St. Francis Prep Commercial Overlay
61-00 Francis Lewis Boulevard
Block 7128, Lot 2, Queens
June 27, 2025

1. Introduction

The St. Francis Preparatory School (the "Applicant") seeks a zoning map amendment affecting Block 7128, Lot 2 (the "Project Area"), comprising 163,920 square feet ("sf") of lot area bounded by the Horace Harding (Long Island) Expressway southeasterly service road and Francis Lewis Boulevard in the Fresh Meadows neighborhood of Queens, Community District 8.

The Project Area is improved with an approximately 319,231 sf community facility building occupied by St. Francis Preparatory School ("St. Francis") since 1974. The proposed action seeks to map a C1-2 overlay within a R4 district on this historically non-residential site, consistent with C1-2 overlays mapped to the north of the Project Area. The proposed action will establish a continuity of land uses within the surrounding area and facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign (the "Proposed Signage") at the Project Area.

2. Background

Two major city-led rezonings took place just beyond the area within a 600-foot radius of the Project Area (the "Surrounding Area") and within the Surrounding Area, respectively. The Union-Utopia Rezoning (C 060235 ZMQ) (the "Union Rezoning") in 2006 and the Auburndale-Oakland Gardens-Hollis Hills Rezoning in 2010 (C 100409 ZMQ) (the "Auburndale Rezoning") were primarily intended to ensure that development aligned with existing neighborhood scale and character. The Union Rezoning rezoned 83 residential blocks in the Fresh Meadows, Utopia Estates and West Cunningham Park areas of Community District 8, which is located southwest of the Surrounding Area, to match the established scale of traditional residential development patterns. The Auburndale Rezoning affected all or portions of 418 blocks, which covered an area extending within the northern portion of the Surrounding Area, and included the establishment commercial overlays to more closely reflect locations of existing commercial development.

In 2013, the Applicant obtained approval of a zoning map amendment that replaced an R3-2 district with the current R4 zoning district within an area that included the Project Area (C 130170 ZMQ), to facilitate an enlargement of the school to its current size. An E-designation (E-301) requiring window wall attenuation and alternate ventilation was also mapped on the Project Area in connection with the 2013 rezoning.

3. Description of the Surrounding Area

The Surrounding Area comprises major roadways, unmapped parkland, and areas mapped within low-density districts (R4, R3-2, R3-2/C1-2, R2A and R2A/C1-2). The land uses and built context within the Surrounding Area are generally low-density residential.

Located to the north of the Surrounding Area are the 160 feet wide Horace Harding Expressway and service roads. North of the Expressway are one- and three-story commercial uses within C1-2 overlays, including a supermarket, medical offices, and restaurant, surrounded by detached single-family homes in R3-2 and R2A districts. To the southwest of the Surrounding Area, in an R4 district, are a public school (P.S. Q004) and the Fresh Meadows housing development. The Fresh Meadows housing development is a large garden apartment complex designated as a Special Planned Community Preservation District (the "PC"), which protects the unique character of communities that have been planned and developed as a unit. No demolition, development, enlargement or alteration of landscaping or topography is permitted within the PC except by special permit of the City Planning Commission. In the eastern portion of the Surrounding area is Francis Lewis Boulevard, a 100 feet wide north-south roadway and the western edge of the 358-acre Cunningham Park. The 2.7-acre Holy Cow Playground is located in the south of the Surrounding Area.

The Surrounding Area is located beyond the Greater Transit Zone; however, the Surrounding Area is accessible by car along major roadways, and the Q30, Q26 and Q76 bus lines provide service along the Long Island Expressway, Hollis Court Boulevard, and Francis Lewis Boulevard, respectively. Q76 and Q30 bus stops are located at the intersection of Francis Lewis Boulevard and Horace Harding Expressway.

R4 Districts

Residential and community facility uses, including schools, are allowed as-of-right in R4 districts. In R4 districts, the maximum residential floor area ratio ("FAR") is 1.5. Perimeter walls of single- and two-family detached, semi-detached, or zero lot line residential buildings in R4 districts are subject to setback regulations at a maximum height of 25 feet. Above this height, sloping planes meeting at a ridge line at 35 feet control the maximum height of the building, requiring a setback or pitched roof. All other residential buildings in R4 districts have a maximum building height of 35 feet. In R4 districts, residential front yards must be at least 10 feet deep. Detached residences must have two side yards at least 5 feet wide, semi-detached and zero lot lines residences must have a side yard at least 5 feet wide, and for all other residences no side yards are required; however if any open area extending along a side lot line is provided, it must have a minimum width of 5 feet. In R4 districts, residential buildings must provide a rear yard with a depth of not less than 20 feet. Beyond the Greater Transit Zone, on-site accessory parking spaces must be provided for 50 percent of standard dwelling units; however, a requirement for 3 residential parking spaces or less may be waived.

In R4 districts, community facility FAR is 2.00. In R4 districts, community facility buildings are not permitted to penetrate a sky exposure plane of 1 to 1 above a height of 35 feet. In R4 districts, community facility front yards must be 15 feet deep. Community facility buildings with street walls having an aggregate width of 80 feet or less must provide two side yards, each with a minimum required width of 8 feet, and community facility buildings with street walls having an aggregate width of more than 80 feet must provide two side yards equal to not less than 10 percent of the aggregate width of the street walls. In R4 districts, community facility buildings must have a rear yard of not less than 30 feet. In R4 districts, the parking requirement for community facility uses varies and is generally based on the amount of floor area or capacity.

R3-2 Districts

Residential and community facility uses, including schools, are allowed as-of-right in R3-2 districts. In R3-2 districts, the maximum residential FAR is 0.75 for standard zoning lots and 1.00 for qualifying residential sites. Perimeter walls of single- and two-family detached, semi-detached, or zero lot line residential buildings in R3-2 districts are subject to setback regulations at a maximum height of 25 feet. Above this height, sloping planes meeting at a ridge line at 35 feet control the maximum height of the building, requiring a setback or pitched roof. All other residential buildings in R3-2 districts have a maximum building height of 35 feet. In R3-2 districts, residential front yards must be at least 15 feet deep. Single- and two-family detached residences must have two side yards at least 5 feet wide, semi-detached and zero lot line residences must have a side yard at least 5 feet wide, and for all other residences no side yards are required; however if any open area extending along a side lot line is provided, it must have a minimum width of 5 feet. In R3-2 districts, residential buildings must provide a rear yard with a depth of not less than 20 feet. Beyond the Greater Transit Zone, on-site accessory parking spaces must be provided for 50 percent of standard dwelling units; however, a requirement for up to 1 residential parking space may be waived.

In R3-2 districts, community facility FAR is 1.00. In R3-2 districts, community facility buildings are not permitted to penetrate a sky exposure plane of 1 to 1 above a height of 25 feet. In R3-2 districts, community facility front yards must be 15 feet deep. Community facility buildings with street walls having an aggregate width of 80 feet or less must provide two side yards, each with a minimum required width of 8 feet, and community facility buildings with street walls having an aggregate width of more than 80 feet must provide two side yards equal to not less than 10 percent of the aggregate width of the street walls. In R3-2 districts, community facility buildings must have a rear yard of not less than 30 feet. In R3-2 districts, the parking requirement for community facility uses varies and is generally based on the amount of floor area or capacity.

R2A Districts

Residential uses and community facility uses, including schools, are allowed as-of-right in R2A districts; however, residential uses are limited to single-family detached residences. In R2A districts, the maximum residential FAR is 0.75 for standard zoning lots and 1.00 for qualifying residential sites. Residential perimeter walls are subject to setback regulations at a maximum height of 25 feet, and maximum building height is controlled by sloping planes that meet at a ridge line of 35 feet. In R2A districts, residential front yards must be at least 15 feet deep. Residences must have two side yards at least 5 feet wide. In R2A districts, residential buildings must provide a rear yard with a depth of not less than 20 feet. In R2A districts located beyond the Greater Transit Zone, one accessory residential parking space must be provided for a single-family detached residence.

In R2A districts, community facility FAR is 1.00. In R2A districts, community facility buildings are not permitted to penetrate a sky exposure plane of 1 to 1 above a height of 25 feet. In R2A districts, community facility front yards must be 15 feet deep. Community facility buildings with street walls having an aggregate width of 80 feet or less must provide two side yards, each with a

minimum required width of 8 feet, and community facility buildings with street walls having an aggregate width of more than 80 feet must provide two side yards equal to not less than 10 percent of the aggregate width of the street walls. In R2A districts, community facility buildings must have a rear yard of not less than 30 feet. In R2A districts, the parking requirement for community facility uses varies and is generally based on the amount of floor area or capacity.

C1-2 Overlays

C1-2 overlays are commercial overlays mapped in residential districts to serve local needs. Typical uses include neighborhood grocery stores, restaurants and beauty parlors. In a C1-2 overlay mapped within an R3-2 district, the maximum commercial and community facility FAR is 1.60. In a C1-2 overlay mapped within an R2A district, the maximum commercial and community facility FAR is 1.00 and the maximum community facility FAR is 0.50. Commercial uses are subject to commercial bulk rules and in mixed buildings, and residential bulk is governed by the residence district within which the overlay is mapped. In C1-2 overlays, the parking requirement for commercial and community facility uses varies and is based on the amount of floor area, capacity or lot area.

4. Description of the proposed Project Area

The Project Area, located at Block 7128, Lot 2, comprises 163,920 sf of lot area bounded by the Horace Harding Expressway southeasterly service road and Francis Lewis Boulevard in the Fresh Meadows neighborhood of Queens, Community District 8. No other properties are affected by the proposed actions. The Project Area is a triangular lot with 769.85 feet of frontage on the Horace Harding Expressway service road and 565.78 feet of frontage on Francis Lewis Boulevard. Horace Harding Expressway measures 160 feet wide and Francis Lewis Boulevard measures 100 feet wide.

The Project Area is mapped within an R4 district. The Project Area is currently improved with a four-story school building. According to Department of Buildings records, the school building was constructed in the early 1960s and a certificate of occupancy was issued in 1963. St. Francis began operating at the site in 1974, replacing the Bishop Reilly High School. St. Francis is the largest private Catholic secondary school in the United States, with an enrollment of approximately 2,750 students from all areas of the City. The building contains 329,726 sf of community facility floor area (2.00 FAR). Approximately 167 accessory parking spaces in an open parking lot are accessed from two curb cuts on the Horace Harding Expressway service road measuring 50’-5” and 57’-5” wide, respectively, and one curb cut on Francis Lewis Boulevard measuring 76’-4” wide.

5. Description of the Proposed Development

No construction of a building or other structure is proposed in connection with the proposed action. The Applicant proposes to legalize an existing illuminated non-flashing double-sided accessory sign, which is not allowed in the current R4 zoning district. The Proposed Signage, which is located within the property line (and does not project across a street line), has a surface area of 47 sf and a height of 10’-2½”. The Proposed Signage is situated along the Francis Lewis

Boulevard within a corner lot portion of the Project Area. The Proposed Signage is a necessary tool that allows St. Francis to communicate information to students, parents and the community.

6. Actions necessary to facilitate the Proposed Development

The Applicant seeks approval of a zoning map amendment to map a C1-2 overlay on the Project Area within an existing R4 district. The proposed action will establish harmonious land use patterns by extending the existing C1-2 overlay mapped within non-residential areas on the north side of the Horace Harding Expressway, opposite the Project Area. The proposed C1-2 overlay will cover an area that has been occupied by non-residential uses for over 60 years, and within which community facility, retail and personal service uses serving frequently recurring local needs within residential communities will be allowed.

Community facilities in C1-2 districts mapped within an R4 district are subject to a maximum FAR of 2.0 (0.75 FAR for philanthropic or non-profit institutions with sleeping accommodations). Commercial uses in C1-2 districts mapped within an R4 district are subject to a maximum FAR of 2.0. For commercial or community facility buildings in C1-2 districts, no side yards are required, but if an open area along a side lot line is provided at any level, it must be at least 8 feet wide. In C1-2 districts, for commercial or community facility buildings, a rear yard with a depth of not less than 20 feet must be provided. In C1-2 districts mapped within R4 districts, commercial or community facility buildings are not permitted to penetrate a sky exposure plane of 1 to 1 at a height above 30 feet.

Typical uses in C1-2 districts include neighborhood grocery stores, restaurants and beauty parlors. The proposed C1-2 overlay will allow illuminated accessory signage, consistent with overlays mapped to the north and northeast of the Project Area. While the R4 zoning district permits community facilities, it only allows illuminated accessory signs for hospitals and related facilities. In C1-2 districts, illuminated non-flashing accessory signs are permitted, subject to restrictions on size, location and height.

Residential bulk within the Project Area will be governed by the R4 district in which it is mapped, except that certain bulk regulations applicable to residential buildings are modified, including the elimination of a residential front and side yard requirements; however, if an open area extending along a side lot line is provided, it must have a minimum width of 5 feet. Regulations applicable in C1 districts mapped along an entire street frontage within R4 districts also modify residential setback requirements to require the applicable residential setback between a height of 20 feet and 35 feet.

7. Conclusion

The Applicant, St. Francis Preparatory School, seeks a zoning map amendment to extend a C1-2 overlay within an existing R4 district over Block 7128, Lot 2, comprising 163,920 sf of lot area at the intersection of the Horace Harding Expressway southeasterly service road and Francis Lewis Boulevard in the Fresh Meadows neighborhood of Queens, Community District 8. The proposed action will allow land uses on the Project Area, which has been occupied for non-

residential uses for over 60 years, that are consistent with commercial overlays mapped immediately north of the Horace Harding Expressway.

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

Land Use Application

Project ID number
2024Q0232

Package Submission Date
10/10/2025

Section 1. Project Summary

Project Name:	St. Francis Prep Commercial Overlay

Contact Person for this Application:		
Name	Phone	Email
Lisa Orrantia	**2122596409**	**lisa.orrantia@akerman.com**

Applicant(s)		
Organization	First Name	Last Name
St. Francis Preparatory School	**Patrick**	**McLaughlin**

Site Data	
Street Address: **61-00 Francis Lewis Boulevard**	City Council District(s): **23**
Community District(s): **8**	Zoning Sectional Map Number(s): **11b**
Existing Zoning District(s): **R4**	Special District(s): **N/A**

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**	**250302ZMQ**	

**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**
St. Francis Preparatory School	Patrick	McLaughlin	61-00 Francis Lewis Boulevard	Fresh Meadows	NY	11365

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Lisa	Orrantia	Akerman LLP	1251 Avenue of the Americas, 37th Floor	New York	NY	10020

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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 **26DCP028Q**
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: **R4**

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	**07128**	**0002**	**Yes**	**No**	**Queens**	**07128**	**0002**	**Yes**	**11/28/2023**

** 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
61-00	**FRANCIS LEWIS BOULEVARD**	**61-00 FRANCIS LEWIS BOULEVARD**	**Q08**	**23**	**11B**	**Yes**	**11/28/2023**

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 130170 ZMQ	Changed R3-2 to R4	Completed		8/27/2013
C 100409 ZMQ	Rezoning of all or portions of 418 blocks north of the Horace Harding Expressway, also encompassing an area within the northern portion of the Surrounding Area, which included the establishment of commercial overlays.	Completed		11/3/2010
C 060235 ZMQ	Rezoning of 83 residential blocks southwest of the Project Area to match traditional residential development patterns.	Completed		4/5/2006

**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?

   100,000 to 239,999 square feet

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
11b	**R4**	**R4/C1-2**

-END OF FORM-

61-00 Francis Lewis Boulevard, Queens

Area Map

Block: 7128, Lot: 2

Project Information

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

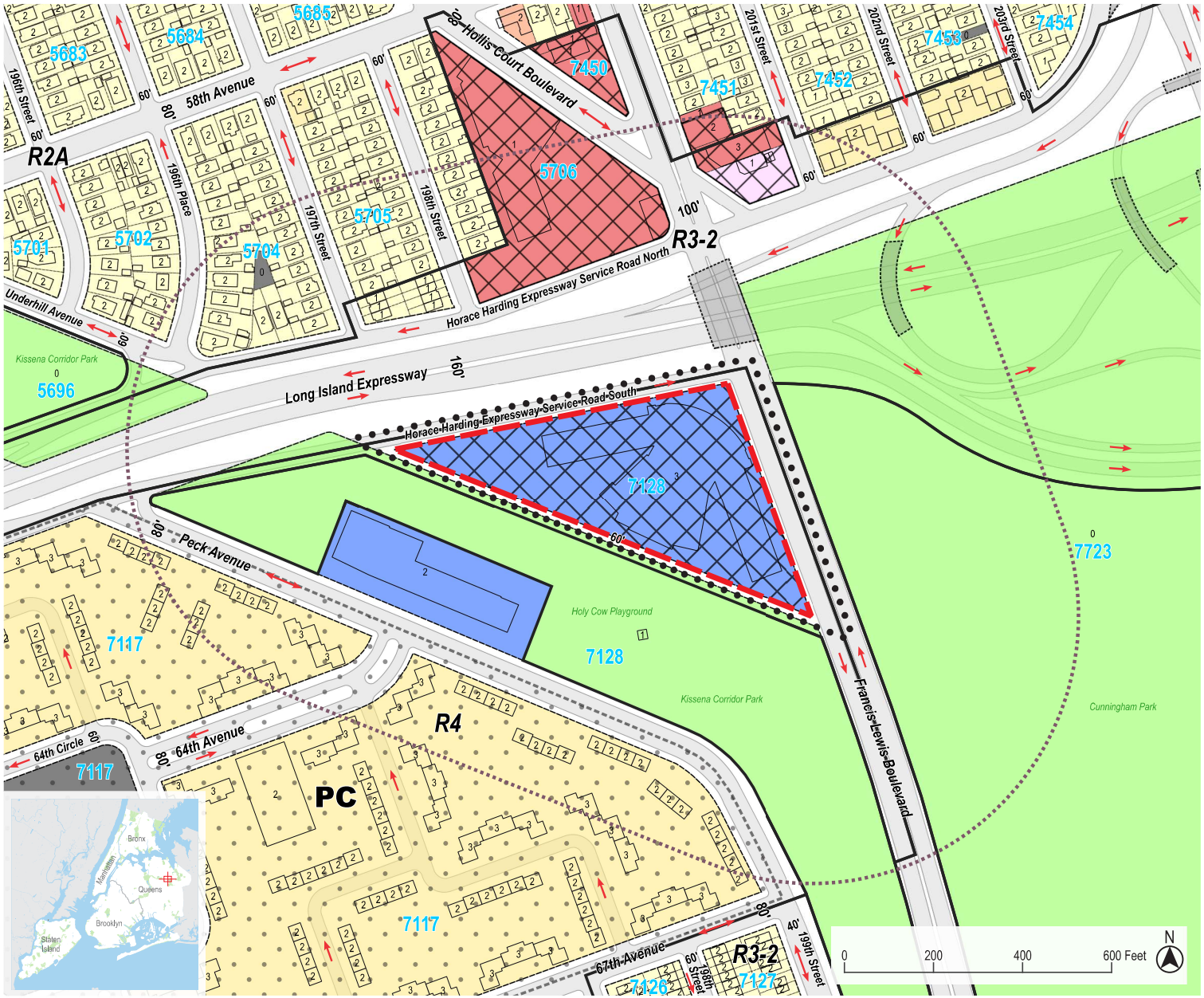
Existing Commercial Overlays & Zoning Districts

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
- Elevated Rail Structure / Roadway Overpass

Land Uses

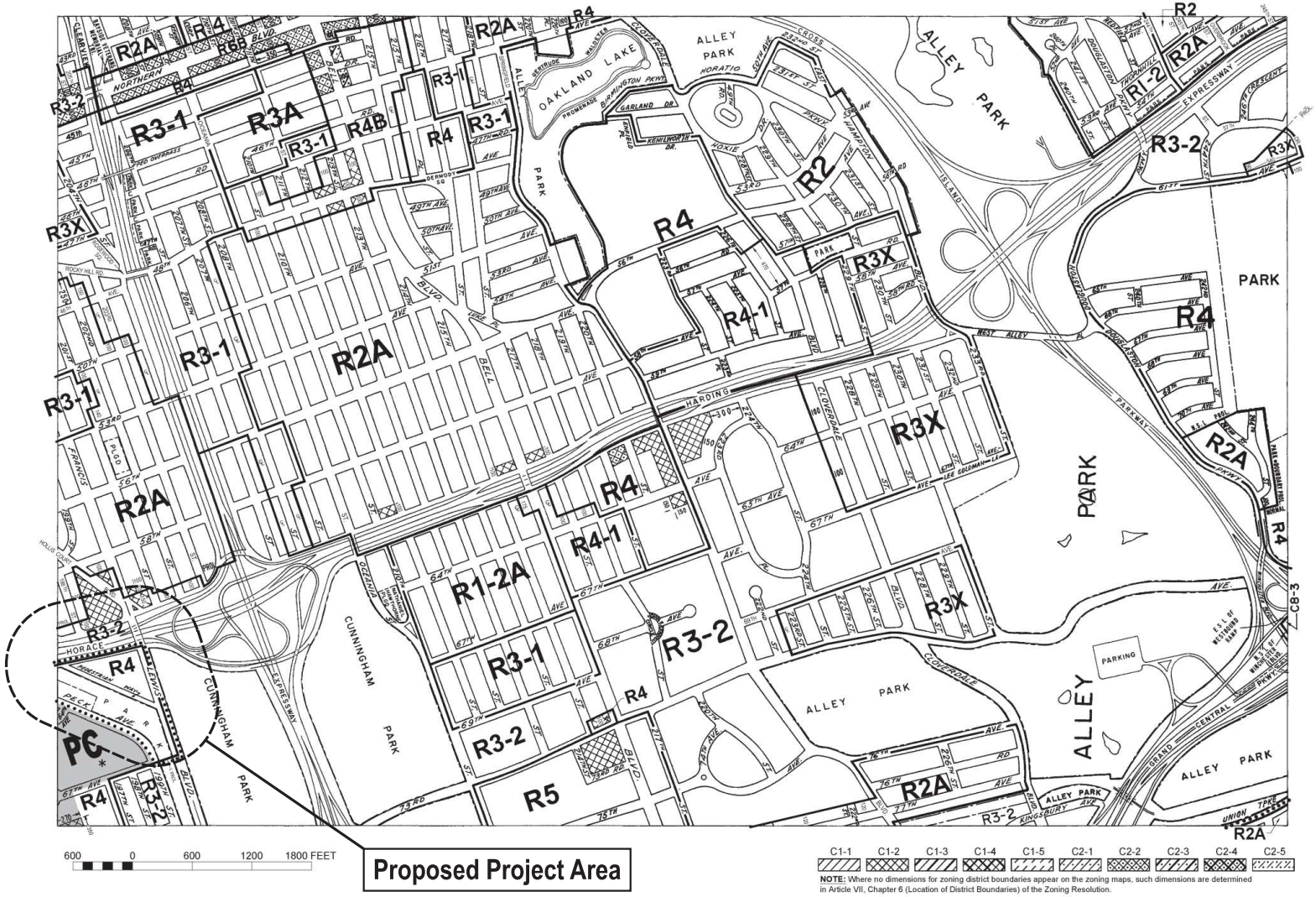
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



April 2024

Urban Cartographics

61-00 Francis Lewis 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
06-24-2013 C 130188 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 on this map, see APPENDIX F.

N

MAP KEY

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

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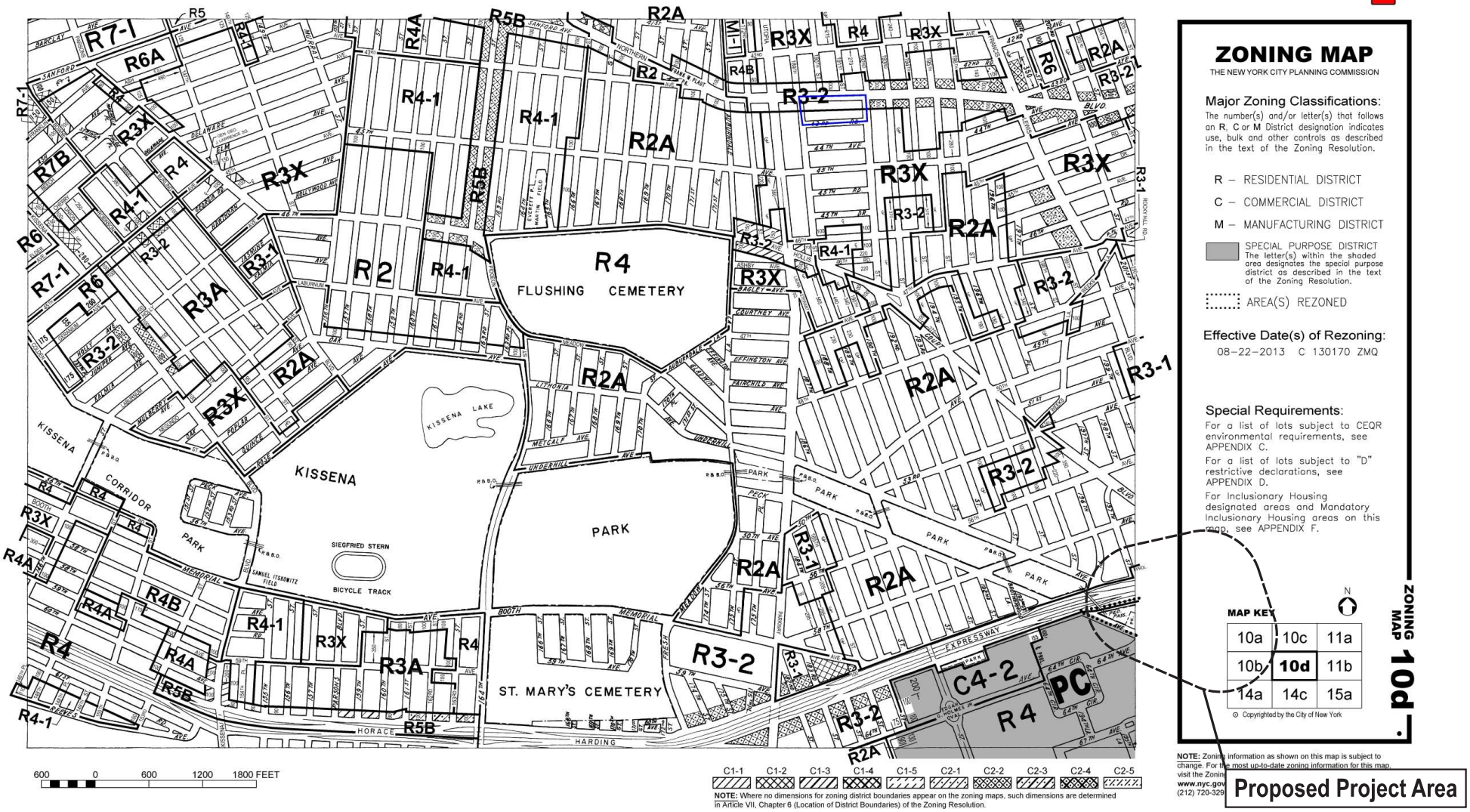
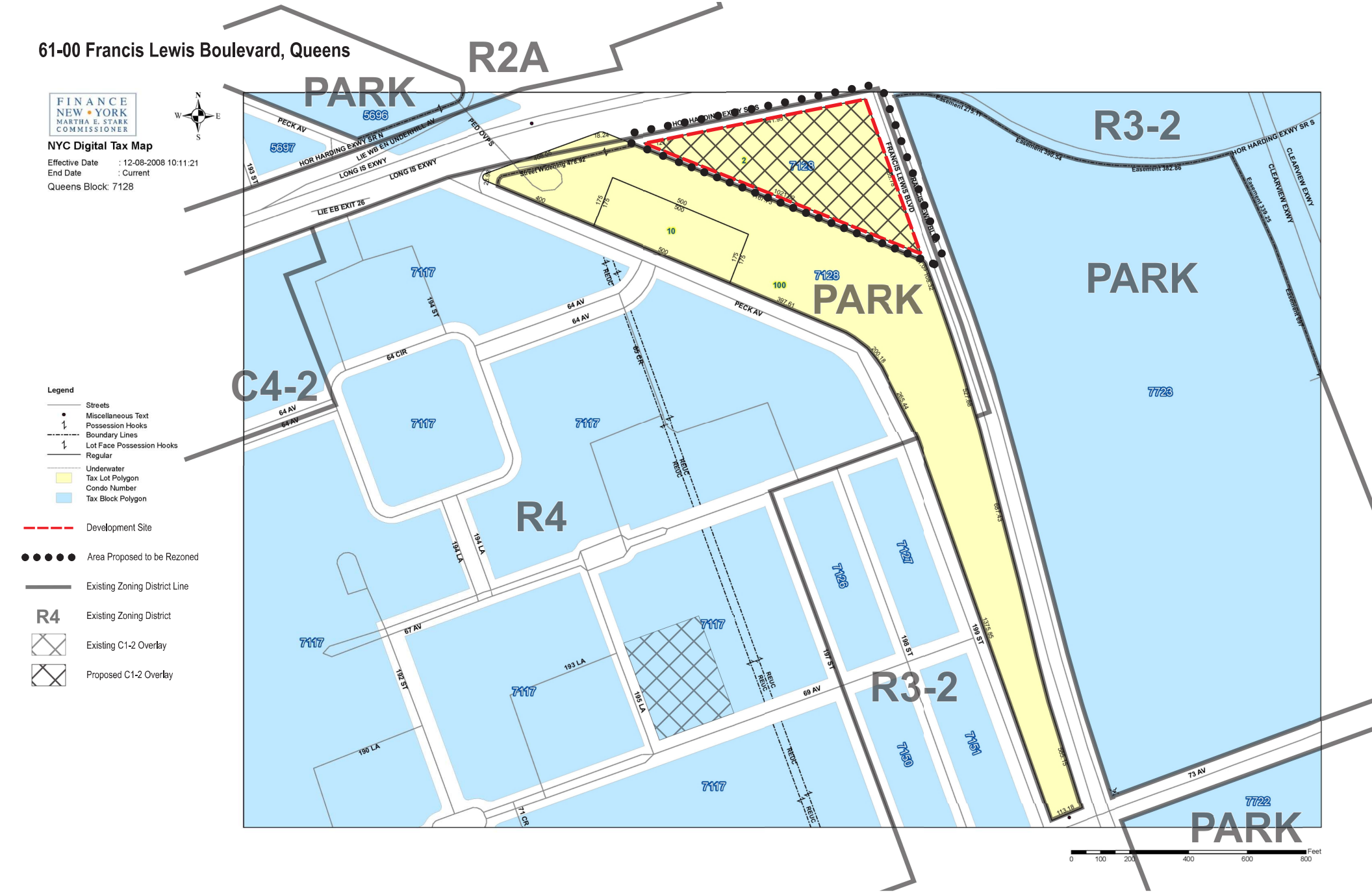
ZONING MAP **11b**

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.

61-00 Francis Lewis Boulevard, Queens



61-00 Francis Lewis Boulevard, Queens





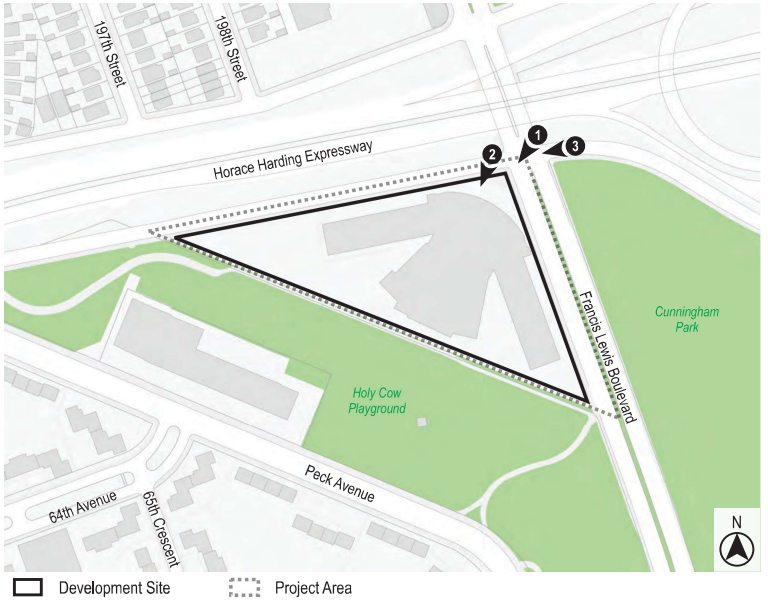
1. View of the Development Site including existing/proposed illuminated non-flashing double-sided accessory sign facing southwest from the intersection of Horace Harding Expressway and Francis Lewis Boulevard.



2. View of the Development Site facing southwest from Horace Harding Expressway.

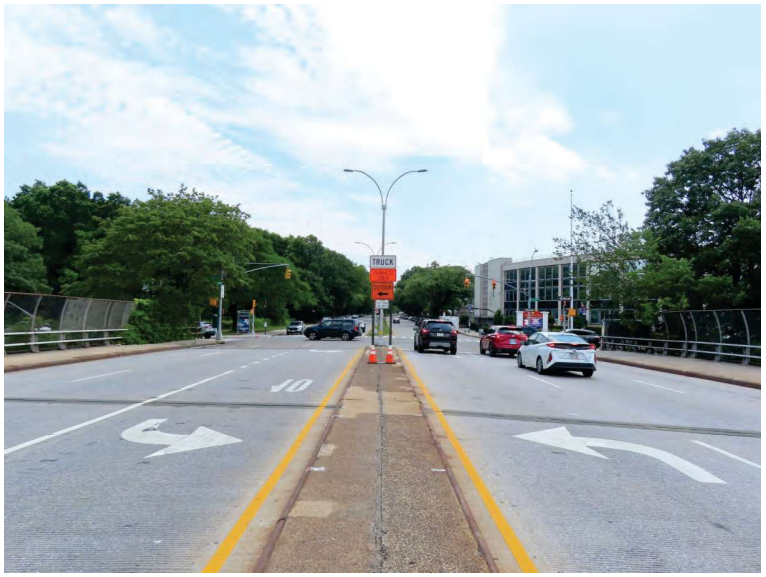


3. View of Horace Harding Expressway facing southwest from Francis Lewis Boulevard (Development Site at left).



61-00 Francis Lewis Boulevard, Queens

Urban Cartographics
Photographs Taken on July 8, 2025



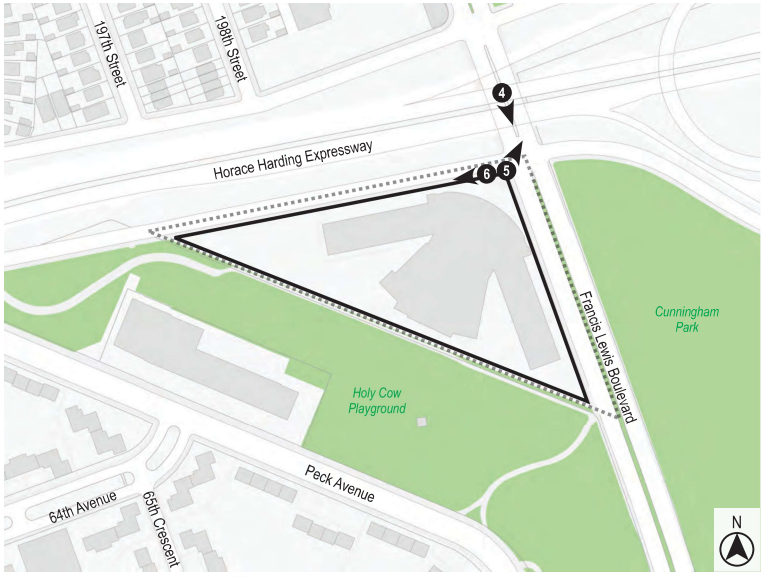
4. View of Francis Lewis Boulevard facing southeast (Development Site ahead at right).



5. View of the intersection of Francis Lewis Boulevard and Horace Harding Expressway facing northeast from the Development Site.



6. View of the sidewalk along the south side of Horace Harding Expressway facing southwest (Development Site at left).





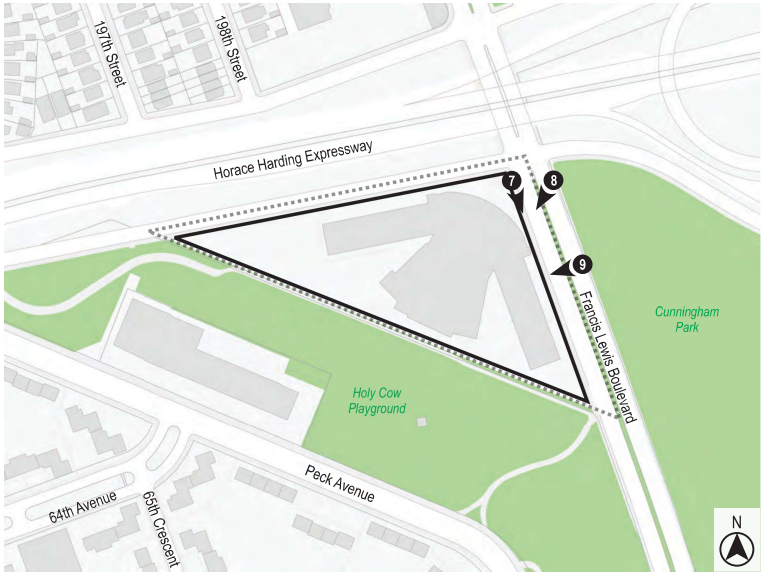
7. View of the sidewalk including existing/proposed illuminated non-flashing double-sided accessory sign along the west side of Francis Lewis Boulevard facing south from Horace Harding Expressway (Development Site at right).



8. View of the Development Site facing southwest from Francis Lewis Boulevard.



9. View of the Development Site facing southwest from Francis Lewis Boulevard.





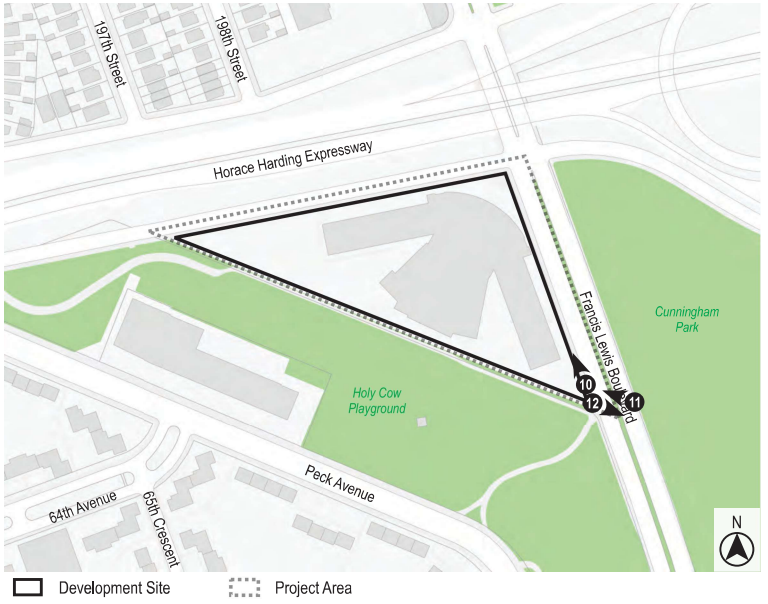
10. View of the sidewalk along the west side of Francis Lewis Boulevard facing northwest (Development Site at left).



11. View of the Development Site facing northwest from Francis Lewis Boulevard..



12. View of the east side of Francis Lewis Boulevard facing southeast from the Development Site.





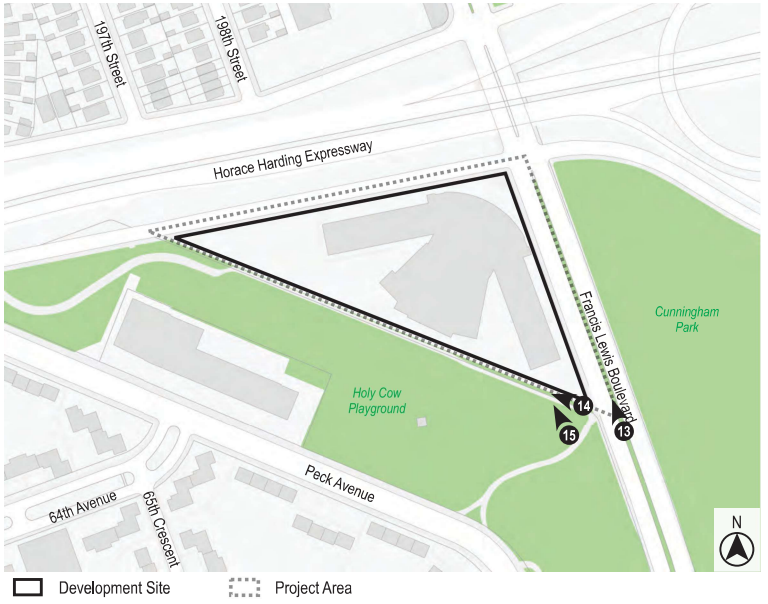
13. View of Francis Lewis Boulevard facing northwest (Development Site at left).



14. View facing northwest from Francis Lewis Boulevard (Development Site at right).



15. View of the Development Site facing northwest from Holy Cow Playground.





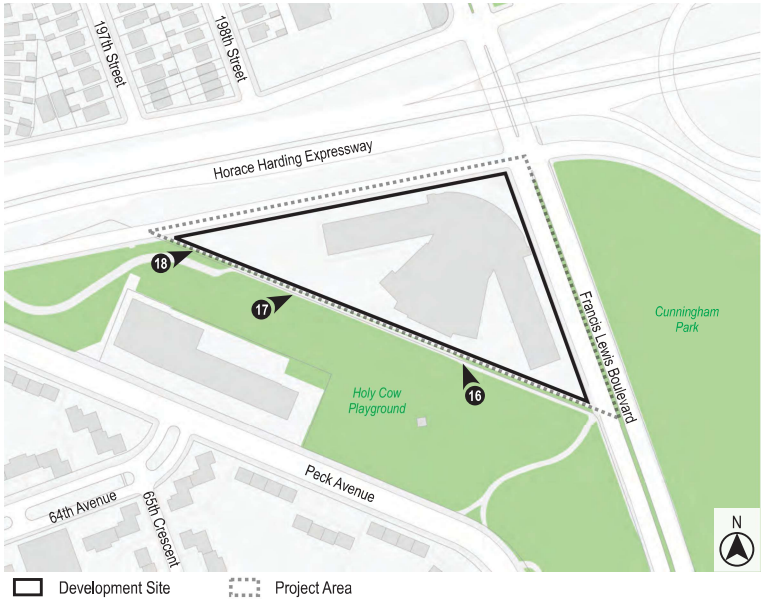
16. View of the Development Site facing northwest from Holy Cow Playground.



17. View of the Development Site facing northeast from Holy Cow Playground.



18. View of the Development Site facing northeast from Holy Cow Playground.





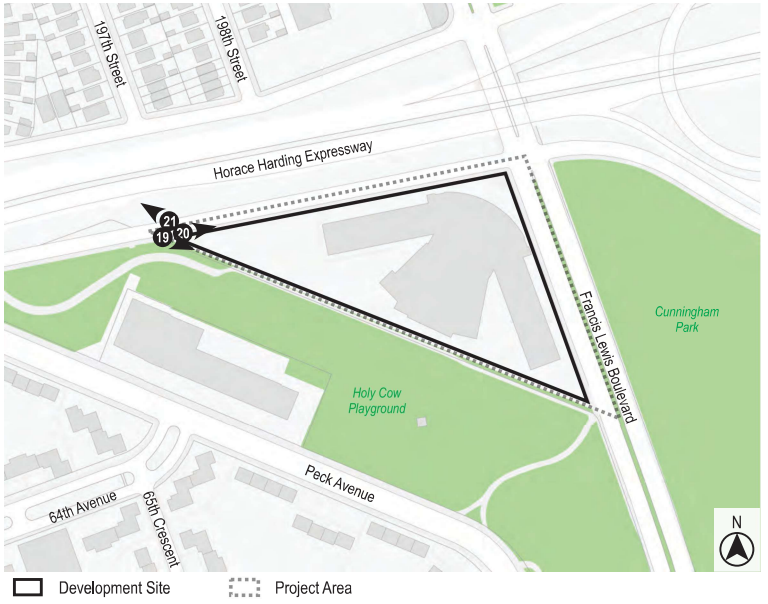
19. View facing southeast from Horace Harding Expressway (Development Site at left).



20. View of the sidewalk along the south side of Horace Harding Expressway facing northeast (Development Site at right).

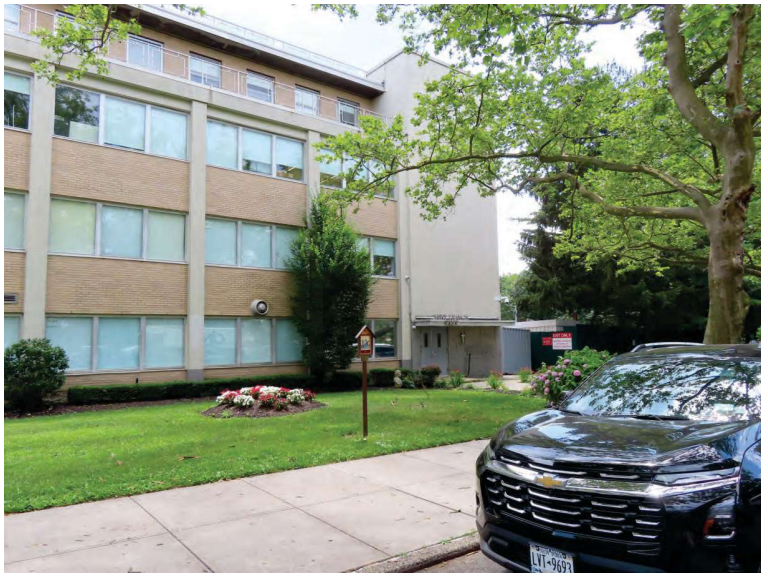


21. View of the north side of Horace Harding Expressway facing northwest from the Development Site.





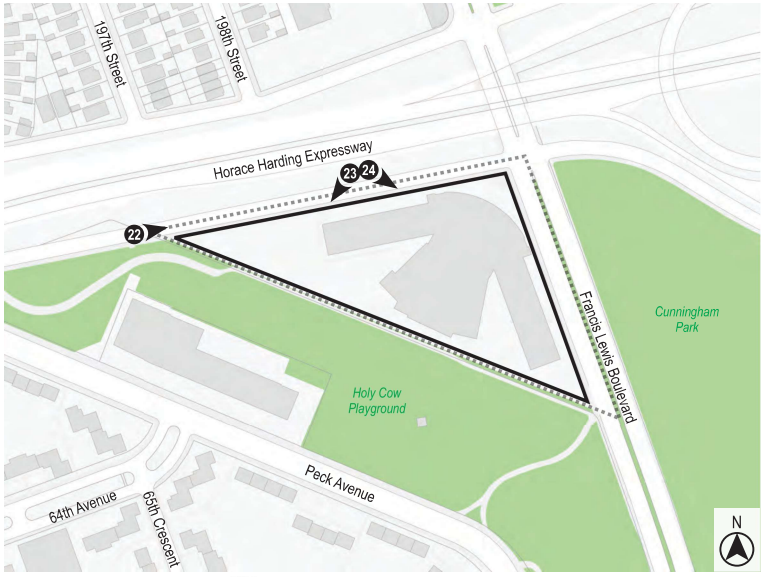
22. View of Horace Harding Expressway facing northeast (Development Site ahead at right).



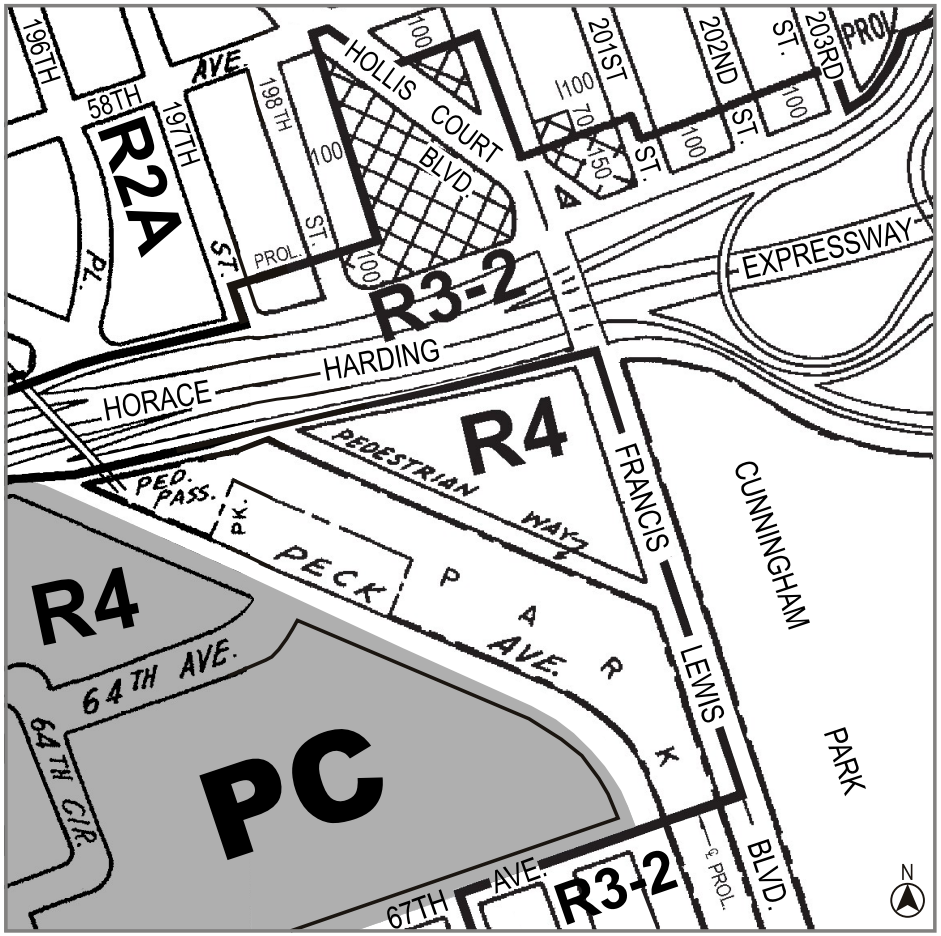
23. View of the Development Site facing southwest from Horace Harding Expressway.



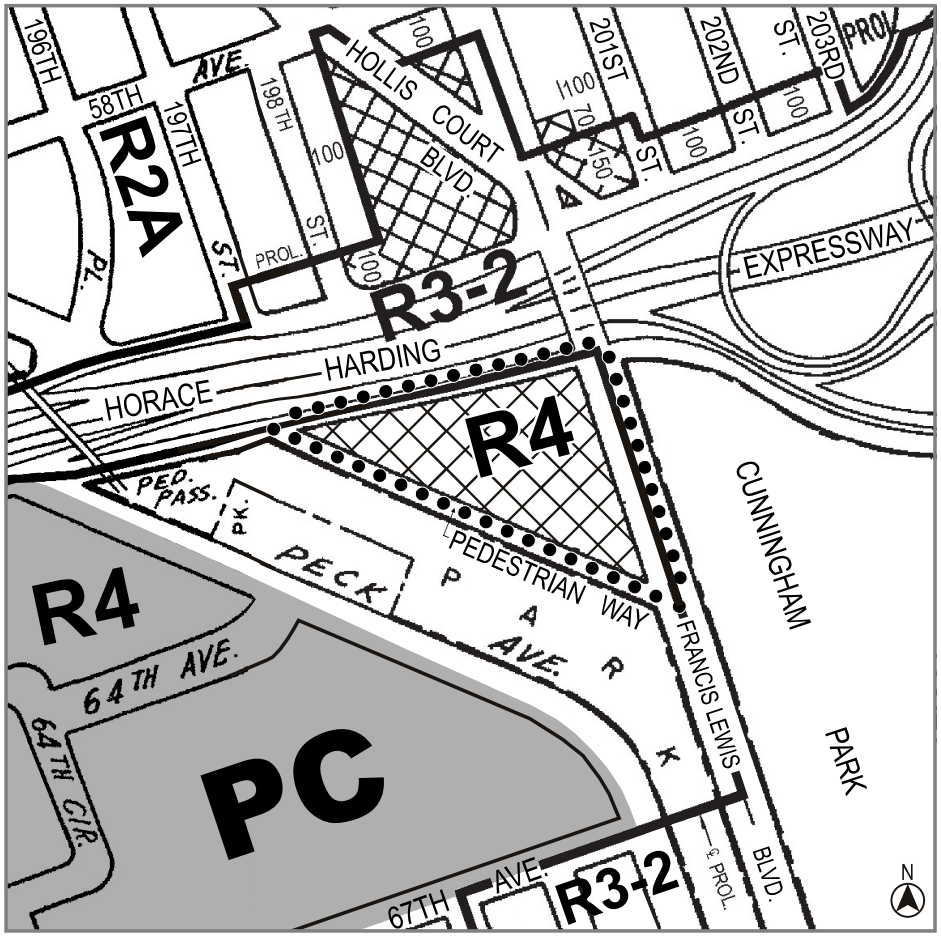
24. View of the Development Site facing southeast from Horace Harding Expressway.



Zoning Change Map



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.

61-00 Francis Lewis Boulevard, Queens

Zoning Comparison Table

1/8/2025

	R4 Existing Zoning		R4/C1-2 Proposed Zoning	
	ZR Section #	R4	ZR Section #	R4/C1-2
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	23-21	1.0, 1.5*	23-21	1.0, 1.5*
Community Facility	24-11	2.0	33-121	2.0
Commercial	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	10', 5'**	34-231	n/a
Minimum Side Yard	23-331	Two of 5' each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	30'***, 20' (At or Below 75') / 30' (Above 75')****	23-342 / 33-26	30'***, 20' (At or Below 75') / 30' (Above 75')****, 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-421 / 23-424	25' (Pitched-Roof), 35'*	23-421 / 23-424 / 33-431	25' (Pitched-Roof), 35'*, 30' or 2-Stories (Commercial)
Maximum Building Height	23-421 / 23-422(a) / 23-424	Sky Exposure Plane (Pitched-Roof), 35' (Flat-Roof), 45'*	23-421 / 23-422(a) / 23-424 / 33-431	Sky Exposure Plane (Pitched-Roof), 35' (Flat-Roof), 45'*, Sky Exposure Plane (Commercial)
Sky Exposure Plane	23-421	By Roof Type	23-421 / 33-431	By Roof Type (Residential), 1 to 1 (Commercial)
Setbacks from Narrow Streets	n/a	n/a	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'
LOT COVERAGE				
Interior/Through Lot	23-361	60% (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)
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None^	23-52	680 sf/DU, None^
PARKING				
Residential	25-232	50%	25-232	50%
Commercial	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-232	50%	25-232	50%
Qualifying Senior Housing	25-232	10%	25-232	10%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use

*If a qualifying residential site

**If a qualifying residential site with a lot width of at least 150 feet

***If lot is less than 40' wide

****If lot is equal to or greater than 40' wide

^There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions