



27-24 COLLEGE POINT BOULEVARD COMMERCIAL OVERLAY REZONING
ULURP No: 220185 ZMQ

City Council Subcommittee on Zoning and Franchises – Public Hearing – June 11, 2024

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PROJECT DESCRIPTION

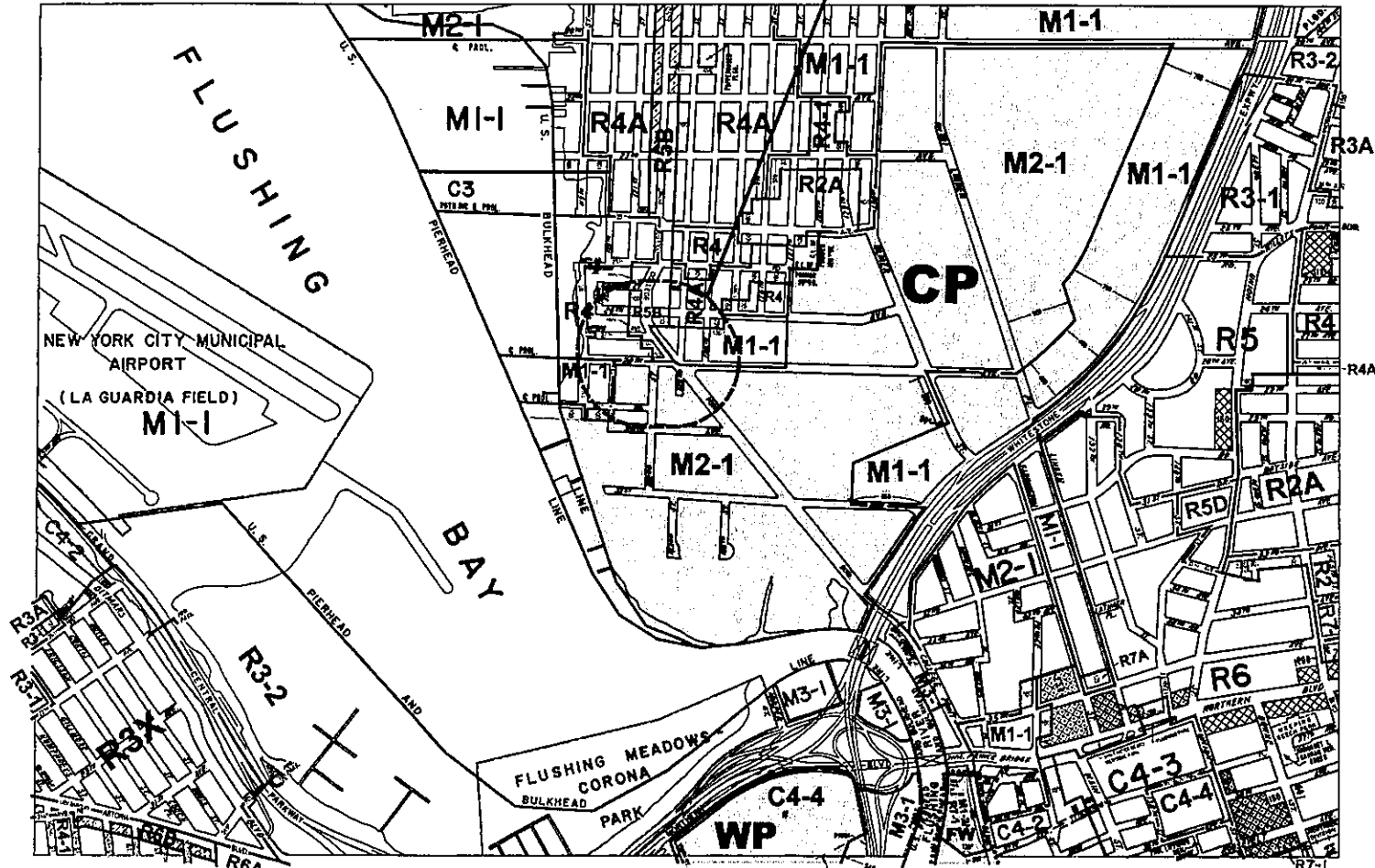
- Zoning Map Amendment to rezone portions of Queens Block 4292, Lots 10, 11, 12, 60 and 75, within Queens Community District 7, from R4 and R5B zoning districts to R4/C2-3 and R5B/C2-3 zoning districts.
- The proposed zoning map amendment will facilitate the development of a new one-story commercial building with a total floor area of approximately 2,541 square feet (0.44 FAR) to be constructed at 27-24 College Point Boulevard, Block 4292, Lot 12.
- The proposed development will consist of a UG 6 eating and drinking establishment with an accessory drive-thru. Five accessory parking spaces will be located in the rear.
- The proposed zoning map amendment will also bring the existing commercial establishments located on Lots 10 and 11 into conformance.

SITE HISTORY

- 1947 – BSA Cal. No. 359-47-BZ – Variance to permit a UG 16 gasoline and automotive service station.
- 2000 – BSA Cal No. 5-00-BZ – Reinstated variance to permit a UG 16 gasoline and automotive service station for a ten-year term to expire October 3, 2010.
- 2011 – Underground storage tanks removed; soil removed/remediated.
- 2012 – BSA Cal. No. 279-12-BZ – Variance to permit a two-story UG 6 commercial bank with drive-through and five accessory parking spaces.
- 2013 – NYSDEC issues spill case closure letter.
- 2014 – BSA Cal. No. 279-12-BZ – Extension of Time to Complete Construction of UG 6 bank.

27-24 College Point Boulevard, Queens

Proposed Project Area



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:
12-10-2020 C 200033 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 and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8d	7b	7d
9c	10a	10c
9d	10b	10d

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ZONING MAP 10a

NOTE: STREETS FOR THE STREET MAP CHANGE C 08021 M4Q ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

27-24 College Point Boulevard, Queens



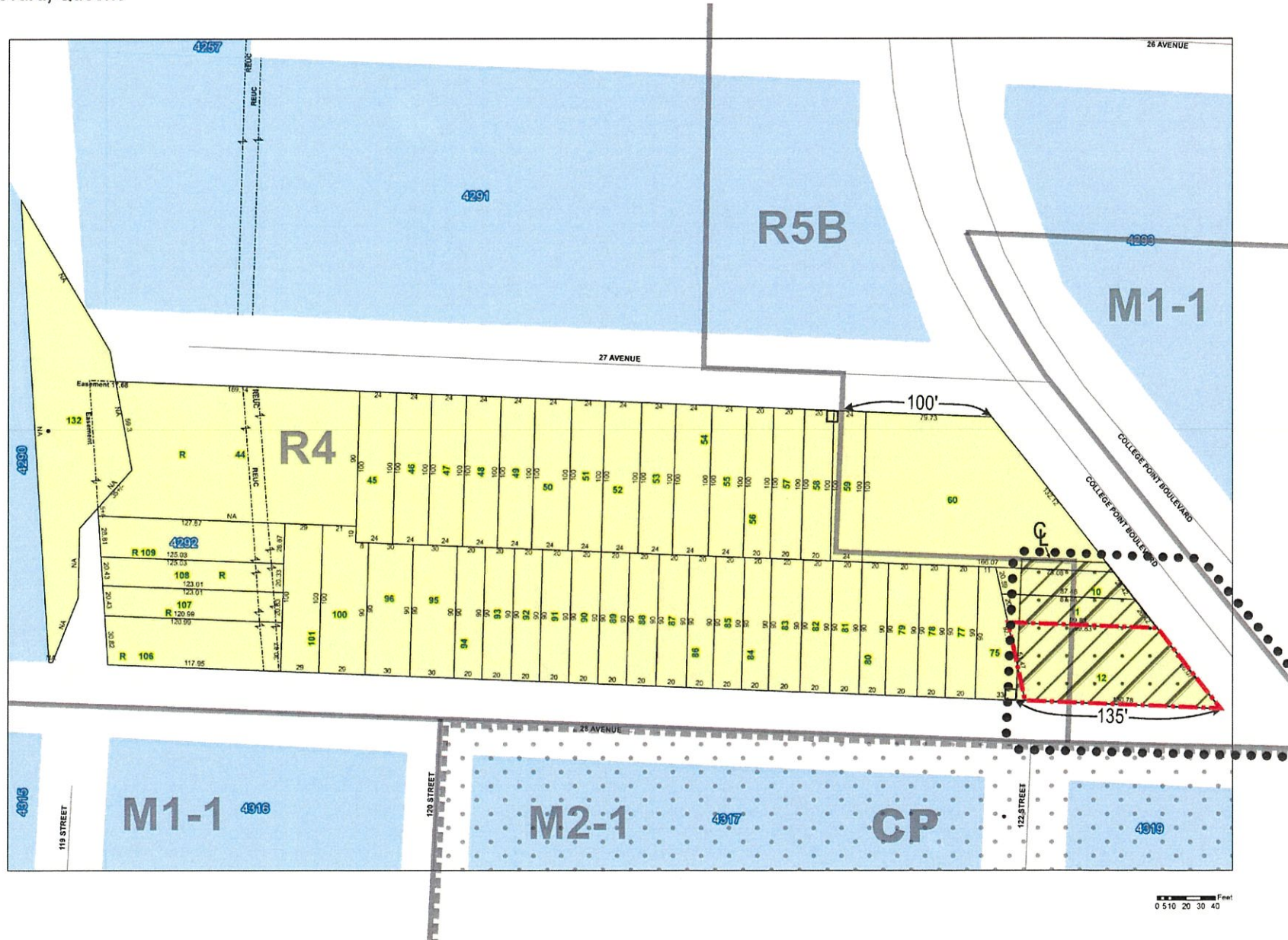
NYC Digital Tax Map

Effective Date: 10-18-2019 15:38:02
 End Date: Current
 Queens Block: 4292



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- Existing Special Purpose District
- Existing Zoning District
- Proposed C2-3 Overlay



27-24 College Point Boulevard, Queens Area Map

Block: 4292, p/o Lots: 10, 11, 12, 60 & 75

Project Information

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

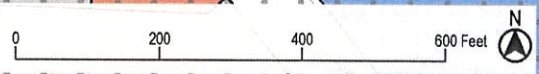
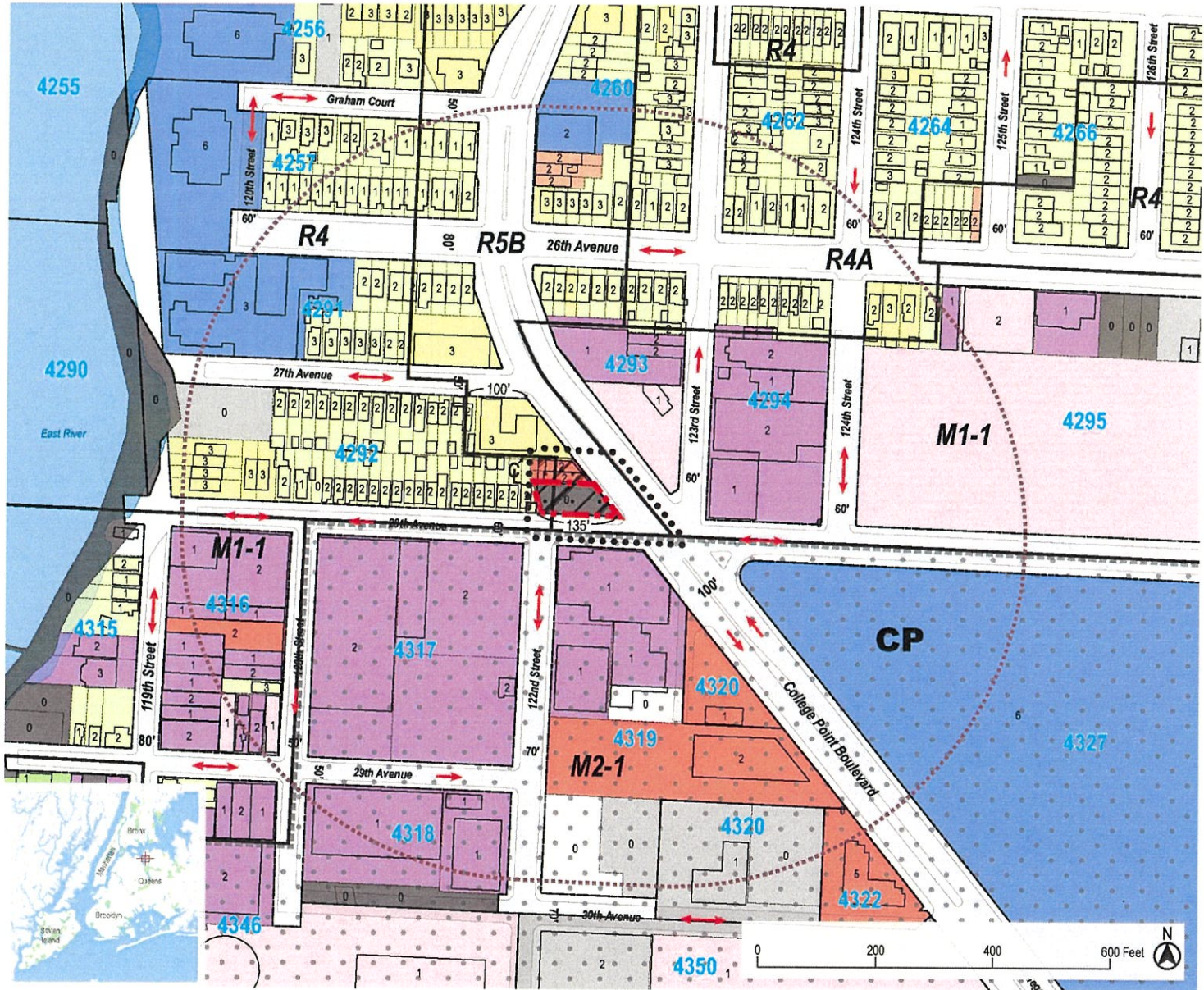
Existing Commercial Overlays & Zoning Districts

- | | | |
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- Subway Entries
- 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



August 2020

Urban Cartographics



1. View of the Development Site facing southwest from College Point Boulevard.



2. View of the Development Site facing west from College Point Boulevard.



3. View of College Point Boulevard facing southeast (Development Site at right).





4. View of the Project Area facing west from College Point Boulevard.



5. View of the Project Area facing southwest from College Point Boulevard.



6. View of College Point Boulevard facing southeast (Project Area at right).





10. View of the sidewalk along the southwest side of College Point Boulevard facing southeast (Development Site at right).



11. View of the Development Site facing northwest from 28th Avenue.



12. View of the Development Site facing north from 28th Avenue.





13. View of 28th Avenue facing west from College Point Boulevard (Development Site at right).

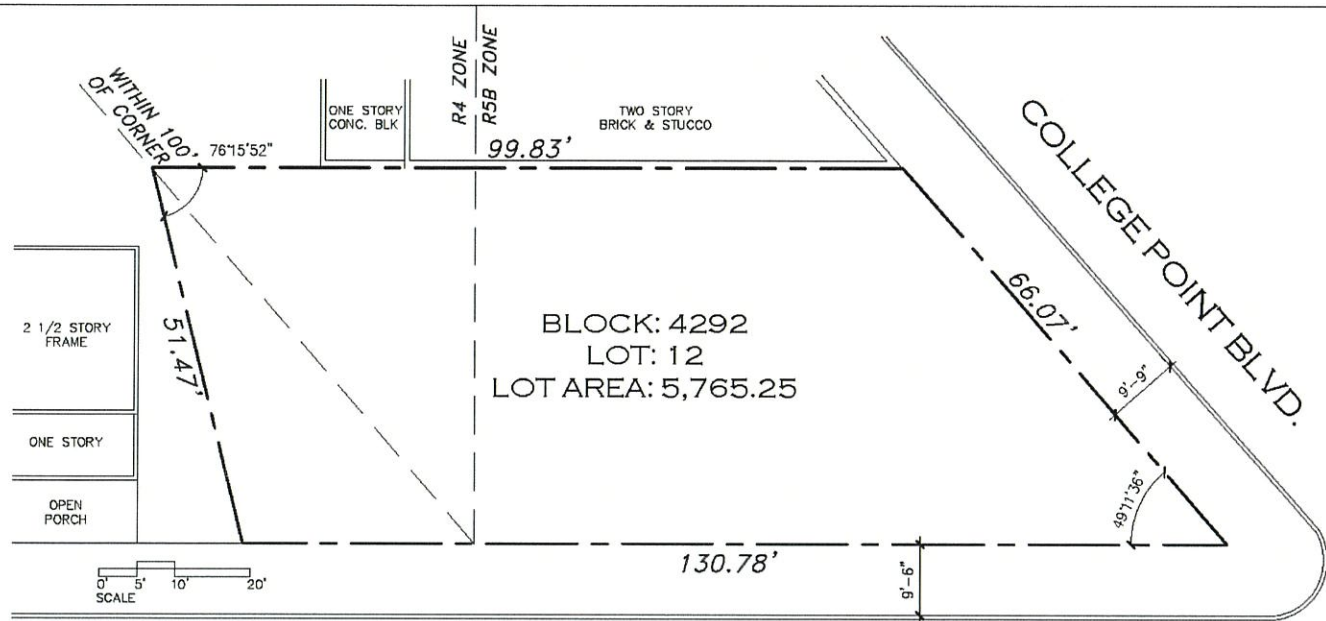


14. View of the Development Site facing northwest from the intersection of College Point Boulevard and 28th Avenue.



15. View of College Point Boulevard facing northwest from 28th Avenue (Development Site at left).

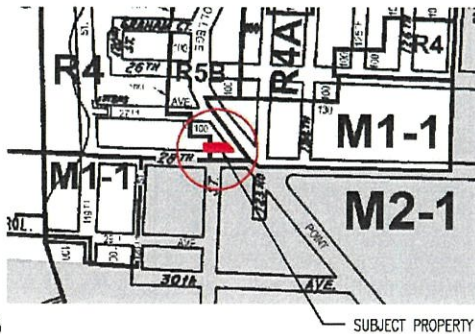




SITE SURVEY
SCALE: 1/16" = 1'-0"

BLOCK: 4292
LOT: 12
LOT AREA: 5,765.25

28TH AVENUE



ZONING MAP (10A)
N.T.S.

SUBJECT PROPERTY



TAX MAP
N.T.S.



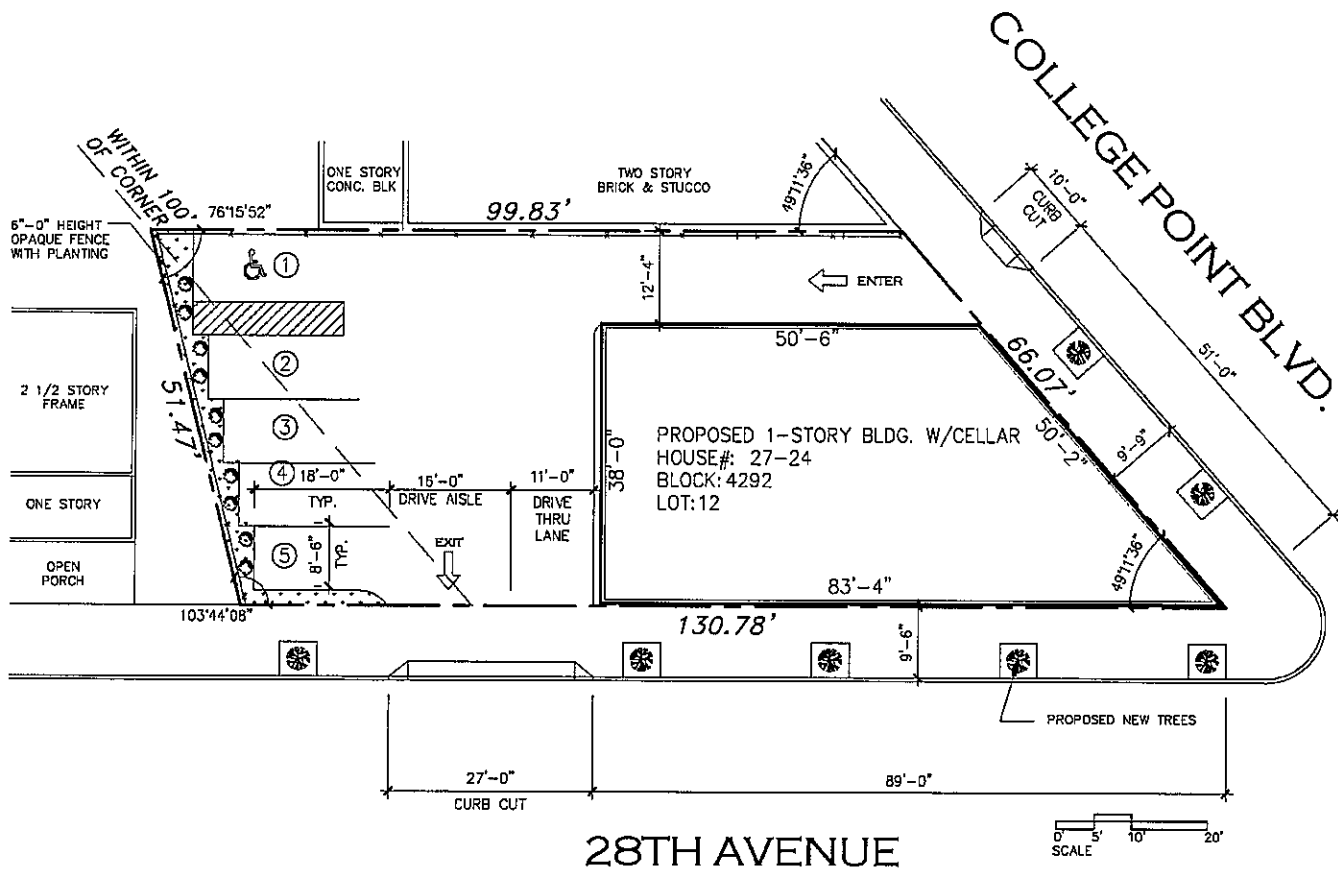
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201-384-9855
N.Y. R.A. LIC # 029207

PROPOSED NEW
COMMERCIAL BUILDING AT
27-24 COLLEGE POINT BLVD.
FLUSHING, NY 11354

JOB NO.
1145HJ
DATE
05.26.20
DRAWN BY
N.P.
CHECKED BY
V.F.

SITE SURVEY, TAX MAP & ZONING MAP

A-2.0



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



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 N.Y. R.A. LIC # 028287

PROPOSED NEW:
COMMERCIAL BUILDING AT
 27-24 COLLEGE POINT BLVD.
 FLUSHING, NY 11354

JOB NO.
 11420J
 DATE
 05.28.20
 DRAWN BY
 N.P.
 CHECKED BY
 V.F.

PROPOSED SITE PLAN

A-3.0

ZONING CALCULATIONS (EXISTING) (R4/R5B)

BUILDING NO.: 27-24
 BLOCK: 4292
 ZONE: R4 & R5B
 LOT AREA: 5765.25 S.F.
 PORTION IN R5B = 3,919.52 (68%)
 PORTION IN R4 = 1,845.75 (32%)

PREMISE: COLLEGE POINT BLVD.
 LOT: 12
 MAP NO.: 10A

SECTION 23-141 OPEN SPACE AND FLOOR AREA REGULATIONS

ADJUSTED FLOOR AREA RATIO (RESIDENTIAL) (77-22)

R5B = 1.35 X .68 = .918
 R4 = .75 X .32 = .24
 ADJUSTED F.A.R. = 1.158

MAX. FLOOR AREA (RESIDENTIAL)
 = 1.158 X 5765.25 = 6,676.16 S.F.

ACTUAL FLOOR AREA
 = 2,541 S.F. (FIRST FLOOR)

MAX. DENSITY
 6,676.16 S.F. / 900 = 7 UNITS

REQUIRED PARKING
 7 X .66 = 4.62 OR 5 SPACES

MIN. OPEN SPACE (77-23)
 R5B = 45% = 1,763.78 S.F.
 R4 = 55% = 1,015.15 S.F.
 TOTAL = 2,778.94 S.F.

ACTUAL OPEN SPACE
 R5B = 1,378.52 S.F.
 R4 = 1,845.75 S.F.
 = 3,224.27 S.F.

ADJUSTED MAX. LOT COVERAGE (77-24)

R5B = .55 X .68 = .374
 R4 = .45 X .32 = .108
 ADJUSTED LOT COVERAGE = .482 = 48.2%

MAX. LOT COVERAGE
 = .482 X 5765.25 = 2,778.95 S.F.

ACTUAL LOT COVERAGE
 = 2,541 S.F.

REQ'D

R5B = 5'-0"
 R4 = 10'-0"

SECTION 23-45 FRONT YARD

SECTION 23-462 (a) (b) SIDE YARDS

R5B = 0'
 R4 = STREETWALL <80' = 8'-0"
 STREETWALL >80' = 10% OF
 AGGREGATE WIDTH OF STREETWALL
 83.33 X .10 = 8.33'

SECTION 23-471 (b) REAR YARD

8'-0" WHERE SUCH REAR LOT LINE
 COINCIDES W/ A SIDE LOT LINE OF
 ADJOINING LOT

SECTION 23-631 (a) HEIGHT

R5B = MAX. HGT= 33'-0" ABOVE B.P.
 MAX. STREET WALL HGT= 30'-0".
 R4 = MAX. HGT= 35'-0" ABOVE B.P.
 MAX. STREET WALL HGT= 25'-0".

NEAREST DISTRICT WHERE USE IS PERMITTED=M1-1 OR M1-2
 SECTION 44-20 REQUIRED ACCESSORY OFF-STREET PARKING

1 PER 300 S.F.
 5,084/300= 16.94 = 17

ZONING CALCULATIONS (PROPOSED) (R4/R5B - C2-3)

BUILDING NO.: 27-24
 BLOCK: 4292
 ZONE: R4/R5B -C2-3 OVERLAY
 LOT AREA: 5765.25 S.F.

PREMISE: COLLEGE POINT BLVD.
 LOT: 12
 MAP NO.: 10A

SECTION 32-10 PERMITTED USE GROUPS

U.G. 6 PROPOSED

PERMITTED / REQUIRED

U.G. 1-9 AND 14

PROPOSED

U.G. 6

SECTION 33-121 F.A.R. REGULATIONS

COMMERCIAL

1.0/ 5,765.25 SF

CELLAR = 0.00 SF
 FIRST FL. = 2,541 SF
 TOTAL = 2,541 SF(0.44)

COMMUNITY FACILITY

2.0/ 11,530.5 SF

N/A

RESIDENTIAL

1.158 / 6,676 S.F.
 6,676 - 2,541 = 4,135
 (COMM)

0

MAX. DENSITY
 4,135 S.F. / 900 = 4.59 OR 4

4

0

REQUIRED PARKING (RESIDENTIAL)
 4 X .66 = 2.64 OR 3 SPACES REQUIRED

3

0

SECTION 33-23 LOT COVERAGE REGULATIONS

COMMERCIAL

100%/ 5,765.25 SF

44%/ 2,541 SF

COMMUNITY FACILITY

100%/ 5,765.25 SF

N/A

YARD REGULATIONS

SECTION 33-25 SIDE
 SECTION 33-26 REAR

0' OR 8'
 20'

12'-4" / 47'-9"
 N/A

SECTION 33-431 HEIGHT AND SETBACK REGULATIONS

MAX HEIGHT OF OF FRONT WALL

30' OR 2 STRY.
 WHICHEVER IS LESS

14' / 1 STRY.

INITIAL SETBACK (NARROW ST./WIDE ST.)
 SKY EXPOSURE (NARROW ST./WIDE ST.)

20' / 15'
 1:1

N/A
 N/A

SECTION 36-21 ACCESSORY OF STREET PARKING

COMMERCIAL - EATING & DRINKING ESTABLISHMENT
 WITH ACC. DRIVE THRU FACILITIES
 (PRC-B) 1 PER 400 SF

6 (WAIVED)

5 VOLUNTARY

2541/ 400 = 6.3 OR 6

SECTION 36-62 ACCESSORY OF STREET LOADING BERTH SECTION 36-231 HINDER OF REQ. FOR SPACES BELOW MIN. NUMBER

C2-3 = 25 OR LESS
 6 < 25 = NONE REQUIRED

COMMERCIAL

FIRST 8,000 = NONE
 NEXT 17,000 = 1

NONE



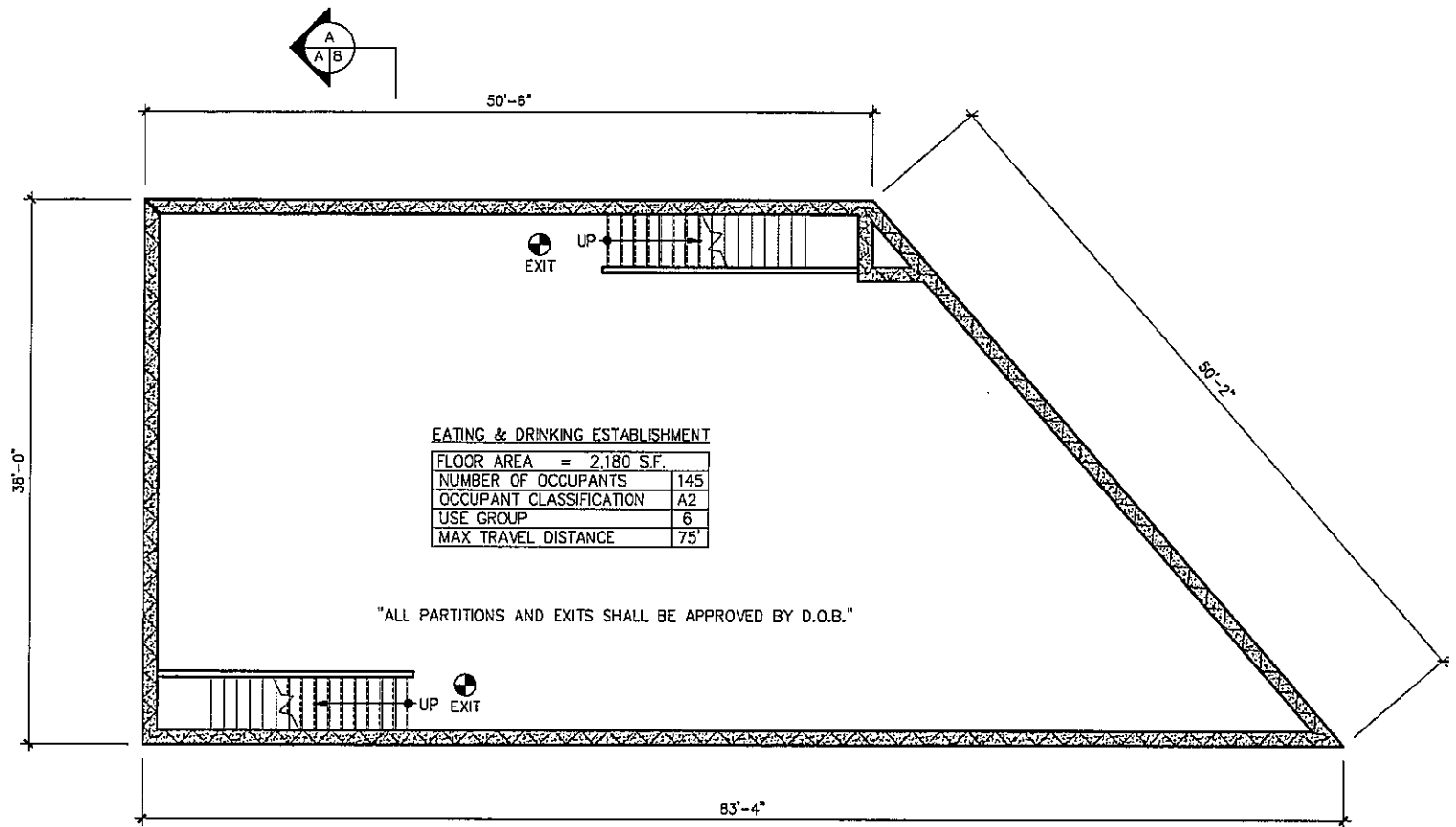
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PROPOSED NEW:
COMMERCIAL BUILDING AT
 27-24 COLLEGE POINT BLVD.
 FLUSHING, NY 11354

AS IS
 1145NJ
 DATE
 03.07.24
 DRAWN BY
 N.P.
 CHECKED BY
 V.F.

ZONING ANALYSIS

A-4.0



10/10/2018 11:17 AM
 T.F. CUSANELLI & FILLETTI ARCHITECTS, P.C.

CELLAR PLAN
 SCALE: 1/8" = 1'-0"



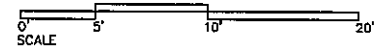
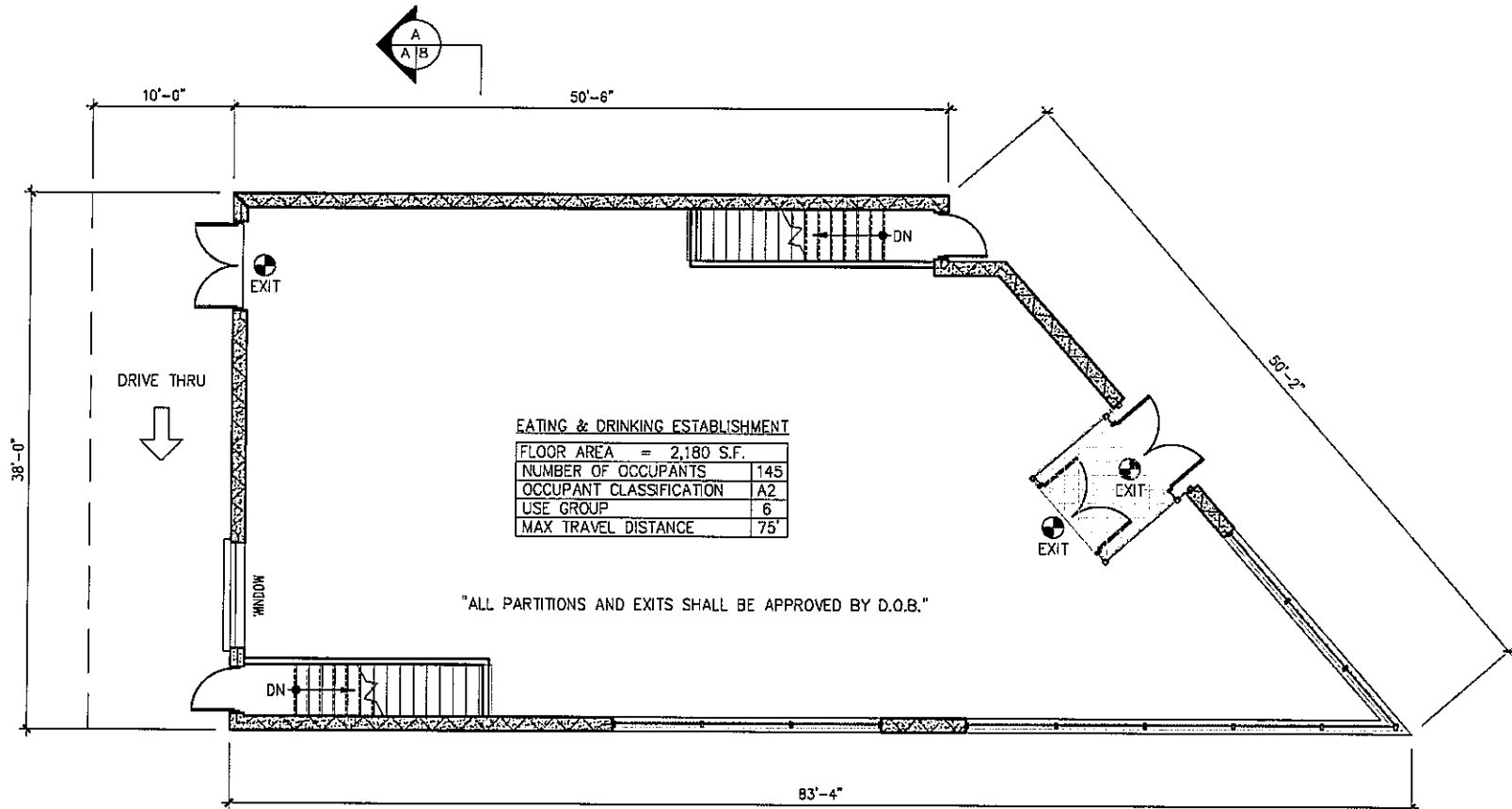
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 27-24 COLLEGE POINT BLVD.
 FLUSHING, NY 11354

JOB NO.
 1145NJ
 DATE
 05.28.20
 DRAWN BY
 N.F.
 CHECKED BY
 V.F.

CELLAR PLAN

A-5.0



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



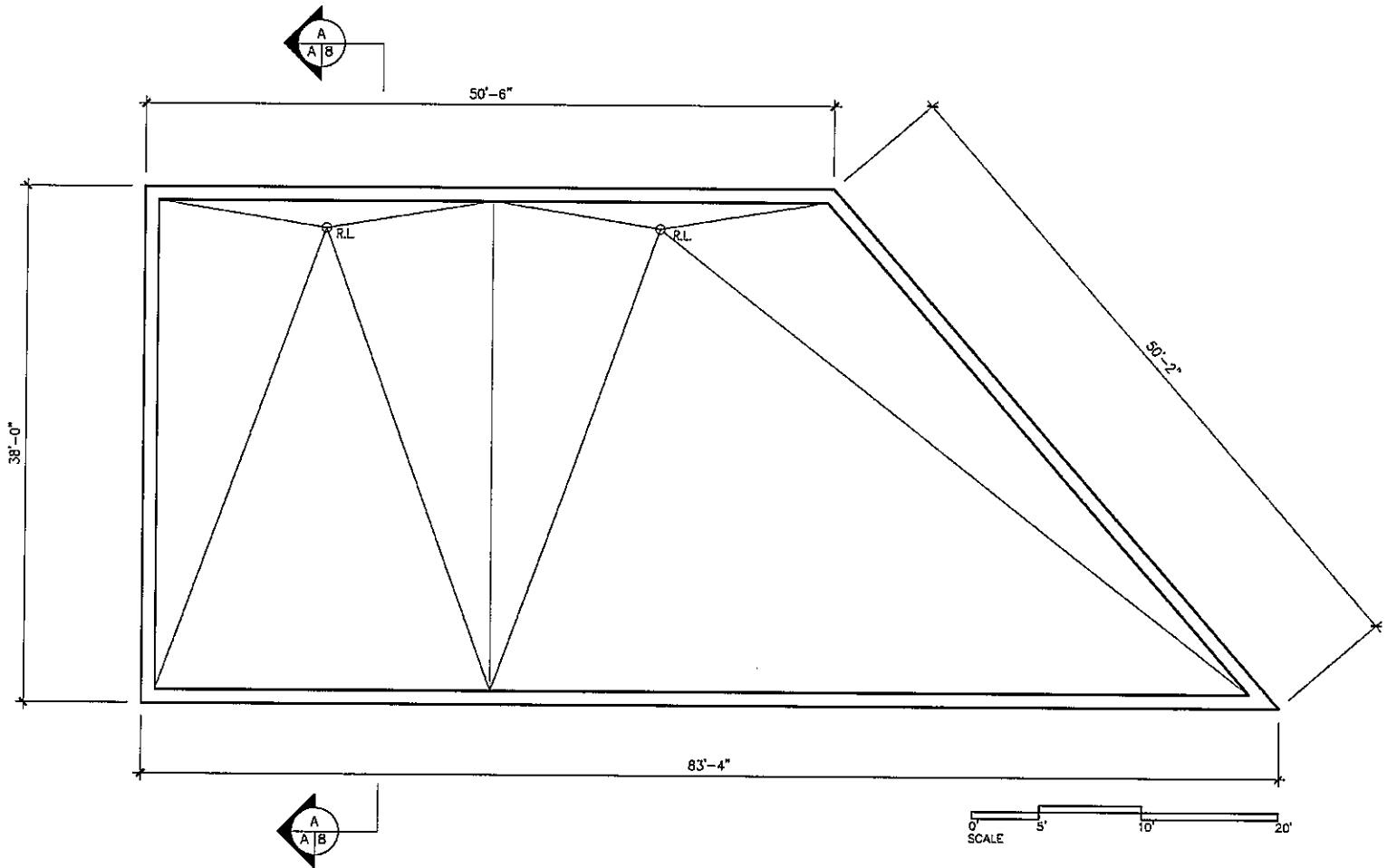
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27-24 COLLEGE POINT BLVD.
FLUSHING, NY 11354

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1145NJ
DATE
05.28.20
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N.P.
CHECKED BY
V.F.

FIRST FLOOR PLAN

A-6.0



ROOF PLAN
SCALE: 1/8" = 1'-0"



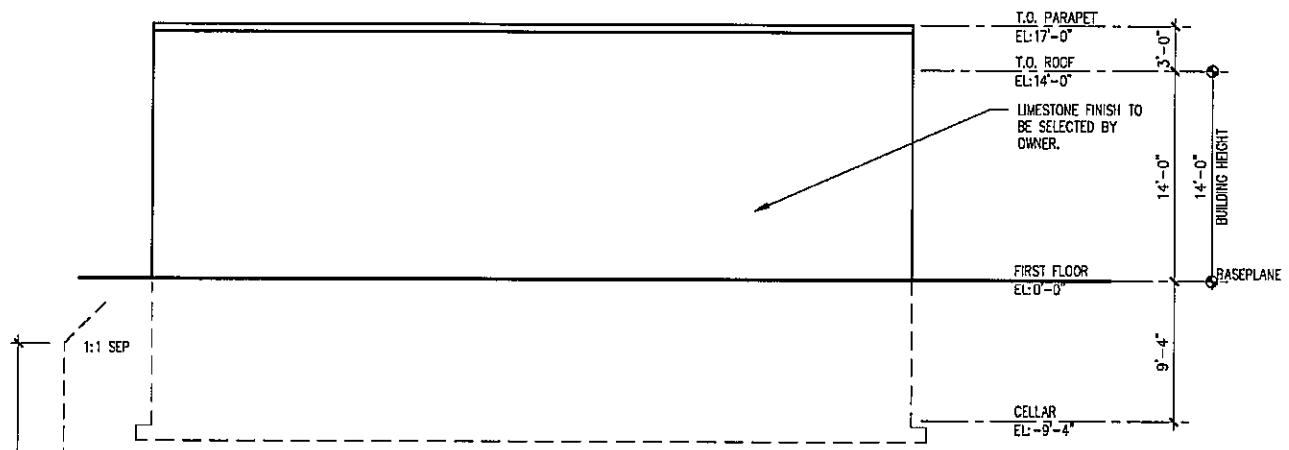
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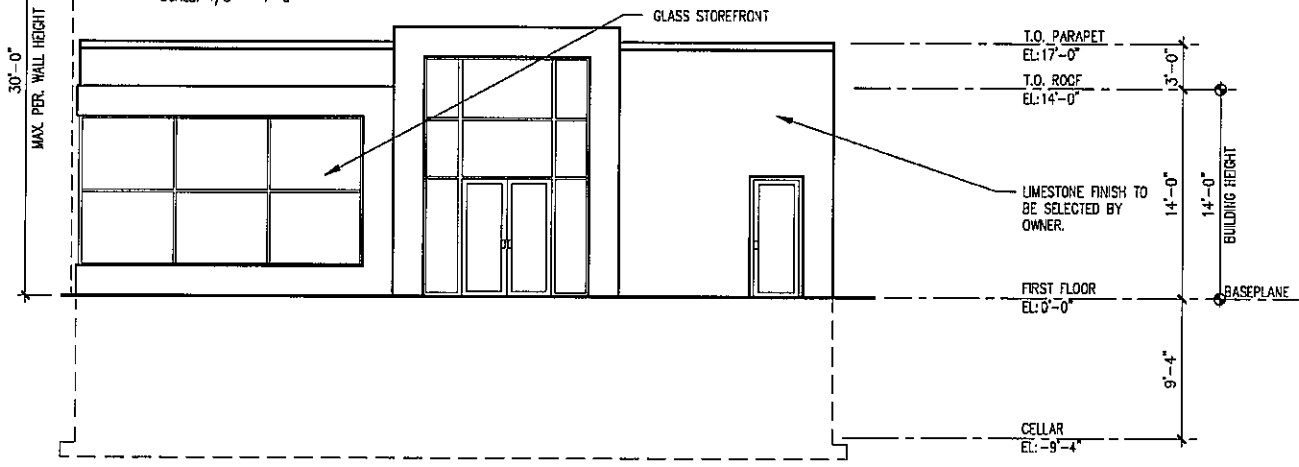
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DATE
05.28.20
DRAWN BY
N.F.
CHECKED BY
V.F.

ROOF PLAN

A-7.0



SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (COLLEGE POINT BLVD)
SCALE: 1/8" = 1'-0"

12/12/2020 14:27
 12/12/2020 14:27



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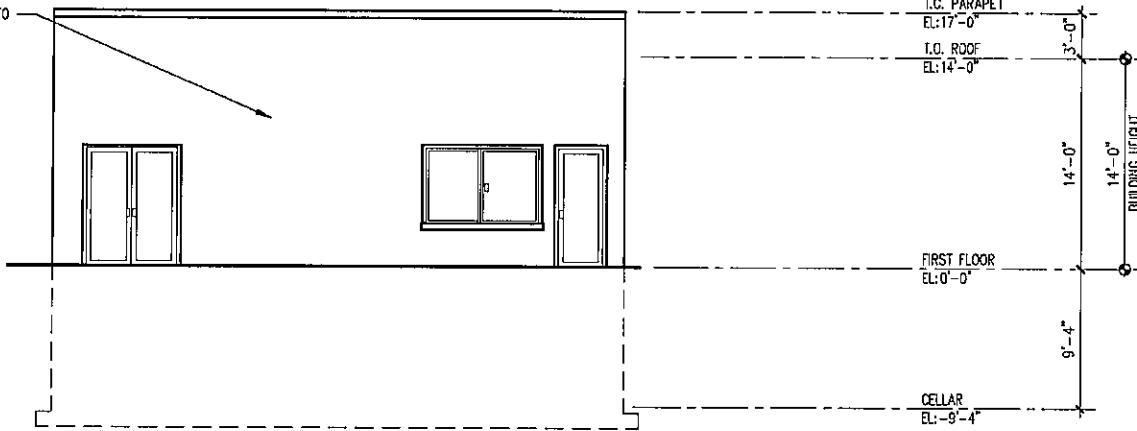
PROPOSED NEW:
COMMERCIAL BUILDING AT
 27-24 COLLEGE POINT BLVD.
 FLUSHING, NY 11354

JOB NO.
 1145NJ
 DATE
 05.28.20
 SCALE: 1/8" = 1'-0"
 T.F.P.
 CHECKED BY
 V.F.

EXTERIOR ELEVATIONS

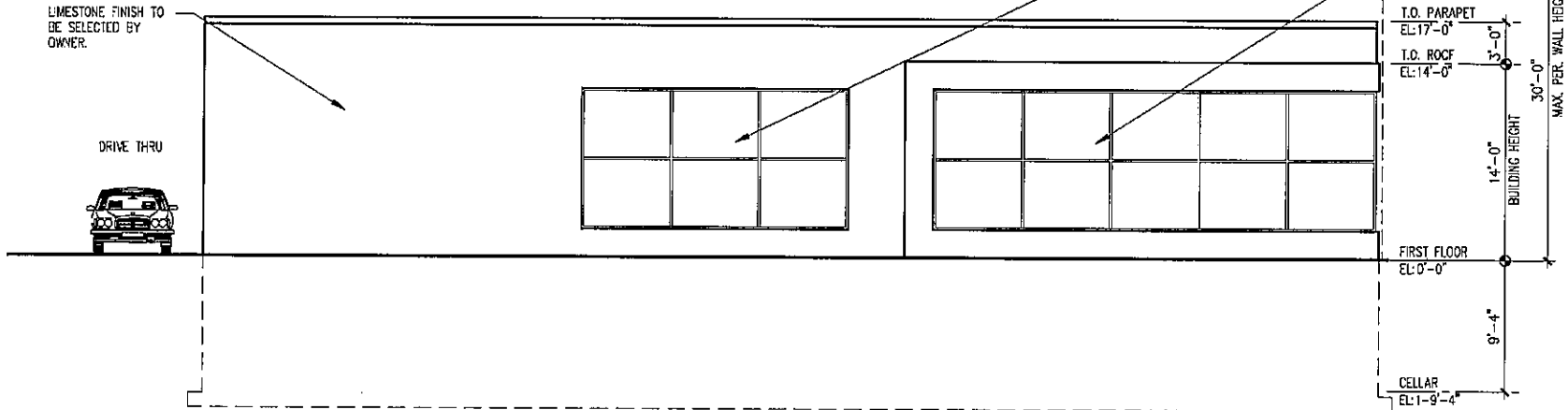
A-8.0

LIMESTONE FINISH TO BE SELECTED BY OWNER.



SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

LIMESTONE FINISH TO BE SELECTED BY OWNER.



FRONT ELEVATION (28TH AVE.)
SCALE: 1/8" = 1'-0"

A-9.0 (1/8" = 1'-0") (1/8" = 1'-0") (1/8" = 1'-0")



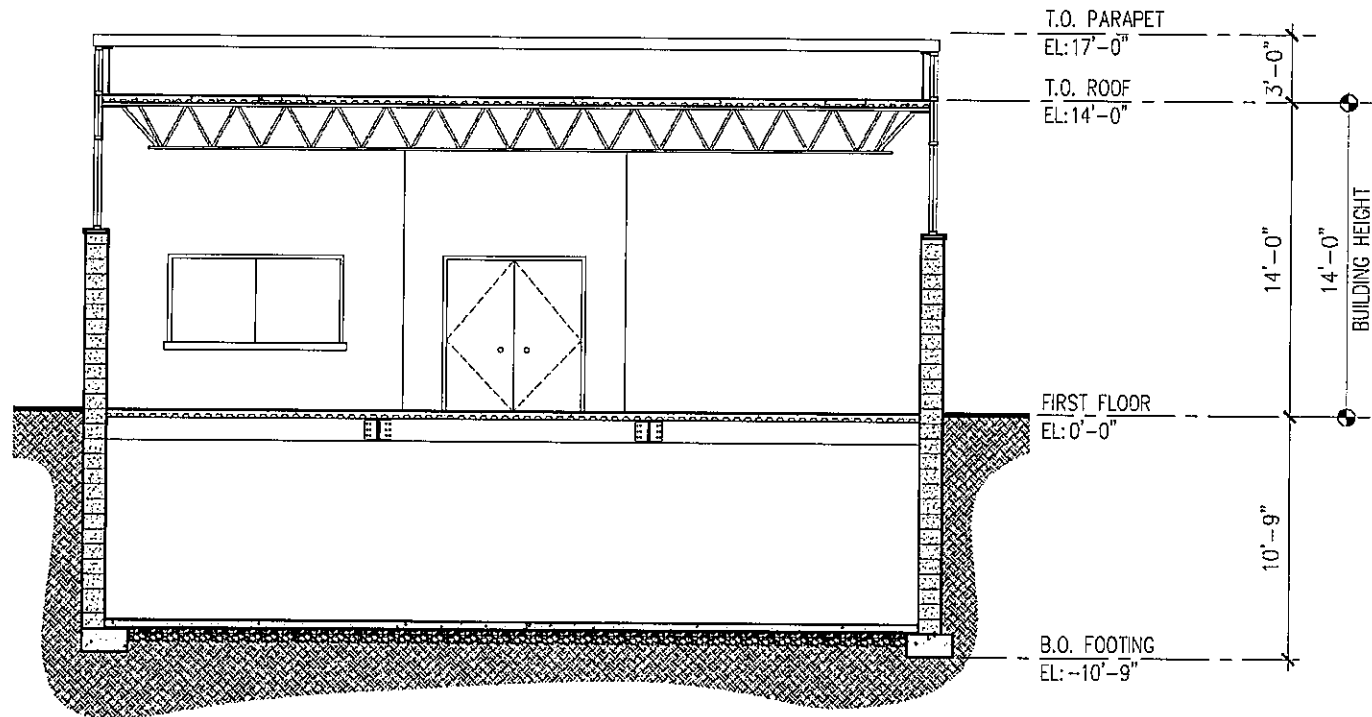
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N.Y. R.A. LIC # 028287

PROPOSED NEW:
COMMERCIAL BUILDING AT
27-24 COLLEGE POINT BLVD.
FLUSHING, NY 11354

JOB NO.
1146NJ
DATE
05.28.20
DRAWN BY
N.P.
CHECKED BY
V.F.

EXTERIOR ELEVATIONS

A-9.0



SECTION A - A
SCALE: 3/16" = 1'-0"

2-DWG/1142N/1142N.dwg 02-28-20
 12/1/2020 10:57 AM



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 N.Y. R.A. LIC # 029287

PROPOSED NEW:
COMMERCIAL BUILDING AT
 27-24 COLLEGE POINT BLVD.
 FLUSHING, NY 11354

JOB NO.
 1142N/J
 DATE
 02.28.20
 DRAWN BY
 N.F.
 CHECKED BY
 V.F.

BUILDING SECTION

A-10.0