50-20 108th Street Rezoning

City Planning Commission Review Session

January 21, 2026

Project Overview

Applicant

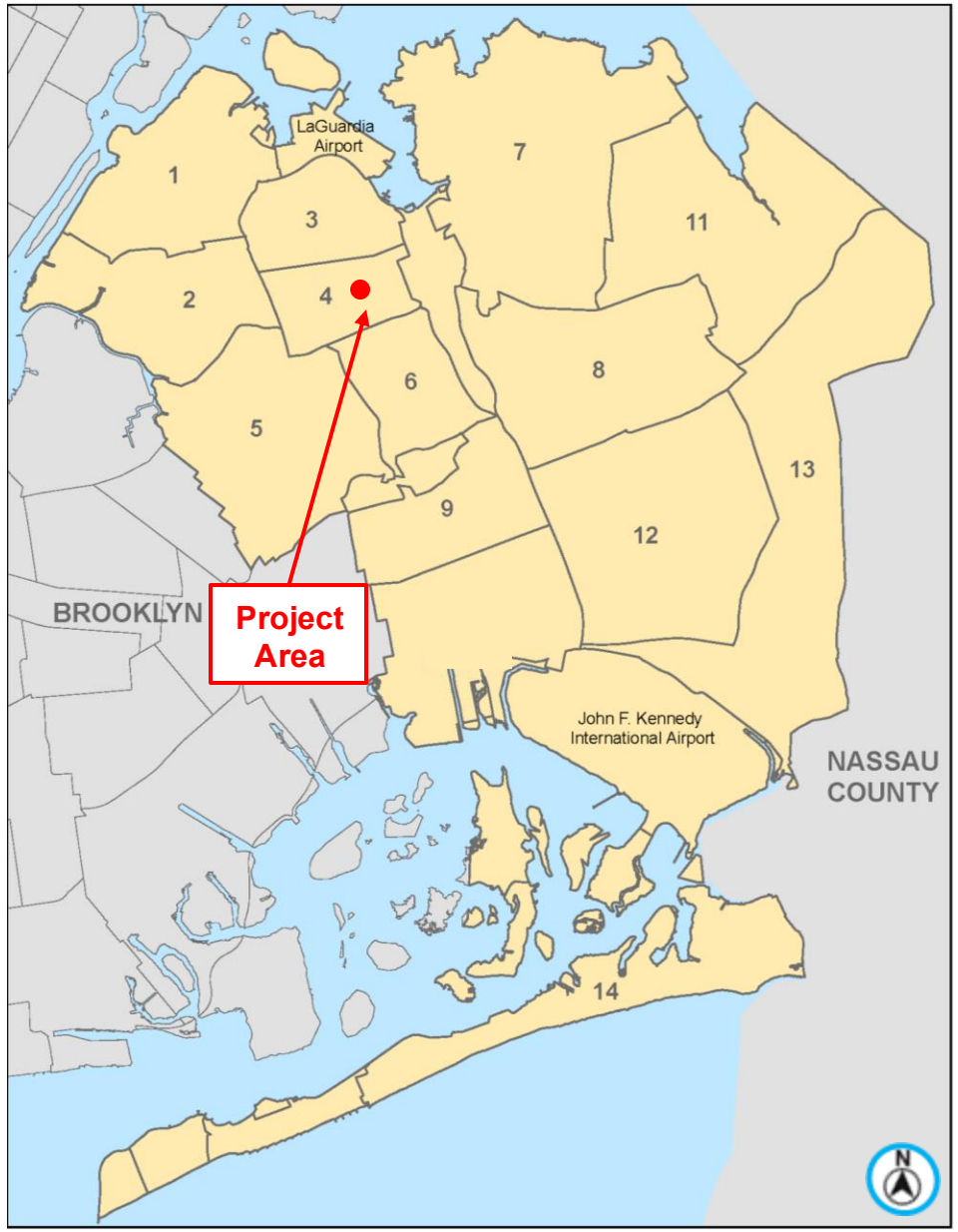
- Federici Builders Corp.

Location

- 50-20 108th Street
- Block 1994, Lots 1-42 & Block 1993, Lot 65
- Corona, Queens
- Community District 4

Actions

- Zoning Map Amendment (ZM) from R6B & R6B/C2-3 to R7A/C2-4
- Zoning Text Amendment (ZR) to map MIH Options 1 & 2



Proposed Developments

- Two mixed-use buildings
  - 8-stories and 7-stories
- 216,400 sq. ft. (5.01 FAR)
- 196 DU (49 income-restricted)
- Commercial:15,300 sf.
- Community Facility: 16,600 sf.
- 68 parking spaces



For illustrative purposes only

Project Area Overview



Project area

Area Map

50-20 108th Street, Queens

Area Map

Block: 1993, Lot: 65

Block: 1994, Lots: 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 22, 23, 25, 30, 33, 36, 37, 40, 41, & 42

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		

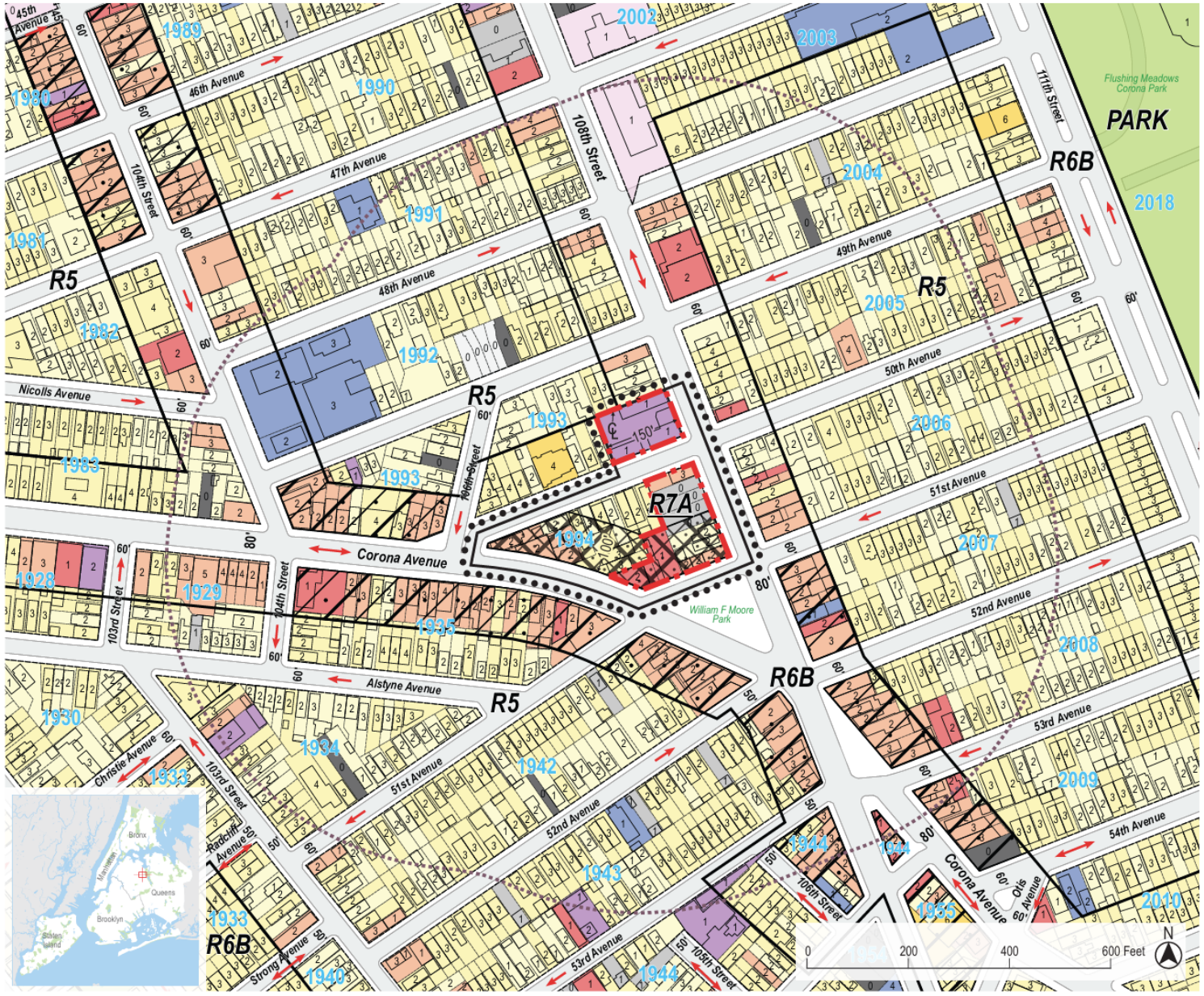
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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

June 2024

Urban Cartographics



Project Area Overview



Project area

Development site

Site Photos – Building 1



View facing north from intersection of Corona Avenue and 51st Avenue



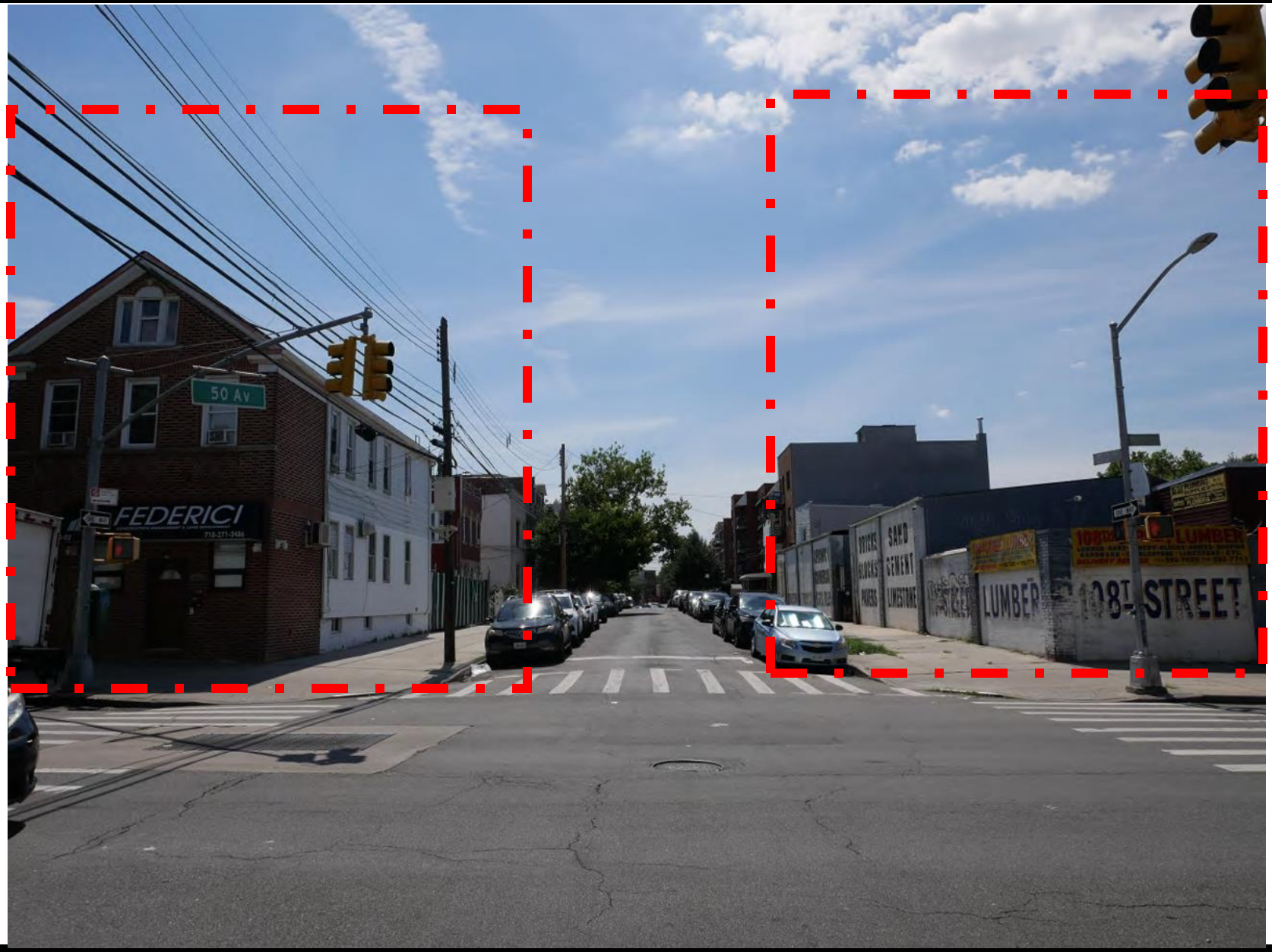
Site Photos – Building 1



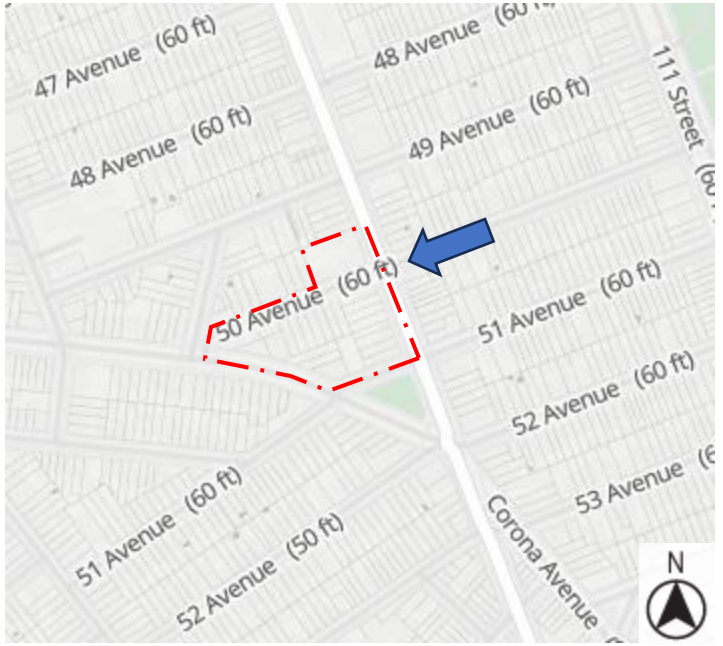
View of 108th Street facing northwest from 51st Avenue



Site Photos – Buildings 1 & 2



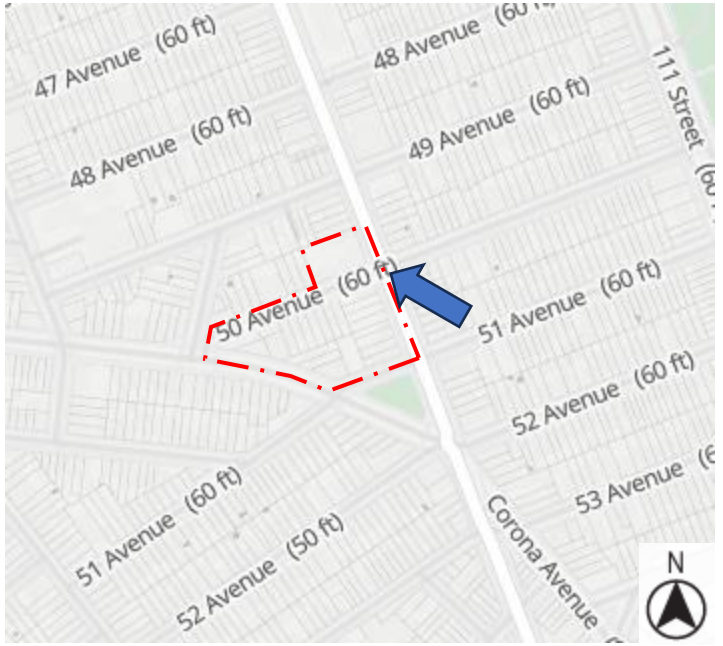
View of 50th Avenue facing southwest from 108th Street



Site Photo – Building 2



View of 50th Avenue facing northwest from 108th Street



Proposed Developments

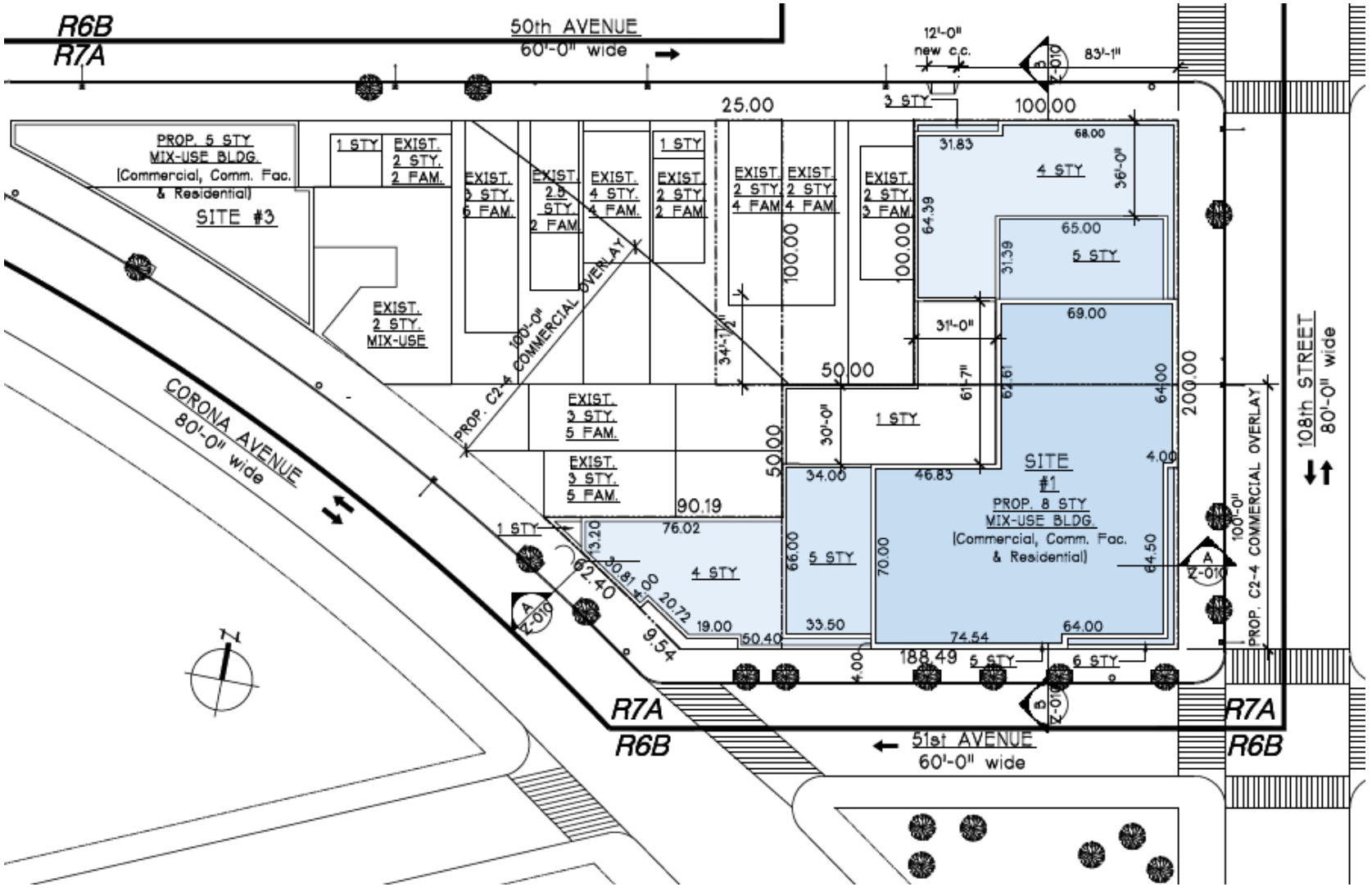
- Two mixed-use buildings
  - 8-stories and 7-stories
- 216,400 sq. ft. (5.01 FAR)
- 196 DU (49 income-restricted)
- Commercial:15,300 sf.
- Community Facility: 16,600 sf.
- 68 parking spaces



For illustrative purposes only

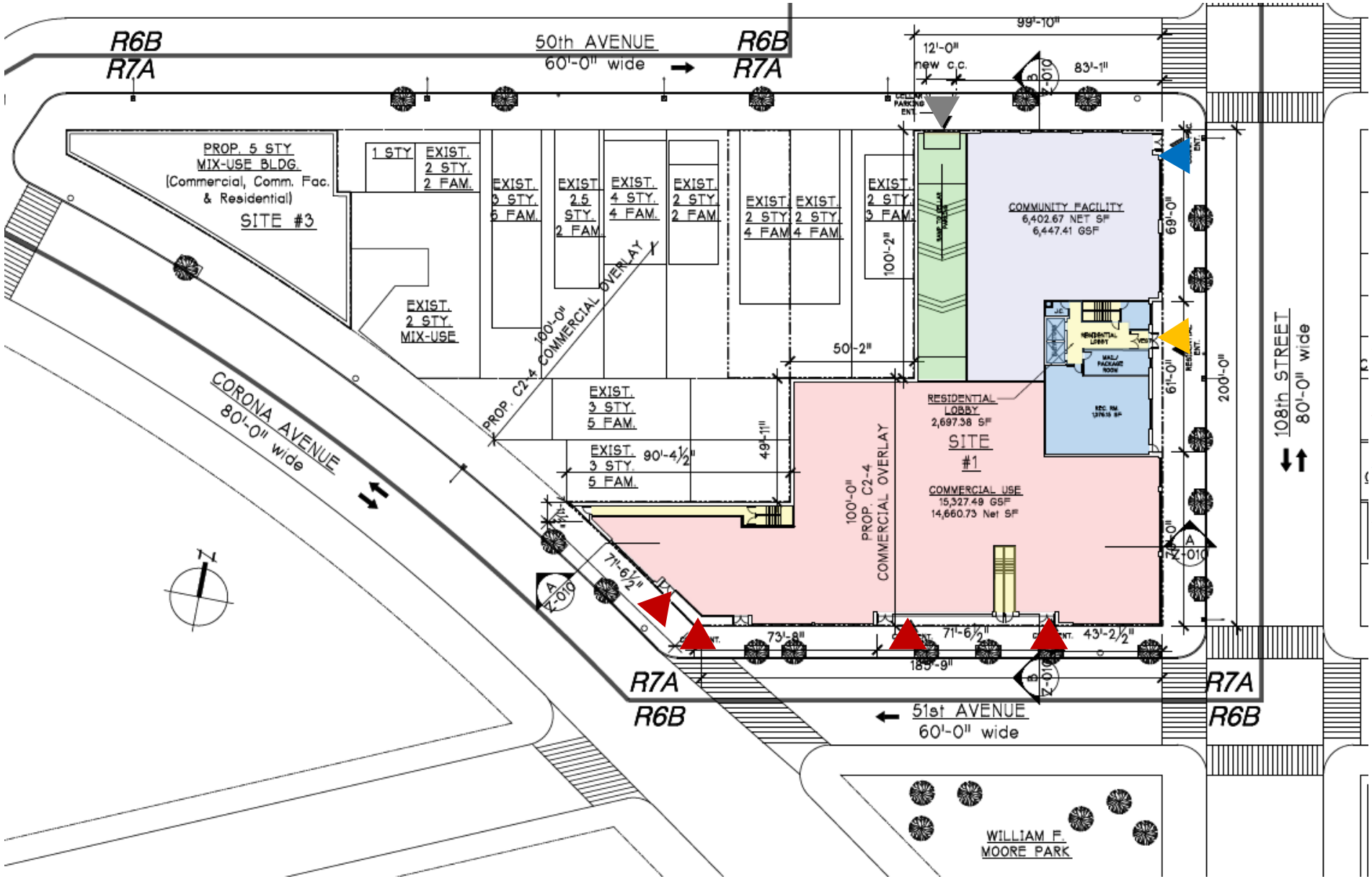
Building 1 – Site Plan

- 8-story building
- 85' building height
- 141,200 sq. ft. (5.01 FAR)
- 122 DU (31 income-restricted)
- Commercial:15,300 sf.
- Community Facility: 6,400 sf.
- 44 parking spaces



Site Plan for illustrative purposes only

Building 1 – Ground Floor Plan

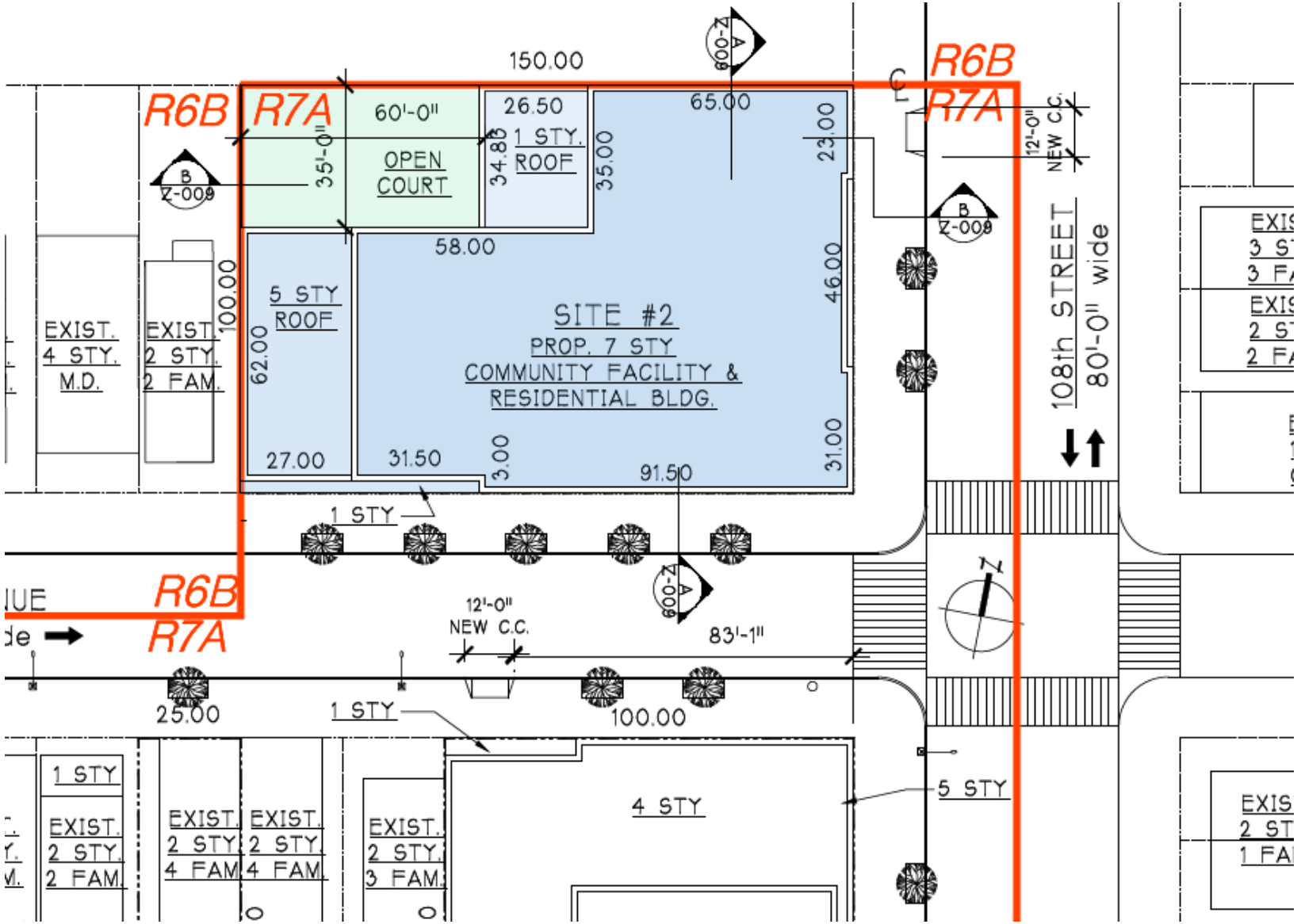


- Residential Entrance
- Commercial Entrance
- Community Facility Entrance
- Parking Entrance

For illustrative purposes only

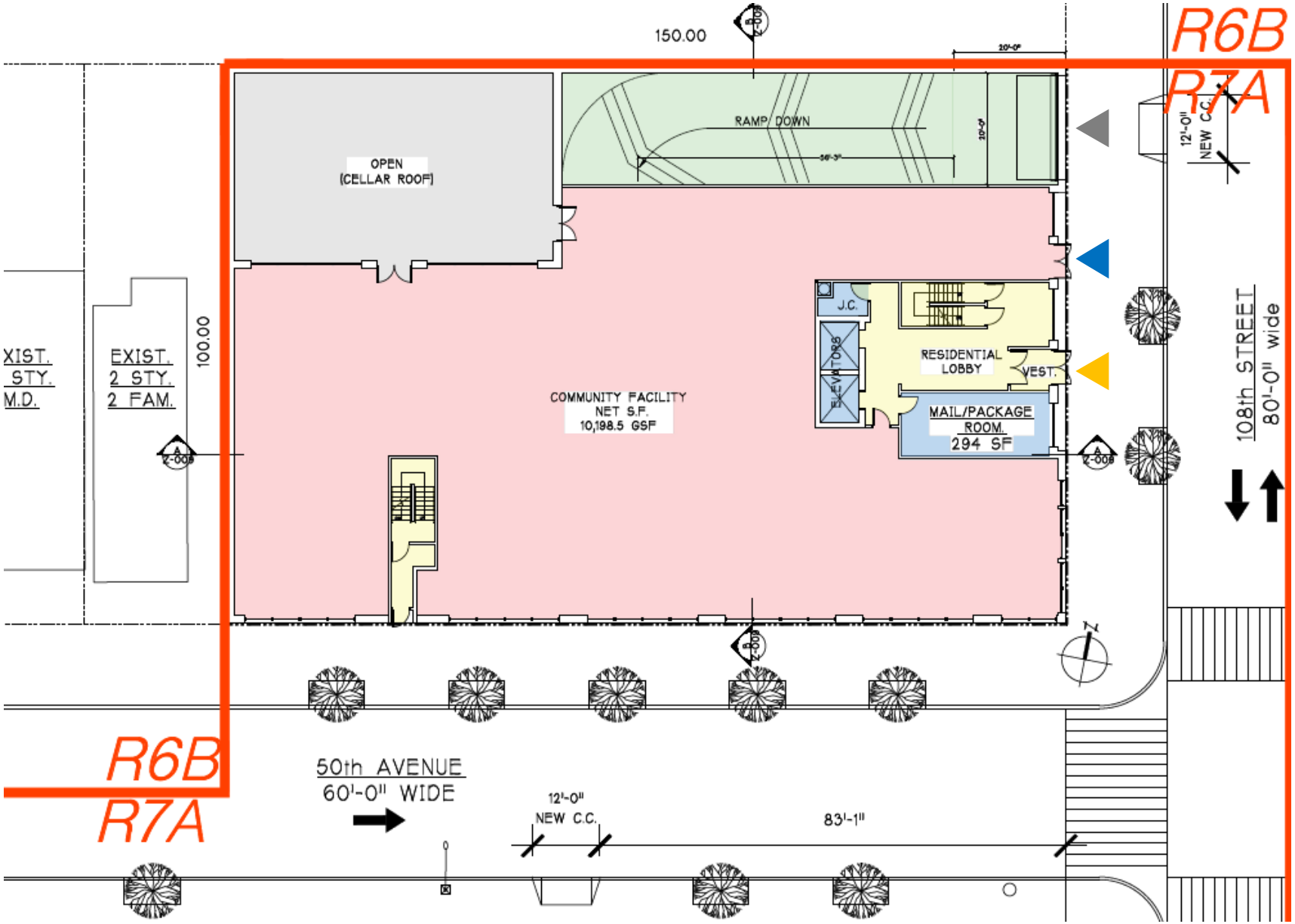
Building 2 – Site Plan

- 7-story building
- 75' building height
- 75,200 sq. ft. (5.01 FAR)
- 74 DU (18 income-restricted)
- Community Facility: 10,200 sf.
- 24 parking spaces



Site Plan for illustrative purposes only

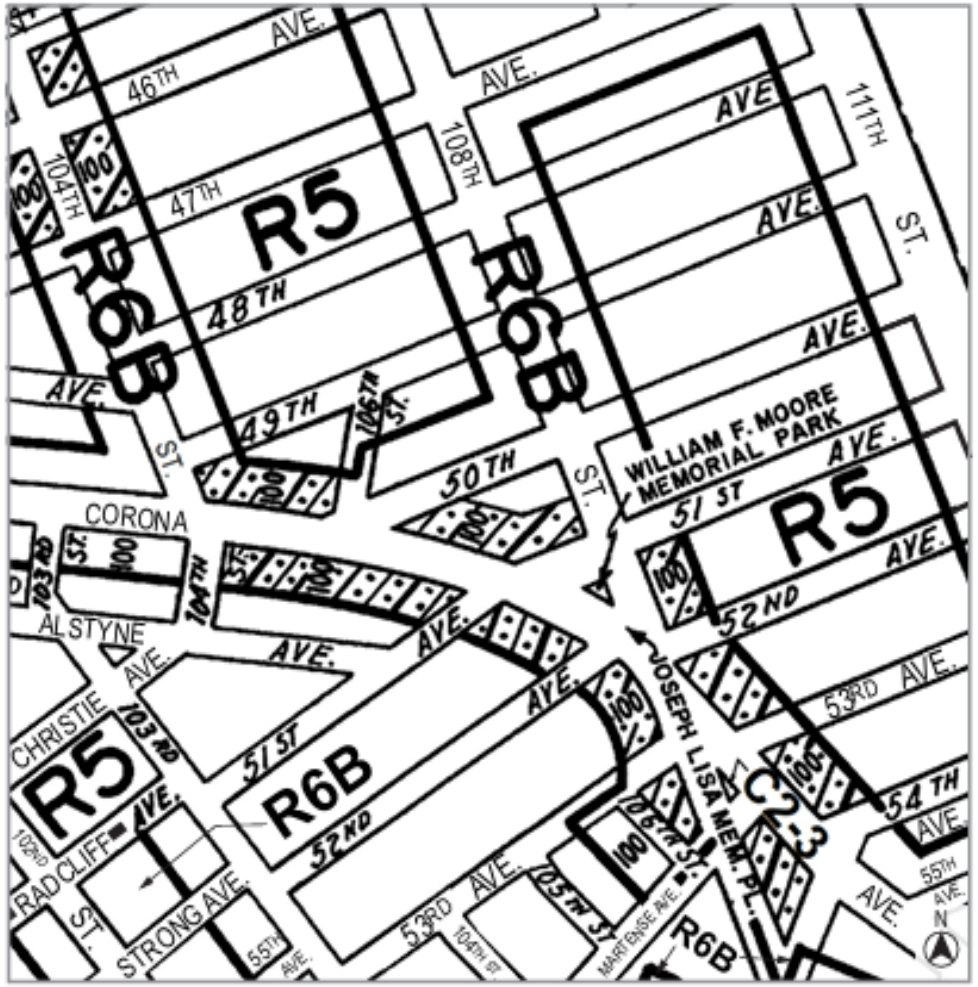
Building 2 – Ground Floor Plan



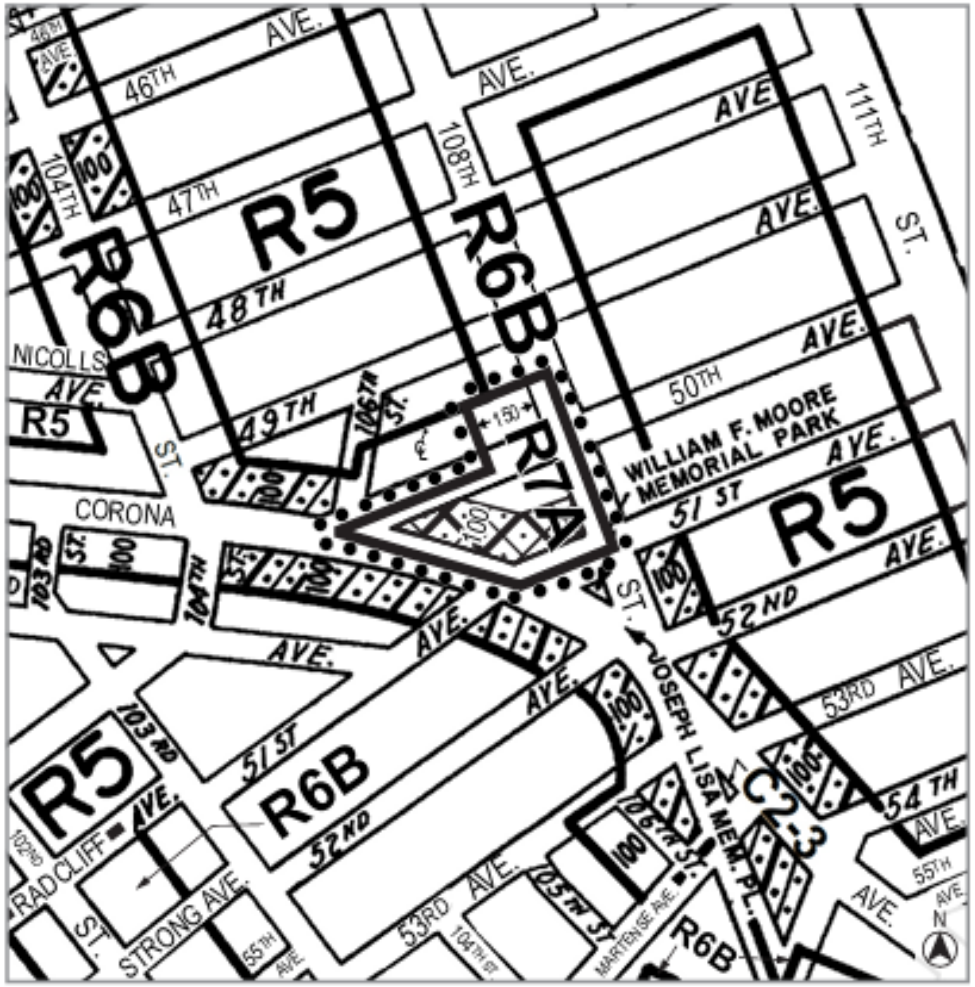
- Residential Entrance
- Commercial Entrance
- Community Facility Entrance
- Parking Entrance

For illustrative purposes only

Actions Requested



Current Zoning Map (10b)



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

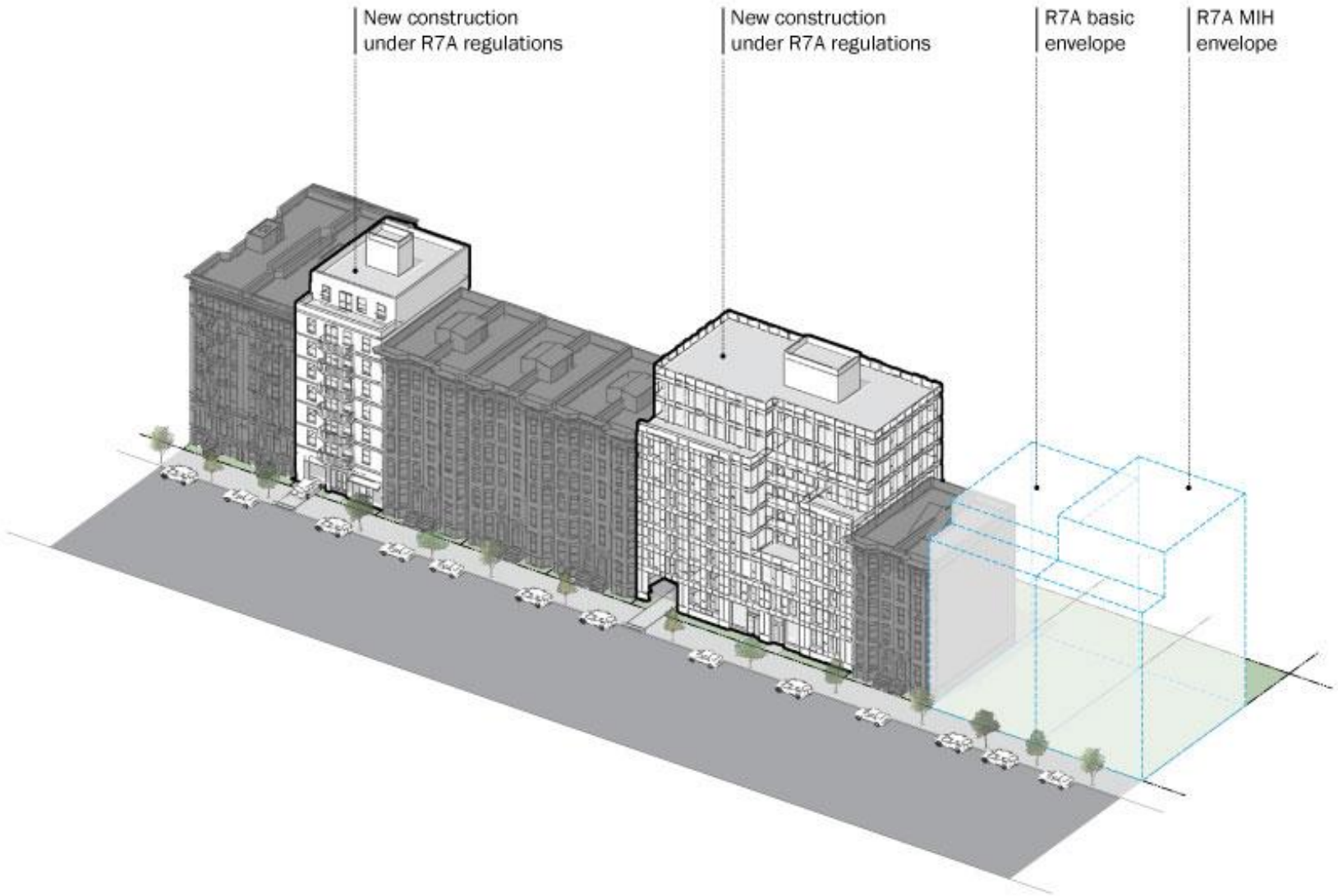
Rezoning from R6B to R7A
Rezoning from R6B/C2-3 to R7A/C2-4

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

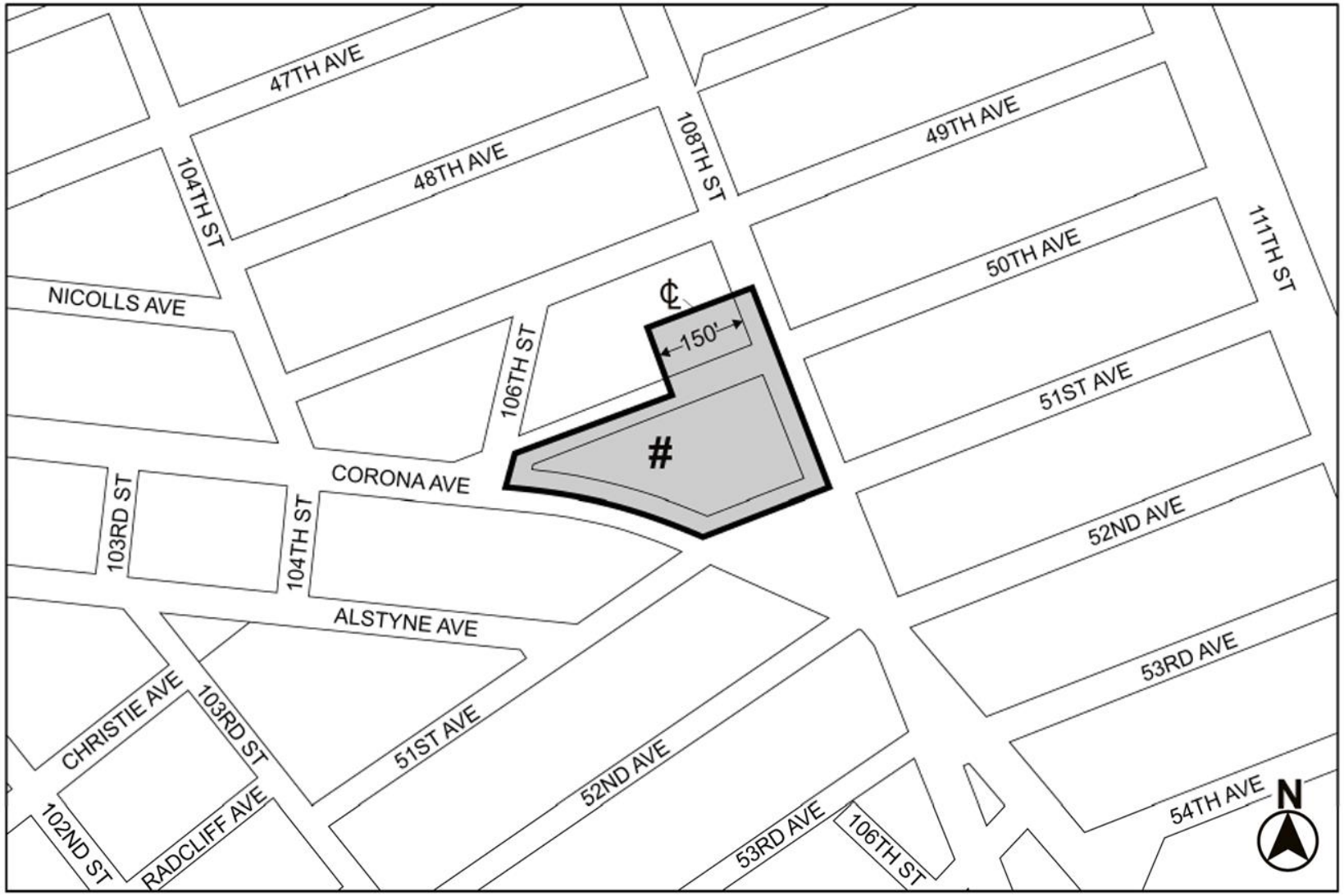
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Proposed Zoning Districts

	R6B/C2-3	R7A/C2-4
Max Base Height:	45 ft.	85 ft.
Max Building Height:	65 ft.	115 ft.
Max Residential FAR:	2.4	5.01
Max Community Facility FAR:	2.0	4.0
Max Commercial FAR:	2.0	2.0
Max Manufacturing FAR:	N/A	N/A



Mandatory Inclusionary Housing

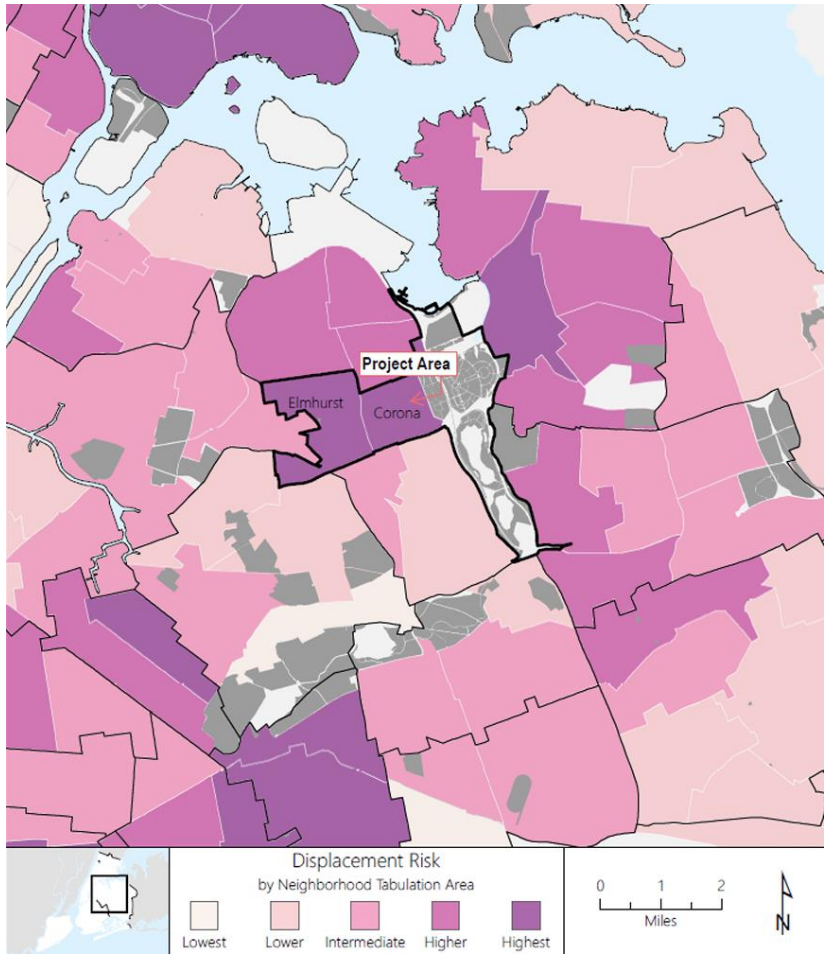


	Option 1	Option 2
Required % of Residential Floor Area:	25%	30%
Weighted Average of AMI bands:	60%	80%

Mandatory Inclusionary Housing area

Area # — [date of adoption] MIH Option 1 and Option 2

Racial Equity Report



Annual Median Household Income:

$59,400

Elmhurst & South Corona: Public Use Microdata Area (PUMA) 4107

Less than Queens and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				Studio	3-Bedroom	1-person House-hold	5-person House-hold
Very Low Income	20	10%	**40%**	$1,090	$1,620	$43,500	$62,100
Low Income	9	5%	**60%**	$1,630	$2,420	$65,200	$93,200
Low Income	20	10%	**80%**	$2,170	$3,230	$87,000	$124,000
Not income-restricted	147	75%	**N/A**	$1,970	$3,800	$78,500	$152,000
Total	**196**	100%					

Estimated monthly rent of income-restricted units for households earning 40% -80% AMI*:

$1,090 - $3,230

Estimated average income of a household earning 40%-80% AMI *:

$43,500 - $124,000

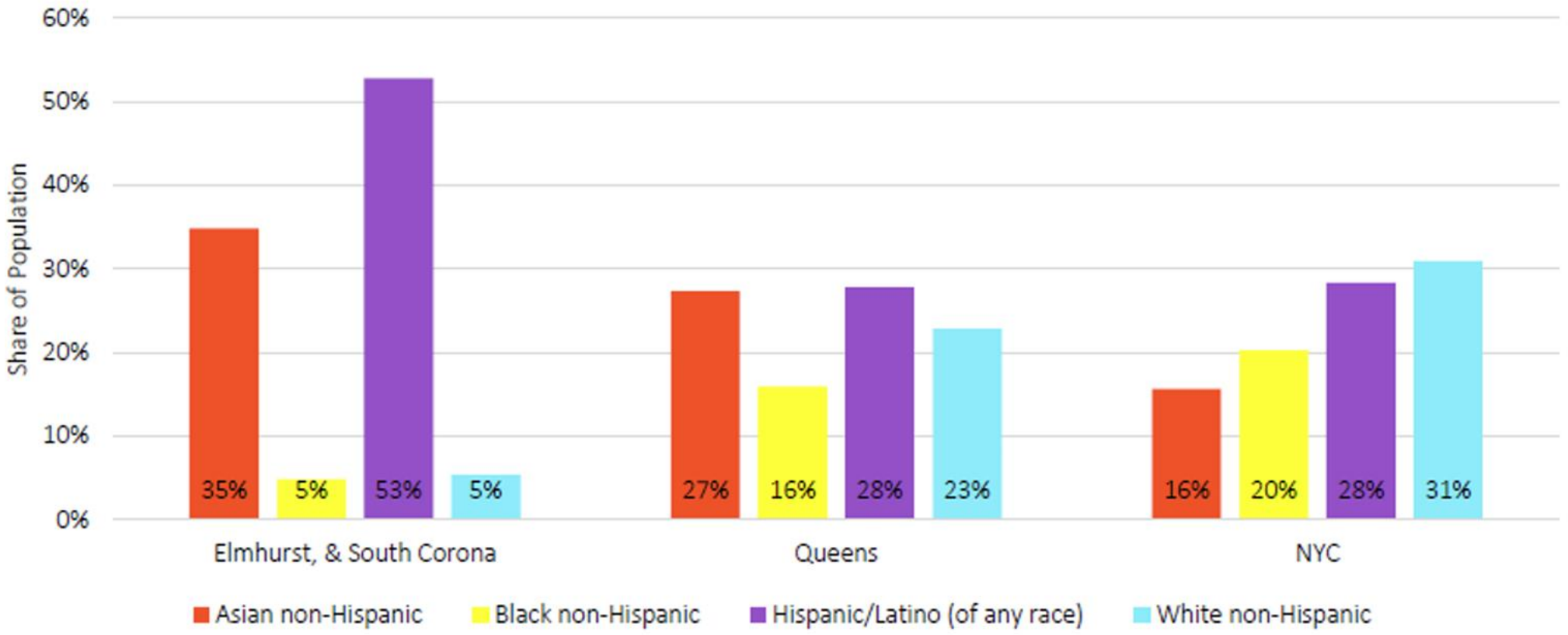
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project*

Racial Equity Report

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



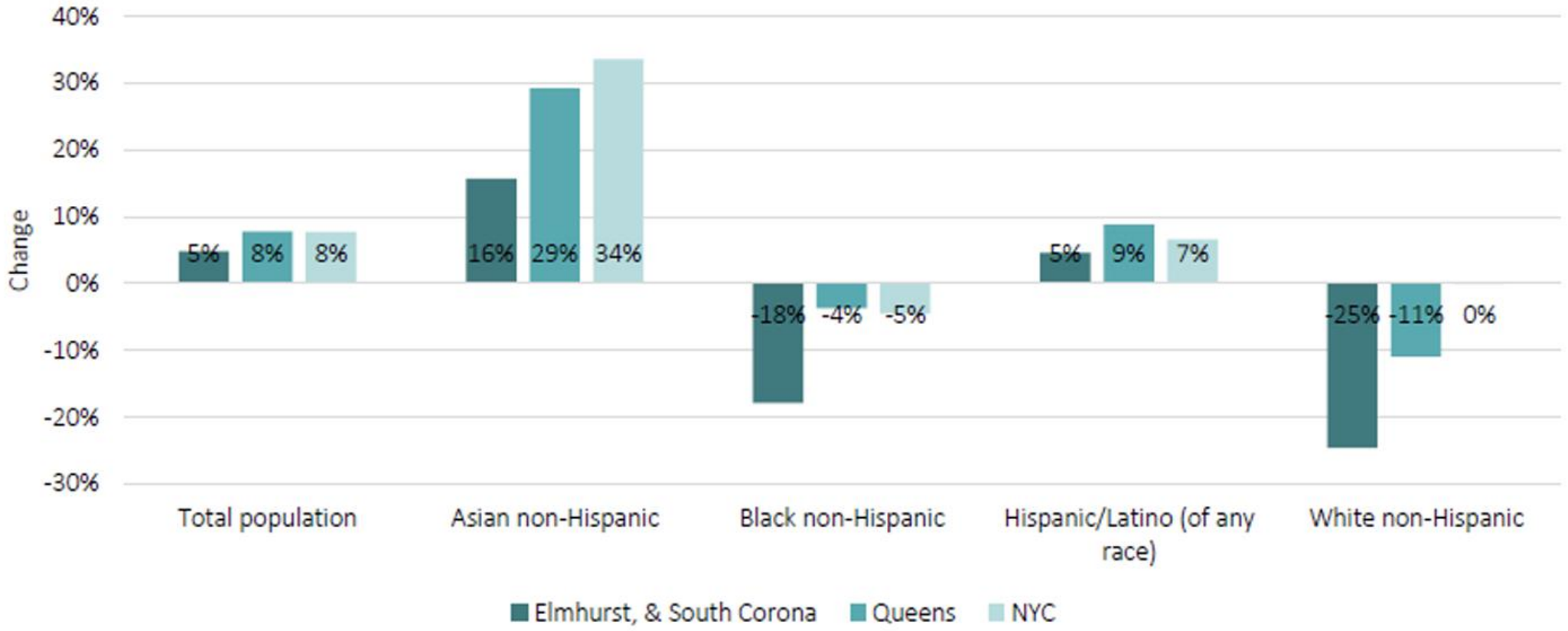
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Summary

Actions:

- Zoning Map Amendment (ZM)
  - from an R6B & R6B/C2-3 to a R7A/C2-4 zoning district

- Zoning Text Amendment (ZR)
  - To modify Appendix F and establish a Mandatory Inclusionary Housing area with Options 1 and 2

Proposed Development:

- Development of two mixed-use buildings containing approximately 216,400 total SF of floor area
  - 196 total dwelling units
    - 49 income-restricted units
  - 15,300 square feet of commercial retail
  - 16,600 square feet of community facility
  - 68 accessory parking spaces