

118-02 Queens Boulevard: Rezoning Proposal Fact Sheet

- Zoning map change for Block 3347, bounded by Queens Boulevard, Kew Forest Lane, 78th Avenue and Union Turnpike.
- Block 3347 is currently split by three zoning districts: C4-2, C4-4 and R6
- Applicant proposes to rezone entire block to C4-4D.
- The Applicant's property is located on Lot 24 and is currently occupied by a 1-story commercial building.
- Remainder of Block 3347 is occupied by several small 2- and 3-story residential buildings, a 4-story residential building on Lot 54, an 11-story mixed use building on Lot 1001-1062.
- The surrounding neighborhood is mixed use - the block is at the intersection of two major thoroughfares - Queens Boulevard and Union Turnpike. There are two 15-story office buildings at this intersection, and Queens Boulevard is otherwise lined with a mixed to 2 to 6 story office and residential buildings. There are lower density residential buildings to the south and west of the block.

Existing Zoning

- The C4-2 zoning district permits a maximum FAR of 2.43 for residential buildings, 3.4 for commercial buildings and 4.8 for community facilities
- The R6 district permits 2.43 for residential and 4.8 for community facilities
- The C4-4 permits 3.44 for residential, 3.4 for commercial and 6.5 for community facilities

Proposed Zoning and Development

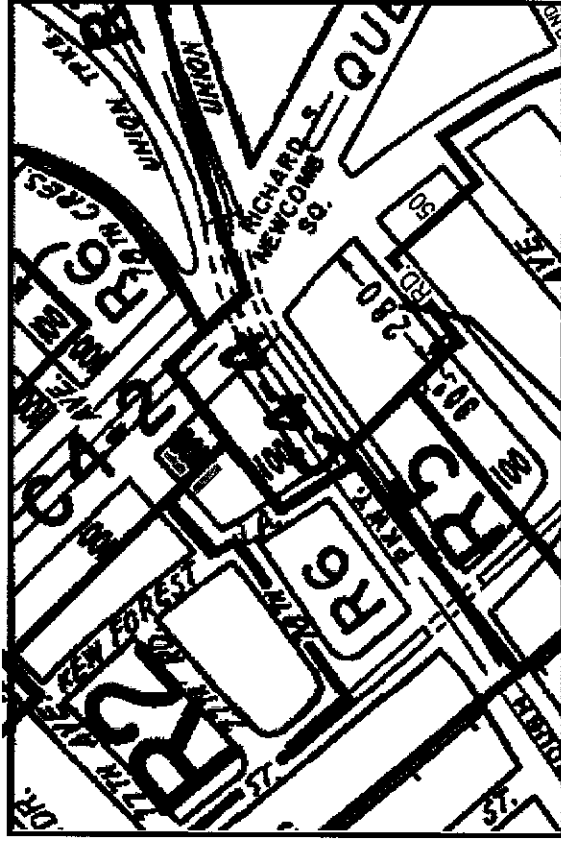
- The C4-4D district permits 6.02 for residential buildings, 3.4 for commercial and 6.5 for community facilities. There is a height limit of 120 feet.
- The Applicant proposes a 12-story residential building with an 8-story setback in the rear, with approximately 90,000 square feet, 65 dwelling units and ground floor retail use. There would be a below grade parking area with 46 spaces.

**118-02 Queens Boulevard
Existing and Proposed Zoning Districts**

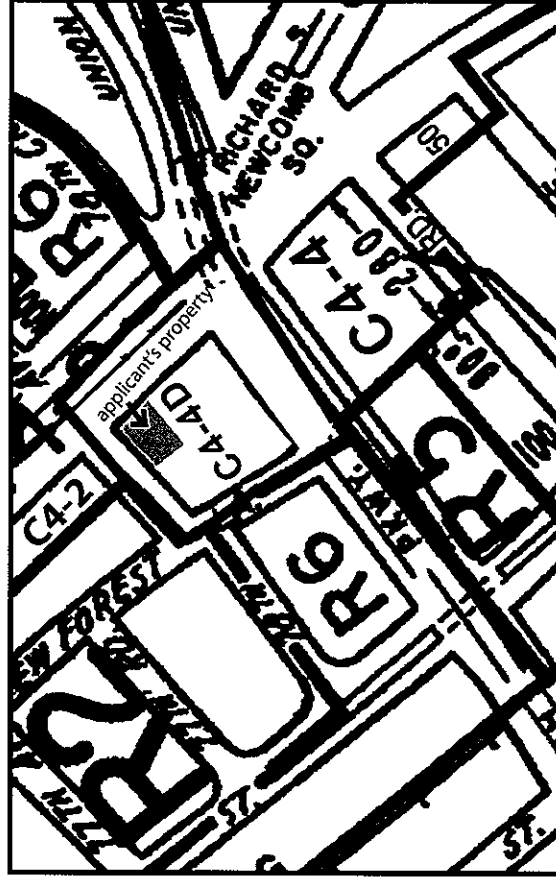
	Existing			Proposed
	R6			C4-4D
FAR	2.43 residential 4.8 community facility	C4-2	C4-4	6.02 residential 3.4 commercial
Use	Residential, community facility	2.43 residential 3.4 commercial 4.8 community facility	3.44 residential 3.4 commercial 6.5 community facility	3.4 commercial 6.5 community facility
Use Groups	1-4	Residential, commercial, community facility	Residential, commercial, community facility	Residential, commercial, community facility
Street Wall Height	60 feet	1-6, 8-10, 12 60 feet	UG 1-6, 8-10, 12 60 feet	UG 1-6, 8-10, 12 60 feet
Setbacks	15-20 feet	15-20 feet residential 10-15 feet commercial	15-20 feet residential 10-15 feet commercial	10-15 feet
Building Height	n/a	n/a	n/a	120 feet
Yards	30 feet	30 feet	30 feet	30 feet
Parking	70% of residential units	70% of residential units	50% of residential units	50% of residential units

118-02 Queens Boulevard
Existing and Proposed Zoning

existing



proposed



A7

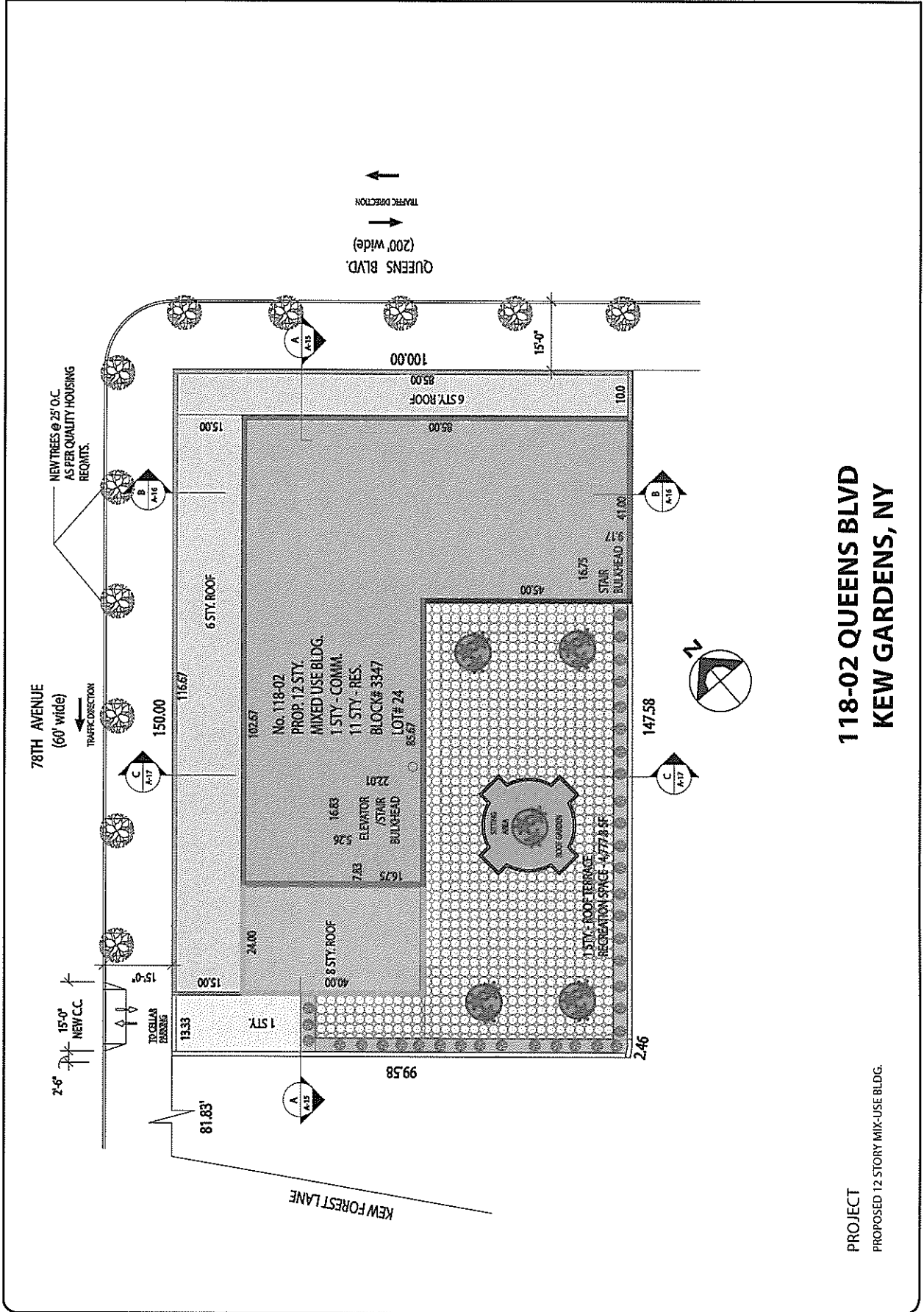
SKETCH BY:	FEDERICO
ILLUSTRATED BY:	ELP
CHECKED BY:	GJC
JOB NUMBER:	05141
DATE:	02-18-10
01141-A7-118-02 QUEENS BLVD. 02.18.10	

RENDERING PRESENTATION
HOR

118-02 QUEENS BLVD.
KEW GARDENS, NY

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Interior Design
Code Consultant
Building Dept.
Expediting



**118-02 QUEENS BLVD
KEW GARDENS, NY**

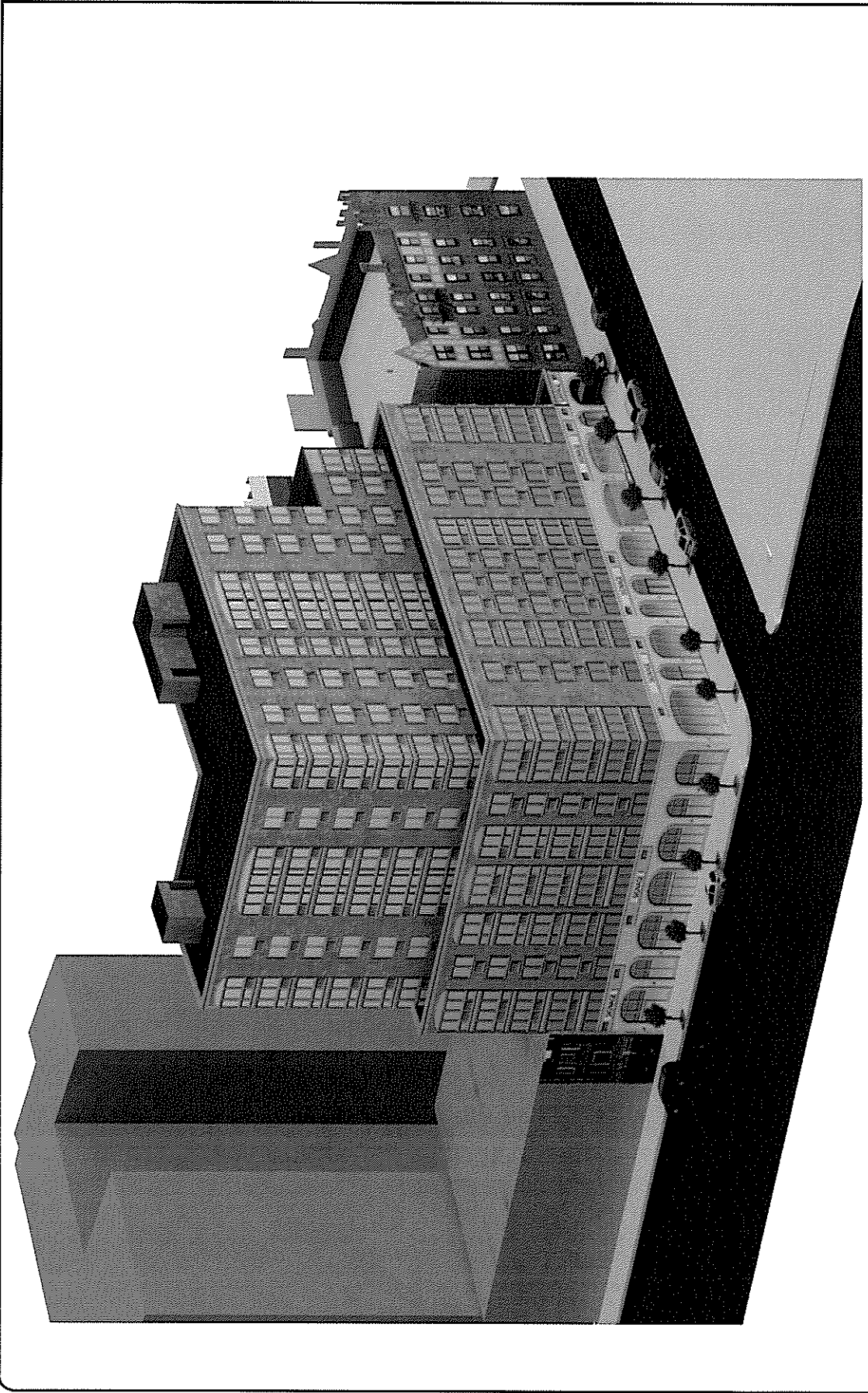
PROJECT
PROPOSED 12 STORY MIX-USE BLDG.

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RENDERING PRESENTATION
 FOR
 118-02 QUEENS BLVD.
 KEW GARDENS, NY

SKETCH BY:	FEDERICO
ILLUSTRATED BY:	ELP
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JOB NUMBER:	05141
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RD2



ISOMETRIC VIEW

FIGURE 2

**118-02 QUEENS BLVD
 KEW GARDENS, NY**

PROJECT
 PROPOSED 12 STORY MIX-USE BLDG.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 64 Res. No. _____

in favor in opposition

Date: 4/20/10

(PLEASE PRINT)

Name: STEVE WYGODA

Address: 190 E. Main St.

I represent: SOMBRELO

Address: 303 W 48 St.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

65

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 Waverly Rd Scarsdale, NY

I represent: El Greco

Address: 36-19 30th Ave

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LU 82

in favor in opposition

Date: 4/20/10

(PLEASE PRINT)

Name: Jennifer Dickson

Address: 2 Park Ave, New York, NY

I represent: Herrick Feinstein - New Point Associates

Address: _____