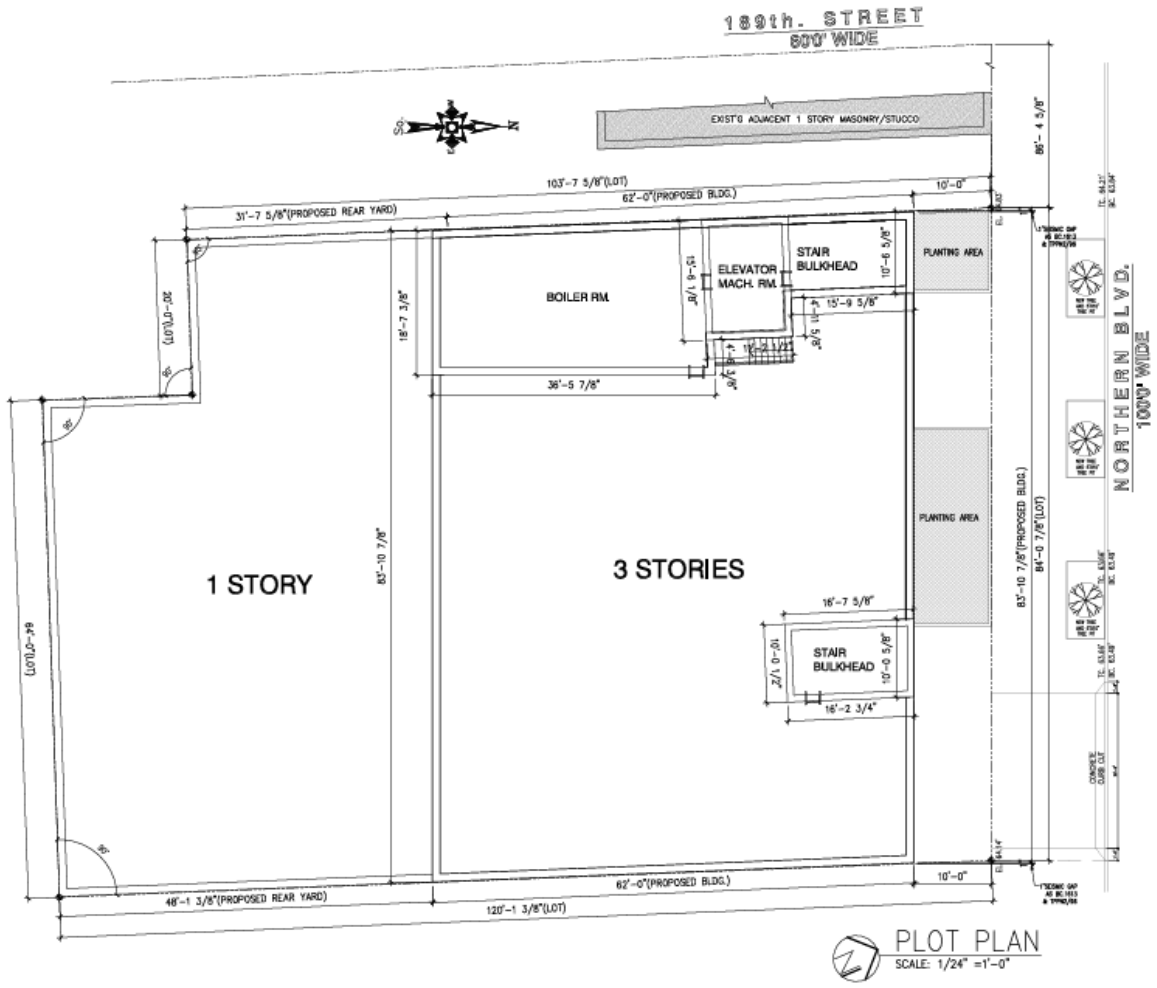
- To fix split lot conditions between R3X and R3-2 along the back of Lots 11, 12, 22, and 27.

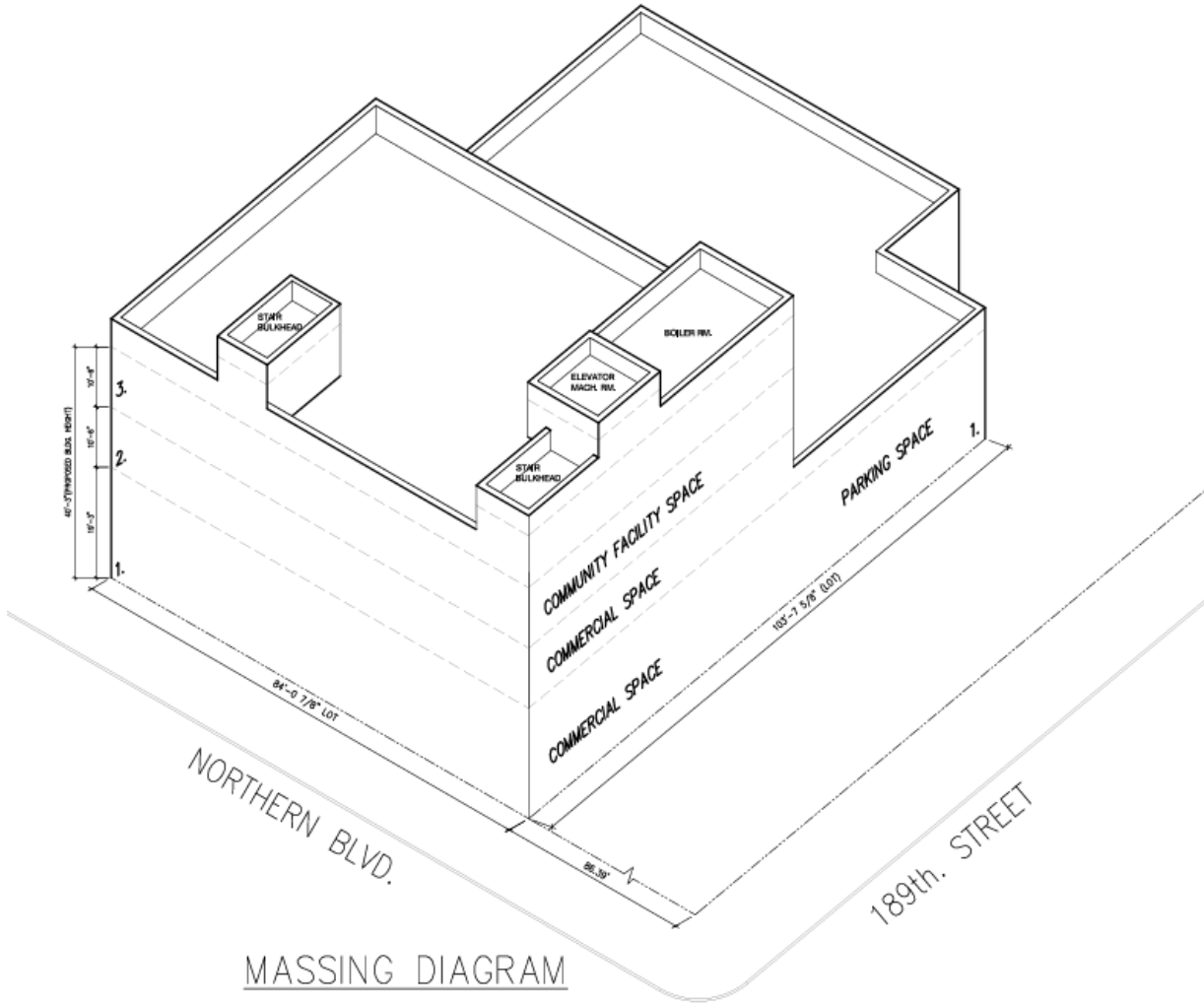
- To allow existing legal, non-conforming uses to continue as-of-right.



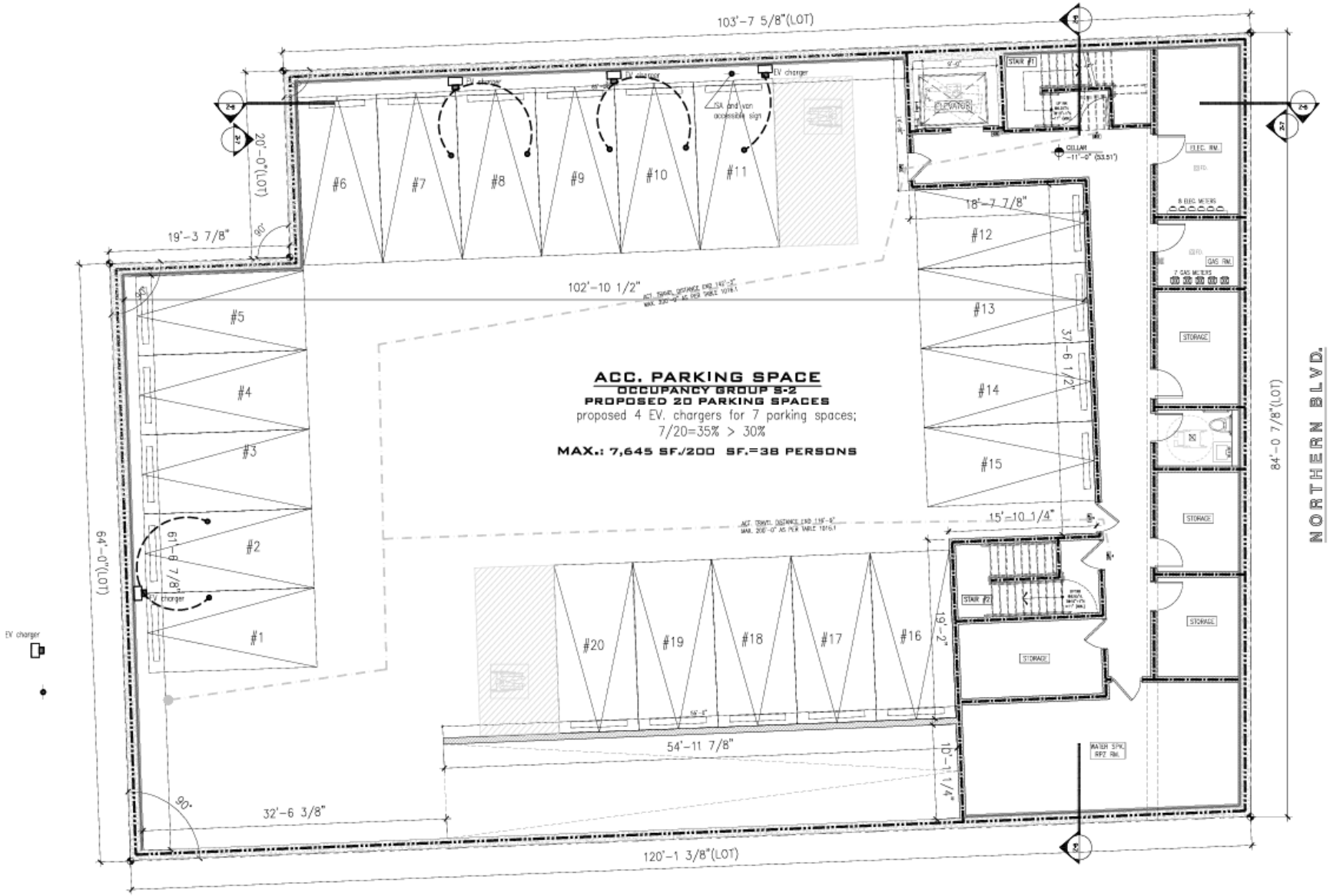
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Illustrative Plans





Illustrative Plans: Cellar

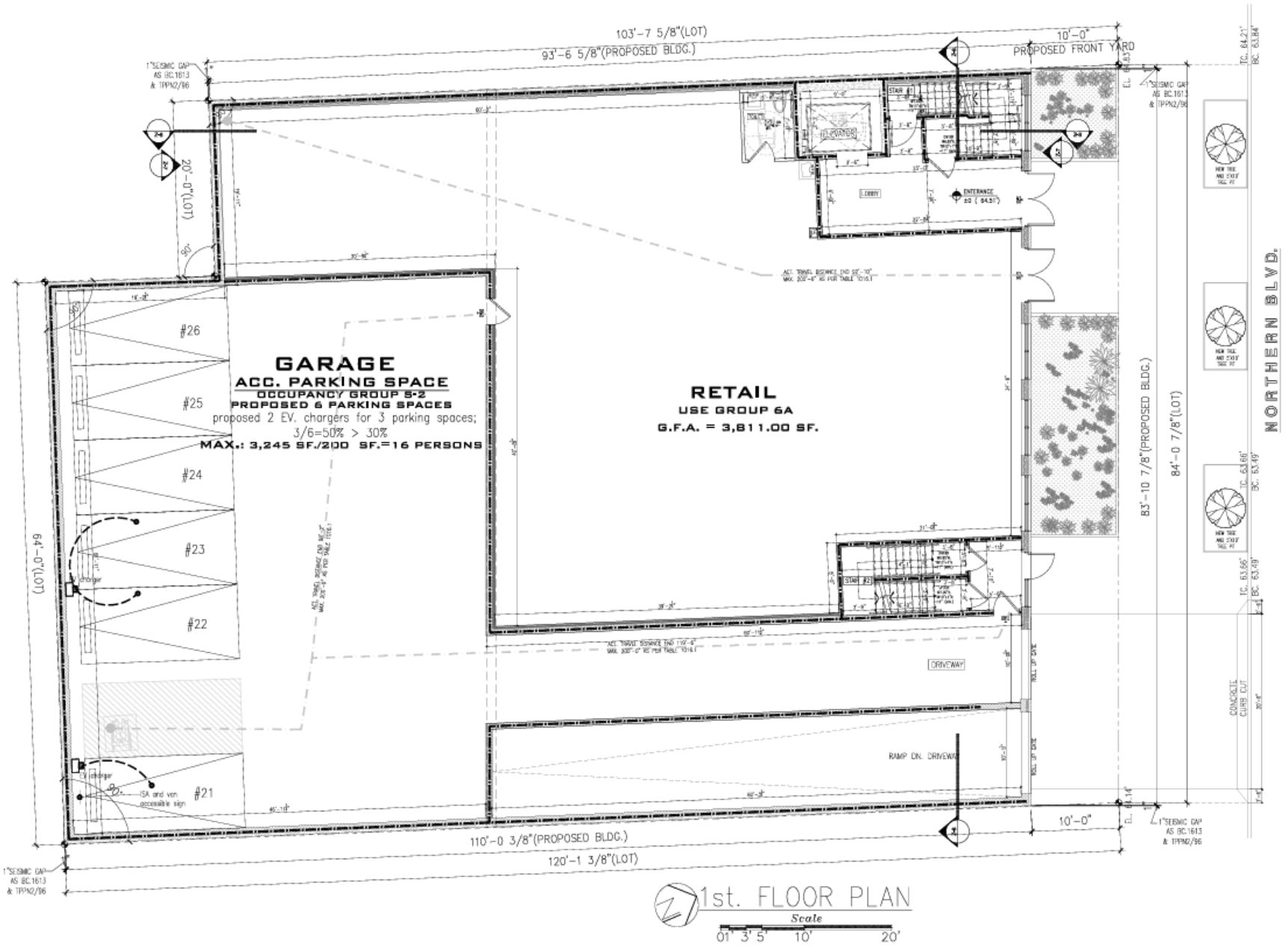


CELLAR PLAN

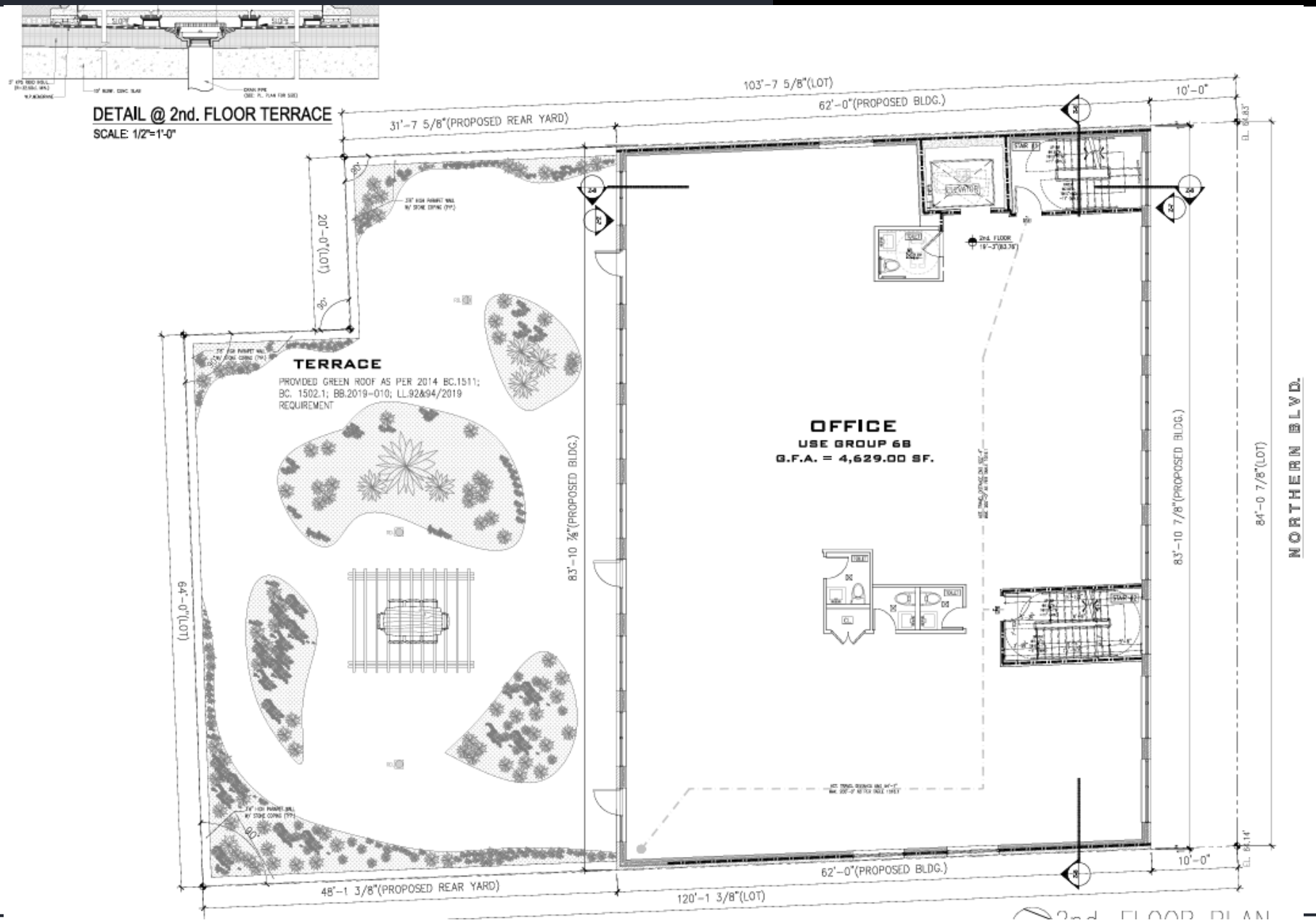
Scale

0' 3' 5' 10' 20'

Illustrative Plans: First Floor

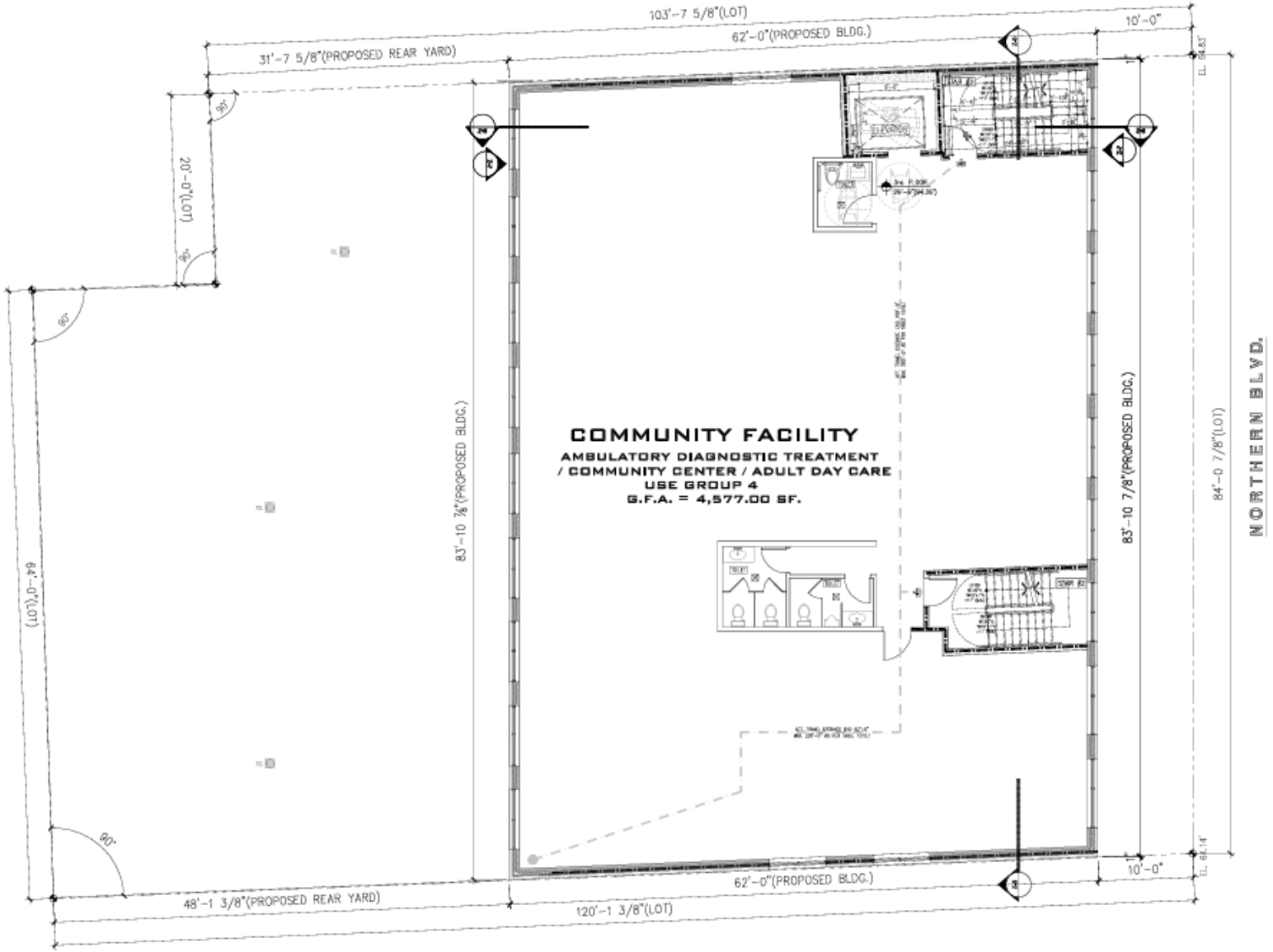


Illustrative Plans: Second Floor



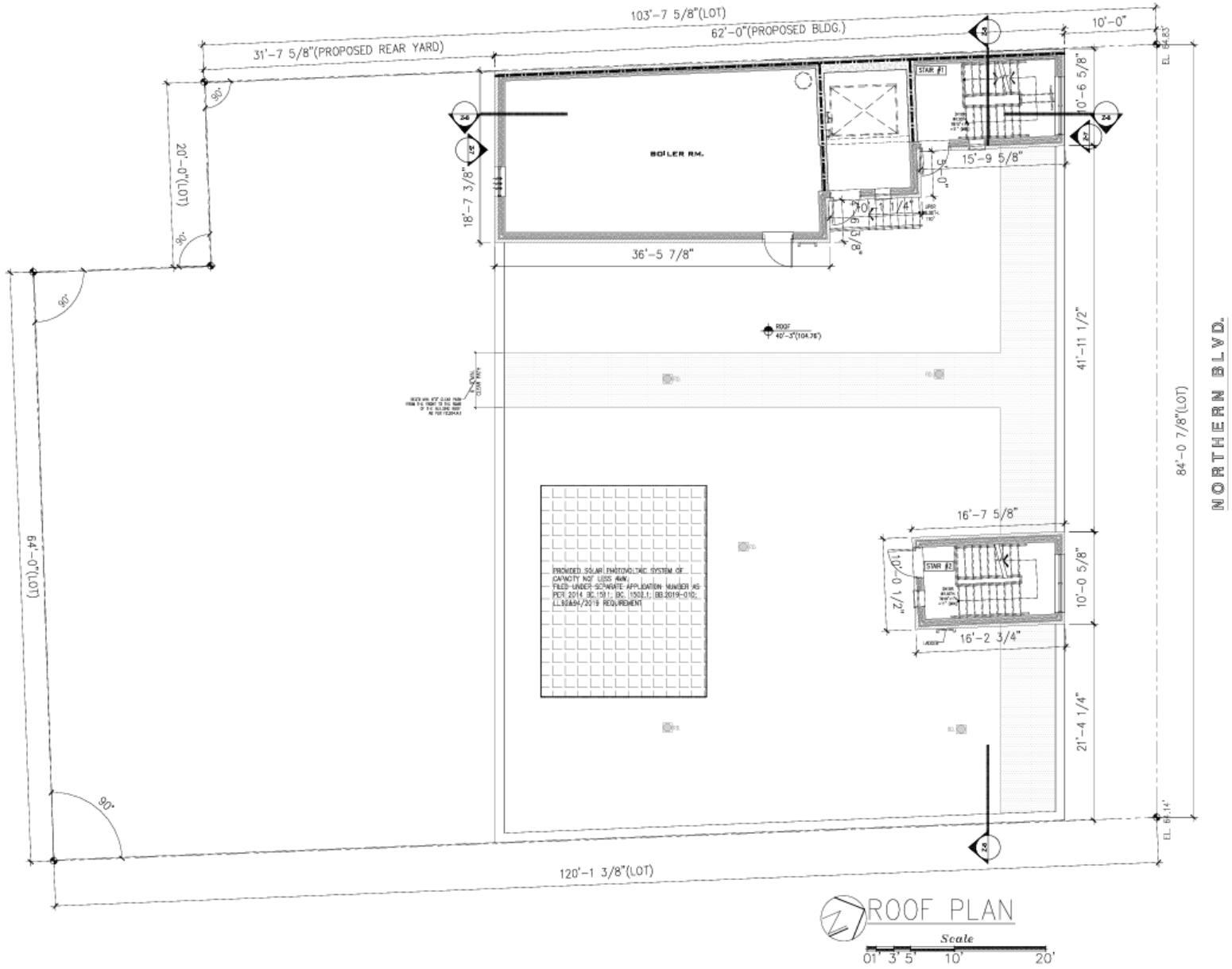
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Illustrative Plans: Third Floor

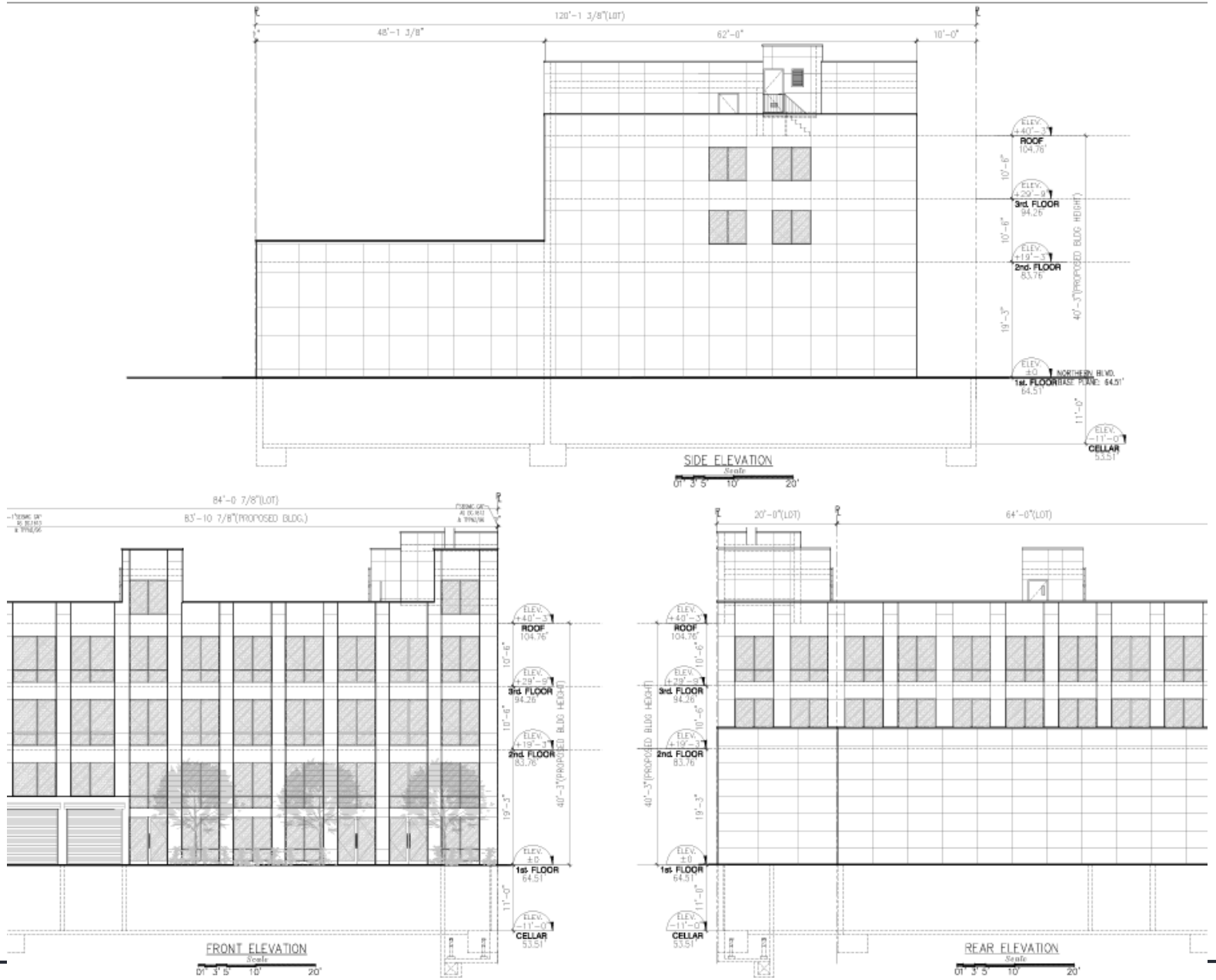


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Illustrative Plans: Roof



Illustrative Plans: Elevations



Illustrative Plans: Cross Sections

