

# 123-12 SUTPHIN BOULEVARD REZONING

ULURP NOS. C 240186 ZMQ, N 240187 ZRQ

City Council Subcommittee on Zoning and  
Franchises

---

February 24, 2025

If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://council.nyc.gov). Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.



# PROJECT SUMMARY

## **1. Zoning Map Amendment to:**

- a) change an existing R6 zoning district to an R3A zoning district on Block 12051, Lots p/o 57 and p/o 155;
- b) change existing R3A and R6 zoning districts to an R6A zoning district on Block 12051, Lots p/o 71 and p/o 74; and
- c) change an existing R3A/C1-3 zoning district to an R6A/C1-3 zoning district on Block 12045, Lots of p/o 10, p/o 13, p/o 14, p/o 15 and p/o 16.

The proposed Zoning Map Amendment will facilitate the development of 123-12 Sutphin Boulevard (Block 12051, Lot 74) with a new mixed-use community facility (House of Worship - Full Gospel Mission Church of God in Christ) and residential building.

## **2. Zoning Text Amendment to Appendix F of the Zoning Resolution to designate the Proposed Project Area as a Mandatory Inclusionary Housing (“MIH”) Area.**

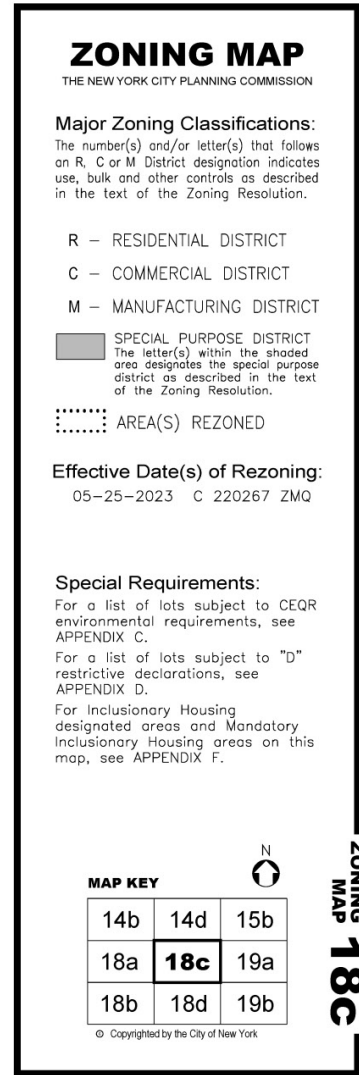
- The proposed Zoning Text Amendment will facilitate the development of permanently affordable dwelling units within the proposed building at 123-12 Sutphin Boulevard.

# PROPOSED DEVELOPMENT

123-12 Sutphin Boulevard  
Block 12051, Lot 74

	R6A (Prior Proposal)	R6A (Current Proposal - Reduced Height)
Number of Stories	8 stories plus cellar	6 stories plus cellar (6th floor accommodates recreation space only, is significantly setback and is not visible from the street)
Floor Area / FAR	87,425 SF / 3.5 FAR 9,837 GSF cellar and ground floor community facility (House of Worship) 83,060 SF residential	81,926 SF / 3.25 FAR 10,063 GSF cellar and ground floor community facility (House of Worship) 77,678 SF residential
Base Height	62 feet	55 feet
Setback	10 feet at 7 <sup>th</sup> floor	34'-8" setback at 6 <sup>th</sup> floor 15'-20' side setback at 5 <sup>th</sup> floor
Total Height	82 feet	67 feet
Parking	56 vehicular parking spots 63 bicycle parking spots	52 vehicular parking spots 60 bicycle parking spots
Number of Units	125 (38 studio, 56 one-bedroom, 31 two-bedroom)	120 (25 studio, 59 one-bedroom, 36 two-bedroom)
Affordable Units	31 (MIH Option 1)	30 (MIH Option 1)





**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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.



123-12 Sutphin Boulevard, Queens



NYC Digital Tax Map

Effective Date : 12-14-2009 11:52:12  
End Date : Current  
Queens Block: 12051



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

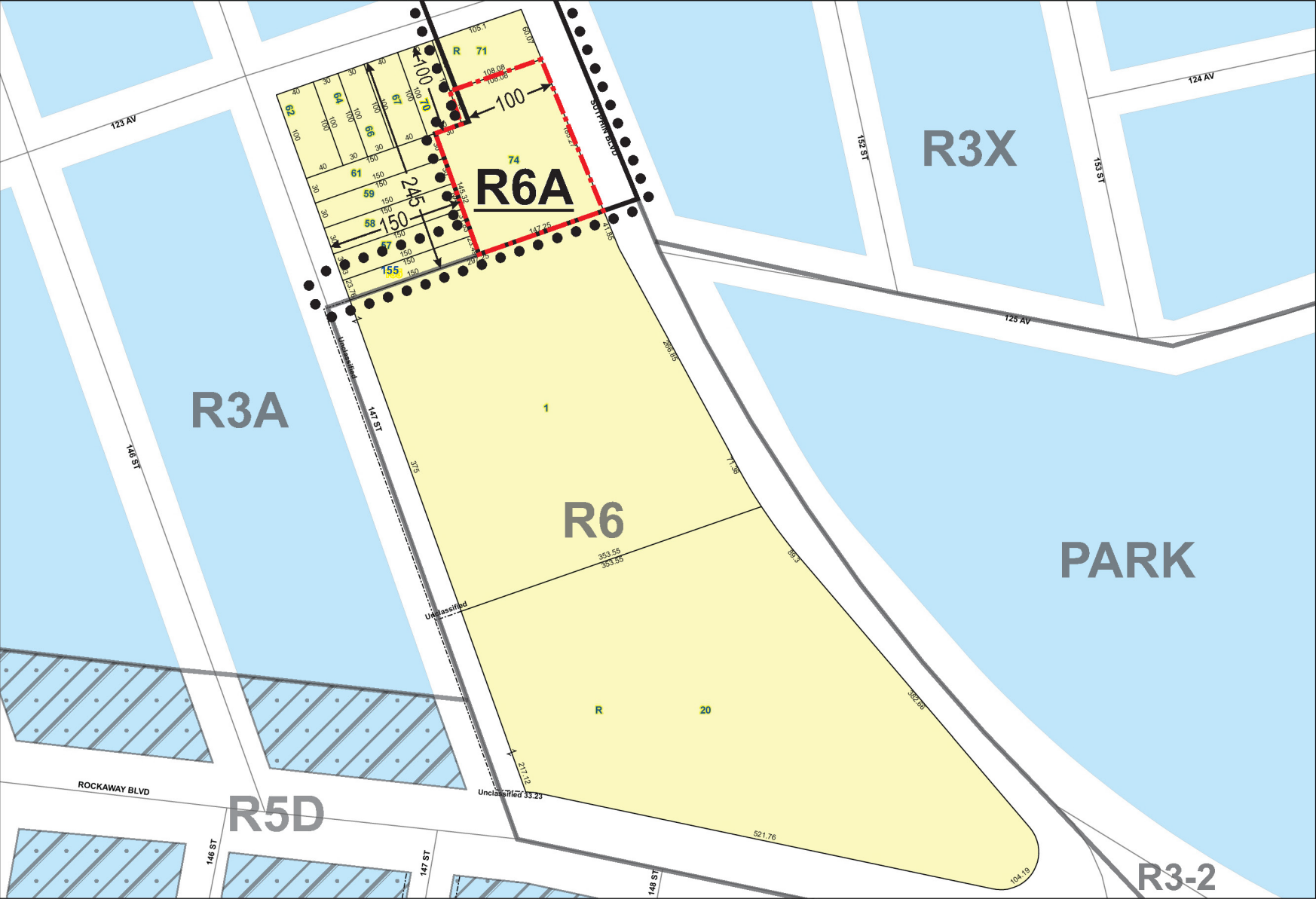
Existing Zoning District Line

Proposed Zoning District Line

R3A Existing Zoning District

Existing C2-3 Overlay

R6A Proposed Zoning District



123-12 Sutphin Boulevard, Queens



NYC Digital Tax Map

Effective Date : 12-08-2008 22:09:56  
End Date : Current  
Queens Block: 12045



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

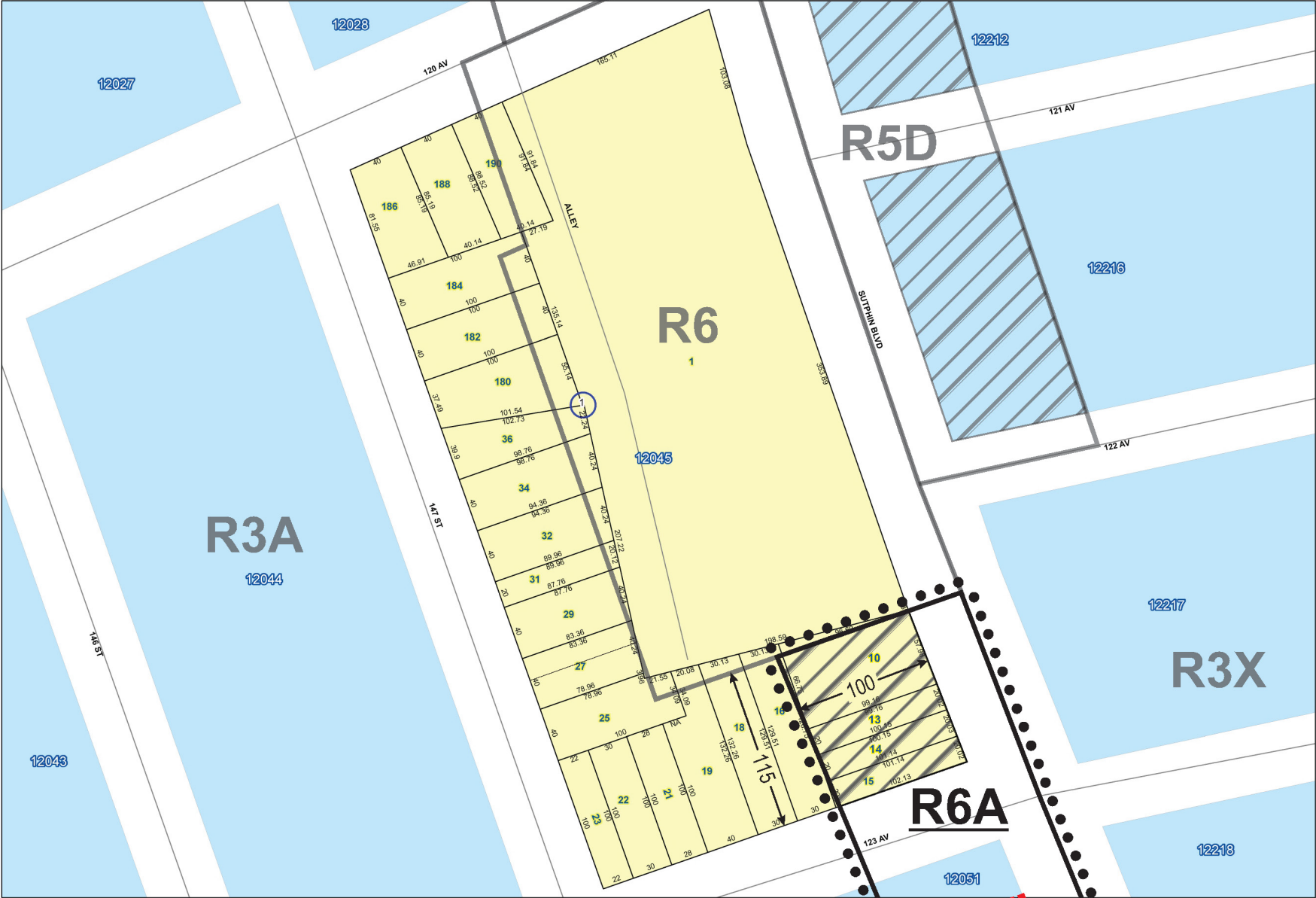
Existing Zoning District Line

Proposed Zoning District Line

R3A Existing Zoning District

Existing C1-3 Overlay

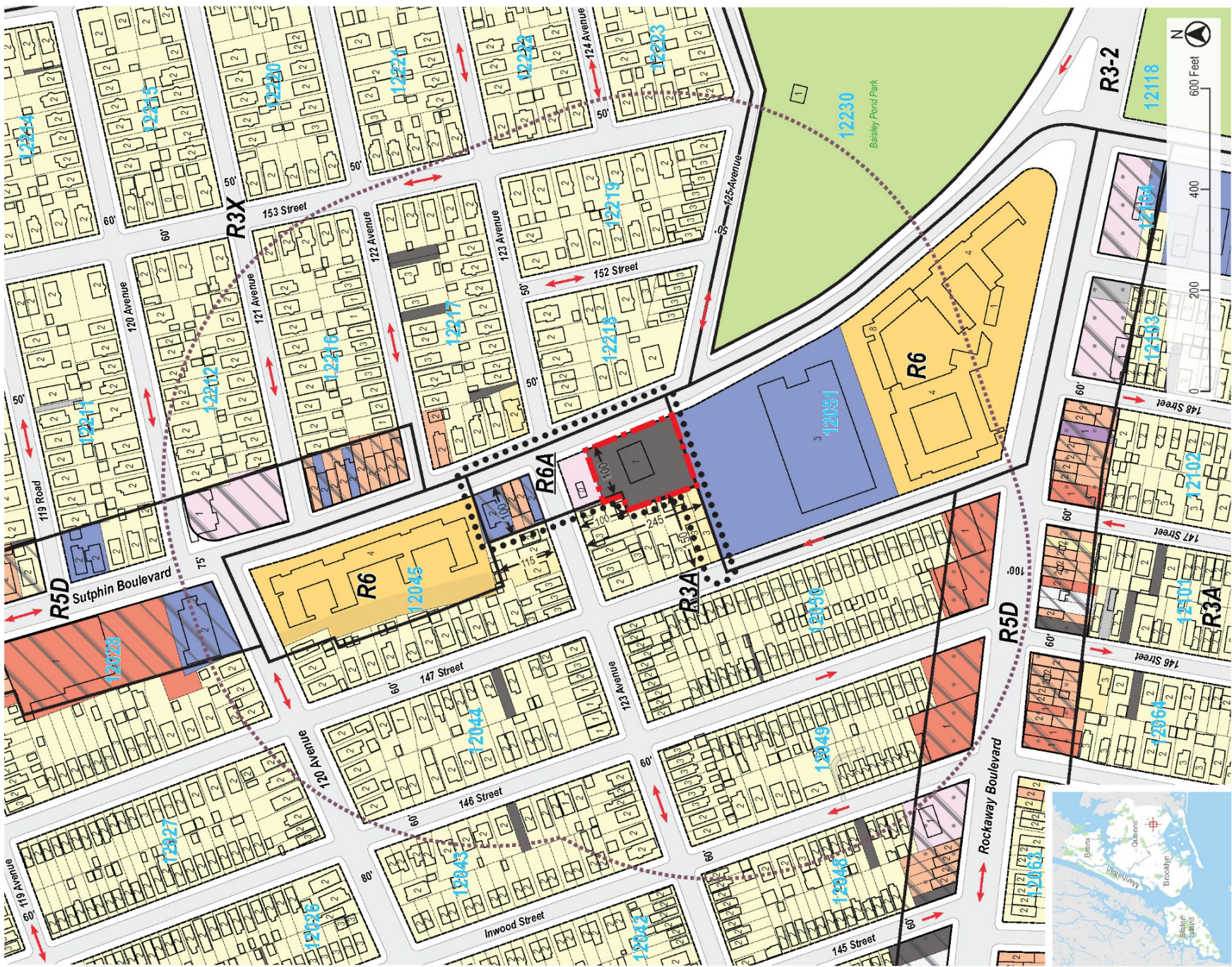
R6A Proposed Zoning District





# 123-12 Sutphin Boulevard, Queens Area Map

Block: 12051, Lots: 57 (p/o), 71 (p/o), 74 (p/o) & 157, and Block 12045, Lots: 10 (p/o), 13 (p/o), 14 (p/o) & 15 (p/o)



## Project Information

- 600 Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

## Existing Commercial Overlays

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

## 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





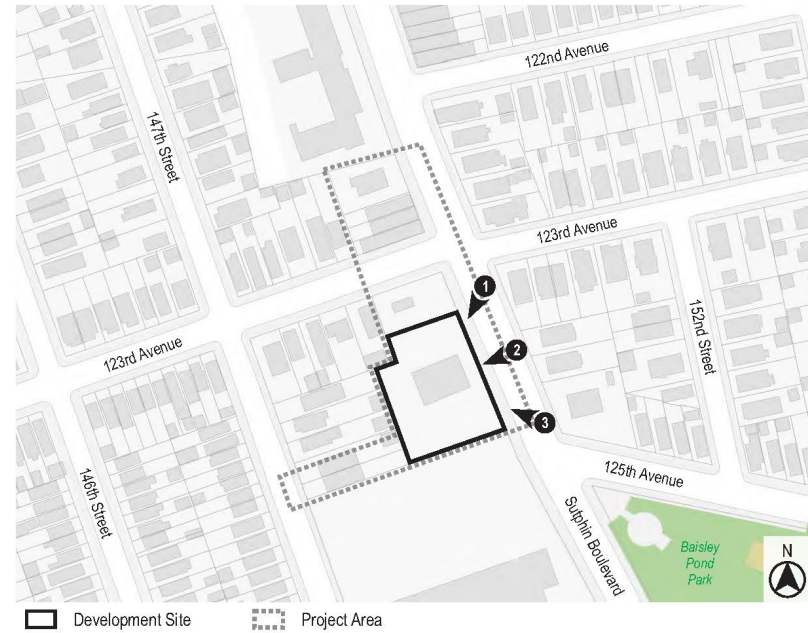
1. View of the Development Site facing southwest from Sutphin Boulevard.



2. View of the Development Site facing southwest from Sutphin Boulevard.



3. View of the Development Site facing northwest from Sutphin Boulevard.







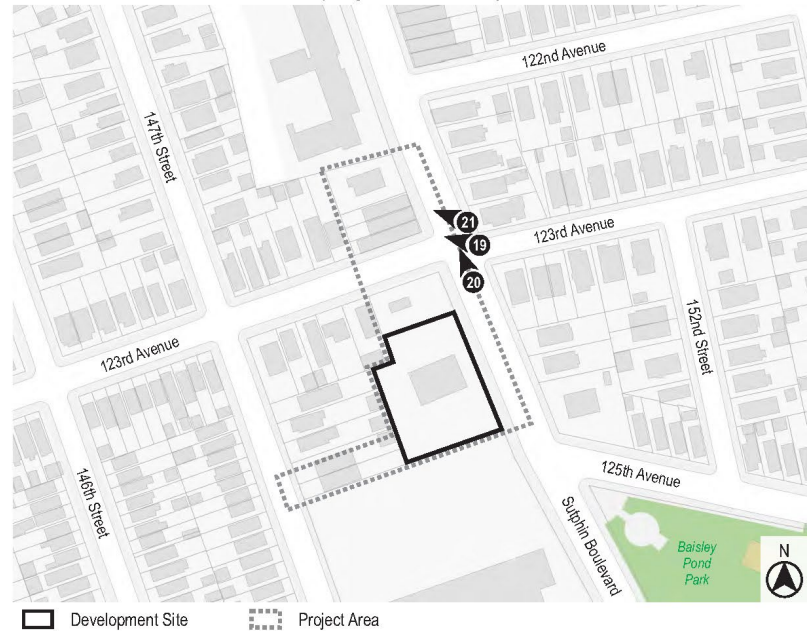
19. View of the Project Area facing northwest from the intersection of Sutphin Boulevard and 123rd Avenue (Block 12051, Lots 10, 13, 14 & 15).



20. View of Sutphin Boulevard facing northwest from 123rd Avenue (Project Area at left).



21. View of the Project Area facing northwest from Sutphin Boulevard (Block 12051, Lots 10, 13, 14 & 15).



## CURRENT PROPOSAL – 6-STORY PLANS





123-12 Sutphin Blvd.  
Queens, NY 11434

R6A Proposed Rezoning Package  
6-Story Mixed Use Residential Building

SR Equities

Full Gospel Mission Church  
of God in Christ



DR ARCHITECTURE + DESIGN

DEVELOPMENT | REAL ESTATE  
ARCHITECTURE | DESIGN



		Zoning & Development Analysis			
		123-12 Sutphin Blvd.			
		Block	12051		
		Zoning Lots	74		
Zoning Map 18c		Queens, NY			
Lot Area					
Tax Lot 74	25,285 SF				
Total Lot Area	25,285 SF				
Zoning & Community District					
R6A					
FRESH Zone					
Queens Community District 12					
Mandatory Inclusionary Housing					
Option 01 - 25% Affordable at 40% - 130% AMI					
Street Frontage					
Sutphin Blvd 75' Wide Street					
Street Trees					
165' Frontage					
(7) Trees required					
Zoning Analysis					
ZR Section	Bulk Regulations: Permitted Development Floor Area (Zoning Floor Area)				
	Proposed Use	Permitted FAR	Zoning Floor Area		
23-22	Residential	3.9	98,417 SF		
24-11	Community Facility	3	75,705 SF		
Notes: Mandatory Inclusionary Housing proposed.					
ZR Section	Bulk Regulations: Building Height & Setback		ZR Section	Parking Regulations	
23-433	Required Setback Distance (wide street)	10'	23-222	Required Standard Residential Parking	50% D.U.'s
23-432	Minimum Base Height	40'	23-222	Req. Standard Residential Parking Spaces	45 Spaces
23-432	Maximum Base Height	65'	23-222	Req. QAH Residential Parking	25% D.U.'s
23-432	Maximum Building Height	95'	23-222	Req. QAH Residential Parking Spaces	8 Spaces
23-443(d)	Maximum Building Height w/in 25' of R3	65'	23-31	Required Community Facility Parking	None
Notes: Based on MHI Qualified Affordable Housing (QAH).			Total Required Parking		
			51 Spaces		
ZR Section	Bulk Regulations: Required Yards		23-811	Required Bike Parking	50% D.U.'s
23-342	Required Rear Yard below 75ft	20'	Required Bike Parking		
23-342	Required Rear Yard above 75'	30'	Notes: Greener Transit Zone regulations utilized.		
23-343(a)(1)	Req. Rear Yard coincident with Side Yard	20'			
ZR Section	Lot Coverage Regulations		ZR Section	Use Regulations	
23-362	Interior Lot Portion	80%	22-00	Permitted Use Groups:	UG I, II, III, IV
24-11	Community Facility	60%	Proposed Use Groups		
			UG II & III		
ZR Section	Recreation Space		ZR Section	Density Regulations	
23-533	Required Recreation Space	2,563 SF	23-22	Dwelling Unit (D.U.) Factor	680 SF
Notes: Recreation may be provided on the interior or exterior of the bldg.			Max number of Dwelling Units by ZFA		
			145 Units		
			Max Permitted number of Dwelling Units		
			138 Units		

Project Area

Zoning Floor Area Tabulation

Floor Level	Gross Floor Area			Floor Area Deductions			Total Zoning Floor Area	Unit Count			
	Residential	Commercial	Comm. Facility	Common Area	Mech - Parking	Electrification		0-bd	1-bd	2-bd	Total
Basement	16,433 SF	0 SF	5,684 SF	27 SF	95 SF	332 SF	5,127 SF	4	4	2	10
1	9,534 SF	0 SF	4,379 SF	33 SF	2,059 SF	591 SF	11,230 SF	2	6	3	11
2	17,641 SF	0 SF	0 SF	75 SF	265 SF	665 SF	16,436 SF	5	12	8	25
3	17,641 SF	0 SF	0 SF	75 SF	265 SF	665 SF	16,436 SF	5	12	8	25
4	17,641 SF	0 SF	0 SF	75 SF	265 SF	665 SF	16,436 SF	5	12	8	25
5	16,617 SF	0 SF	0 SF	75 SF	249 SF	615 SF	15,478 SF	4	13	7	24
6/Roof	3,375 SF	0 SF	0 SF	2,500 SF	51 SF	41 SF	763 SF	25	58	36	120
Total	98,882 SF	0 SF	10,063 SF	2,660 SF	3,249 SF	4,374 SF	81,826 SF	21%	49%	30%	

Proposed Development Totals (see color coding for compliance)

Notes:

Proposed Density	120 Units	Proposed Gross Floor Area	108,945 SF	Common Area deductions include: Recreation Space / Amenities as identified (not to exceed 5% of residential FA as per ZR 23-231); Corridor Area as applicable (as per ZR 23-232); Refuse (as per ZR 23-233); Elevated Ground Floor Units, as applicable (as per ZR 23-234).
Proposed Standard Units	90 Units	Proposed Zoning Floor Area	81,826 SF	Electrification: 5% of nonexcluded FA deducted for providing a fully electrified building as per ZR 12-10.
Proposed QAH Units	30 Units	Proposed FAR	3.25	Affordable floor area to be located throughout building at a unit mix comparable to market floor area.
Proposed Parking Spaces	52 Spaces	Total ZFA Remaining	16,491 SF	
Proposed Bike Spaces	60 Spaces	Proposed Residential ZFA	77,678 SF	
Proposed Lot Coverage	70%	Proposed Community Fac ZFA	4,248 SF	
Proposed Setback	23'-7"	Proposed Interior Rec. Area	4,325 SF	
Proposed Base Height	55'	Proposed Exterior Rec. Area	5,615 SF	
Proposed Building Height	67'	Legend	Complying	Non-Complying

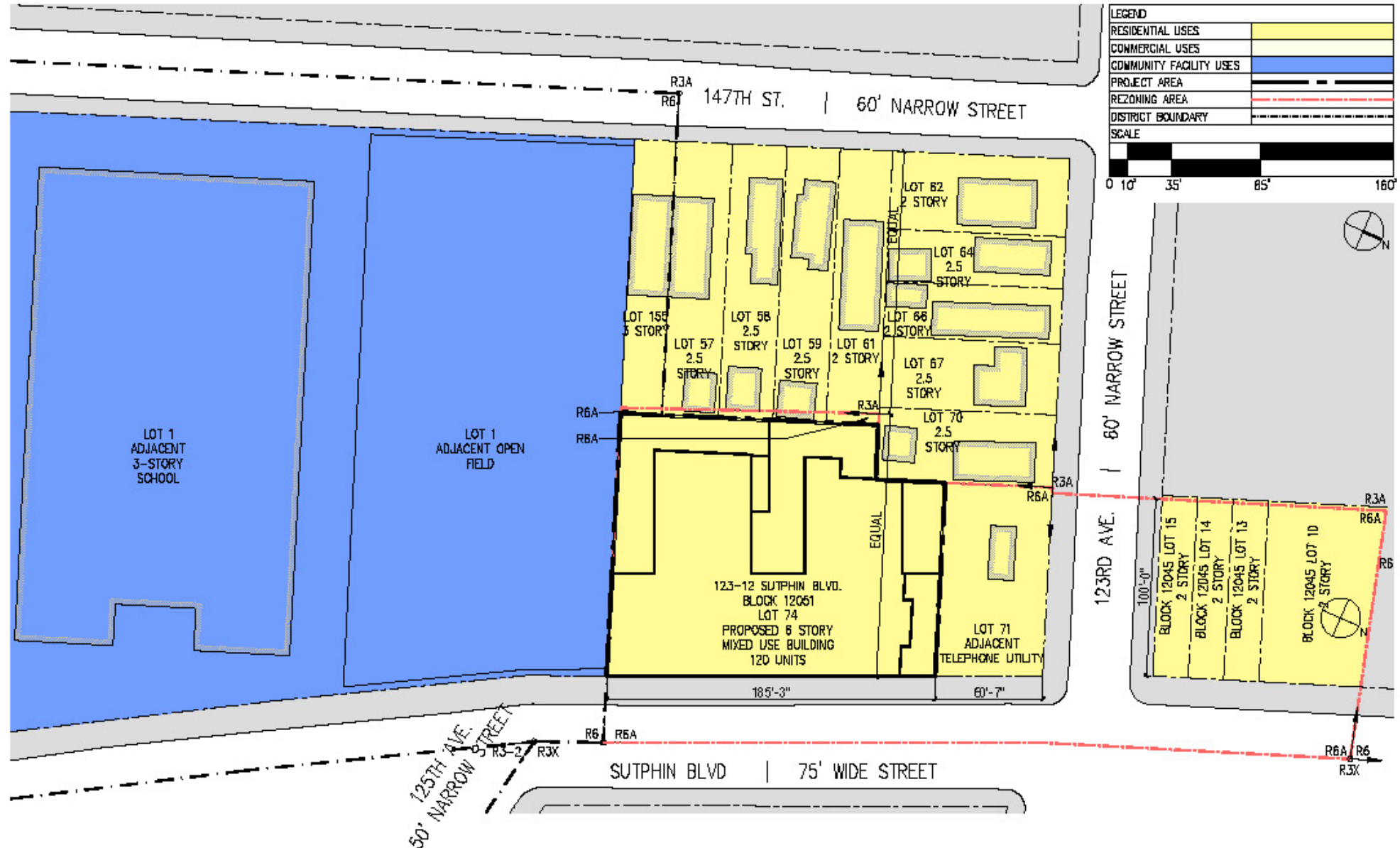








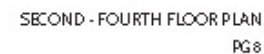










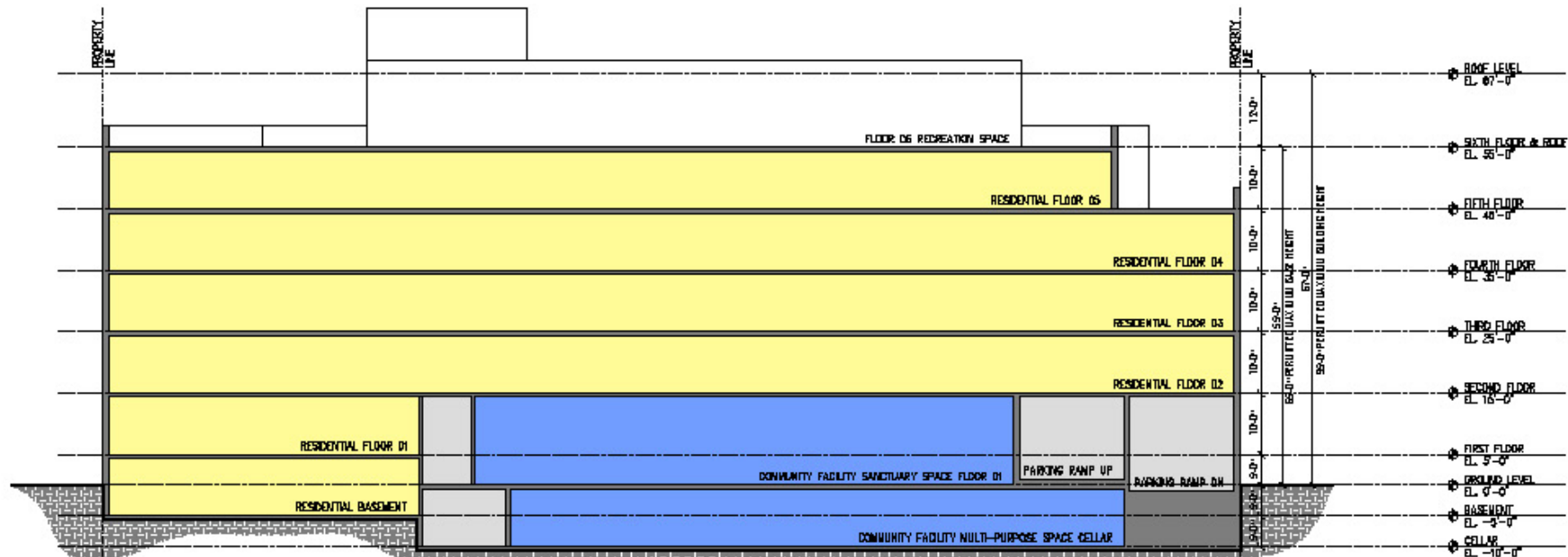
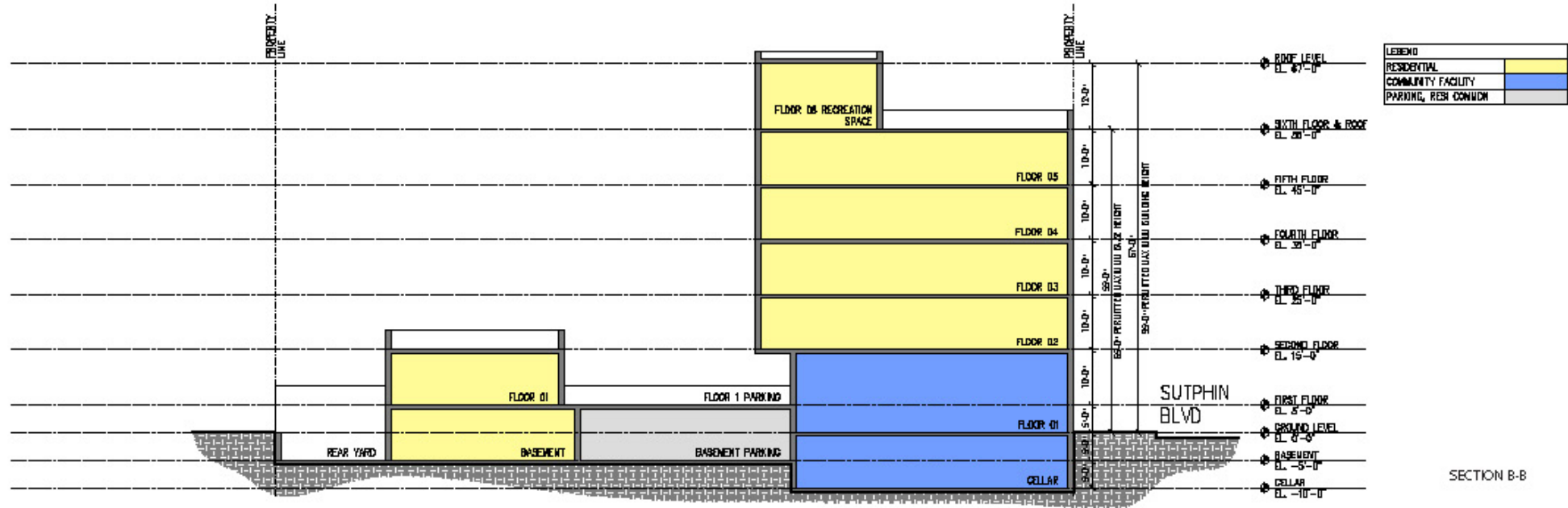


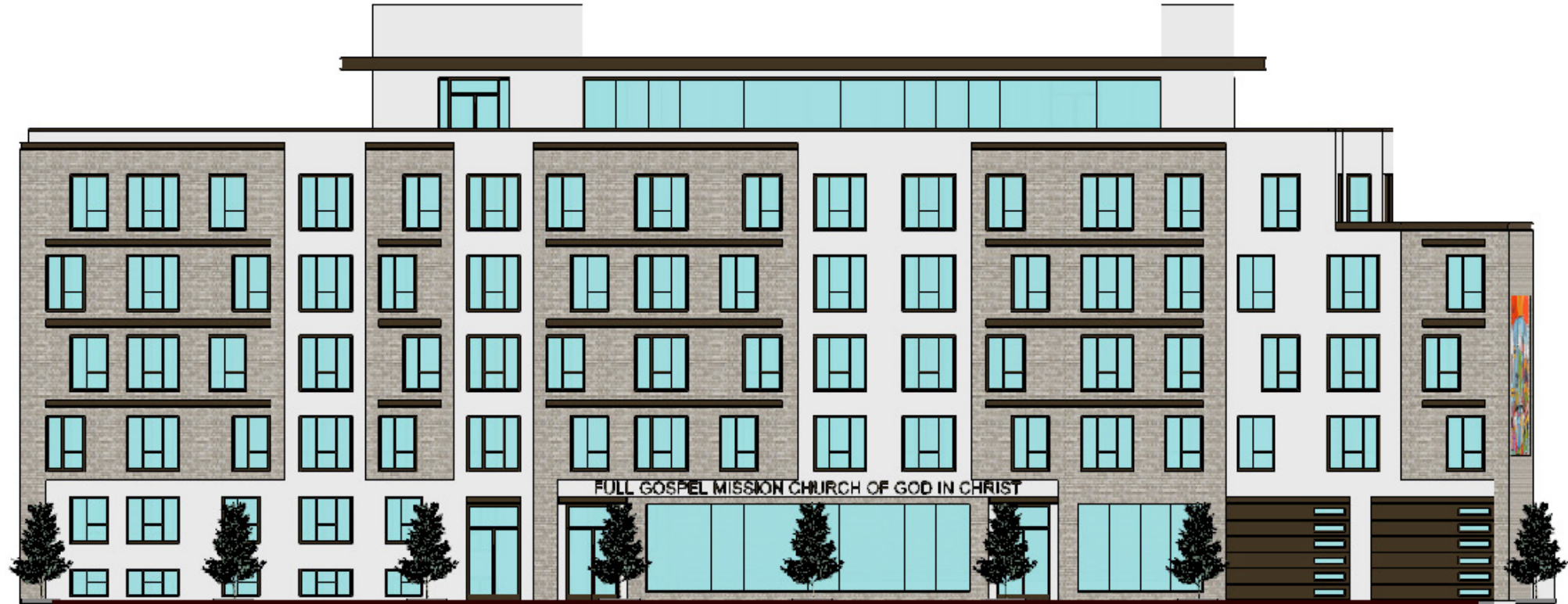














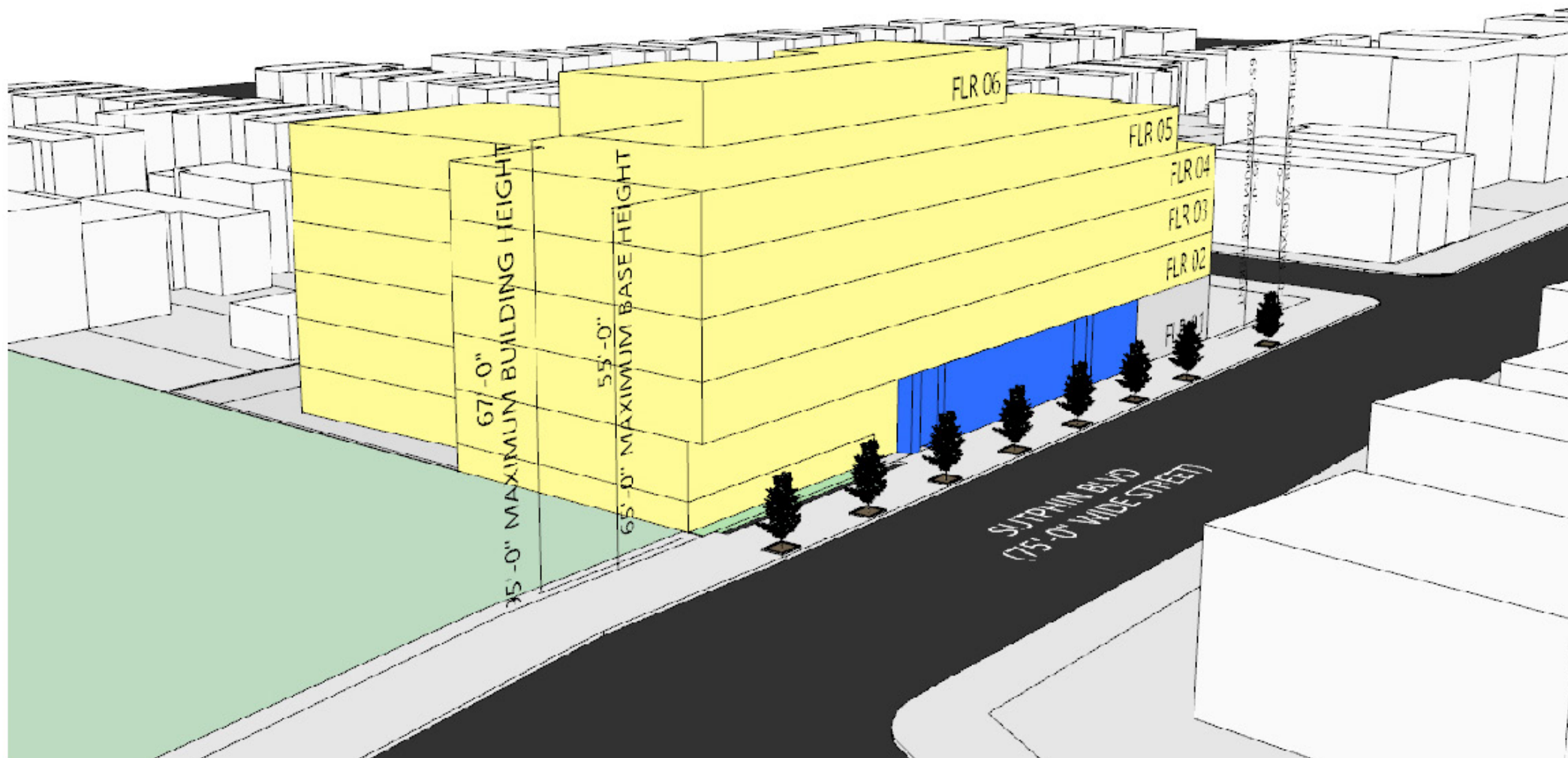




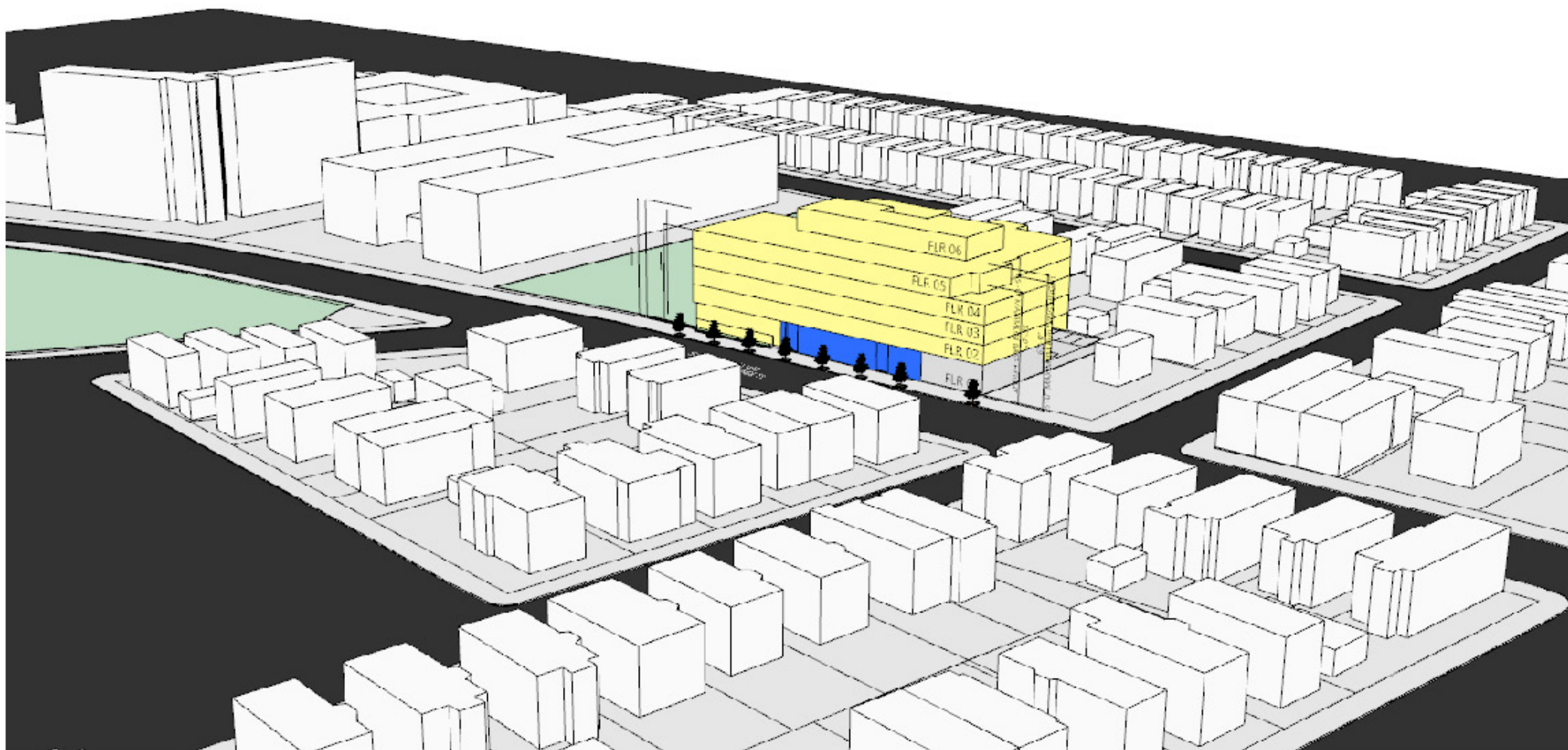


Right ▾



























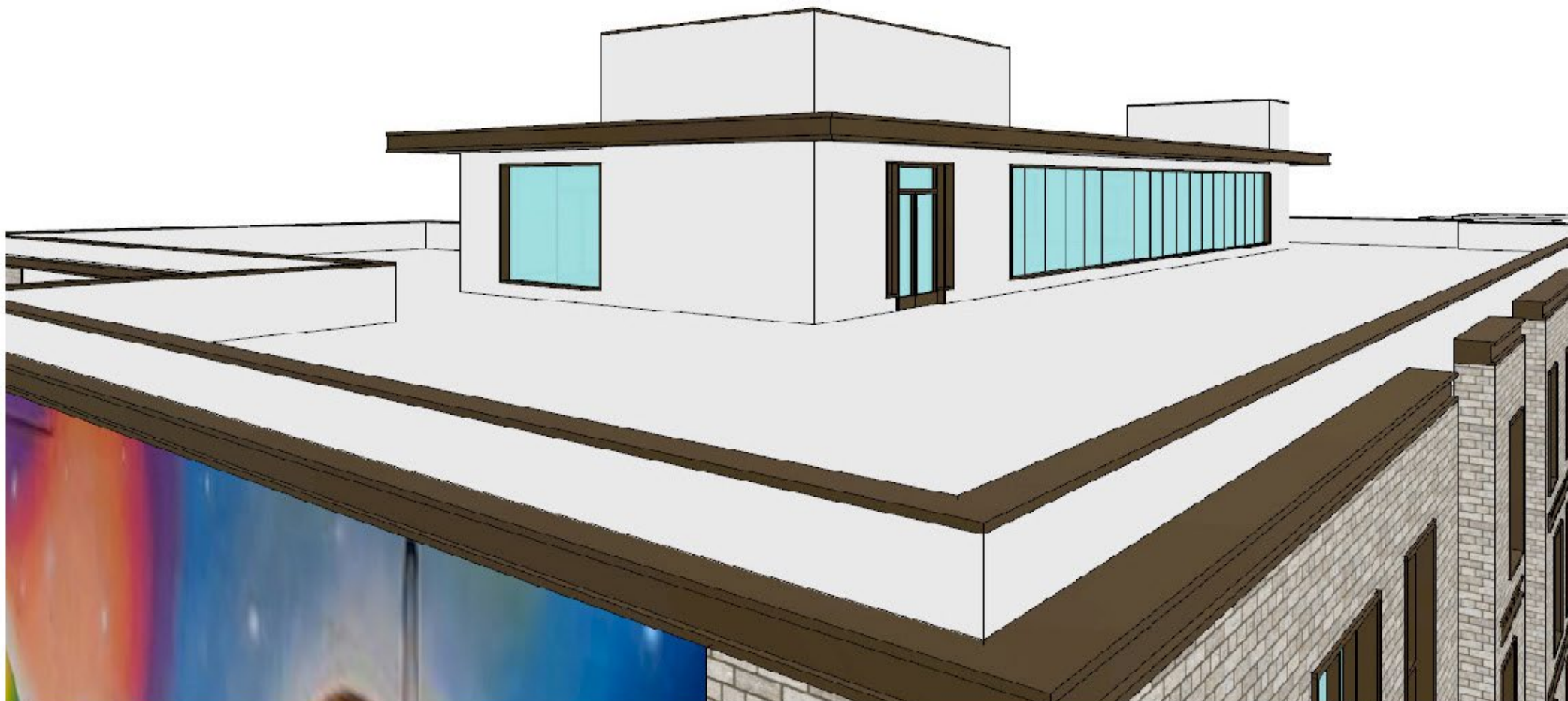












## PRIOR PROPOSAL – 8-STORY PLANS



123-12 Sutphin Blvd.  
Queens, NY 11434

R6A Proposed Rezoning Package  
8-Story Mixed Use Residential Building

SR Equities

Full Gospel Mission Church  
of God in Christ



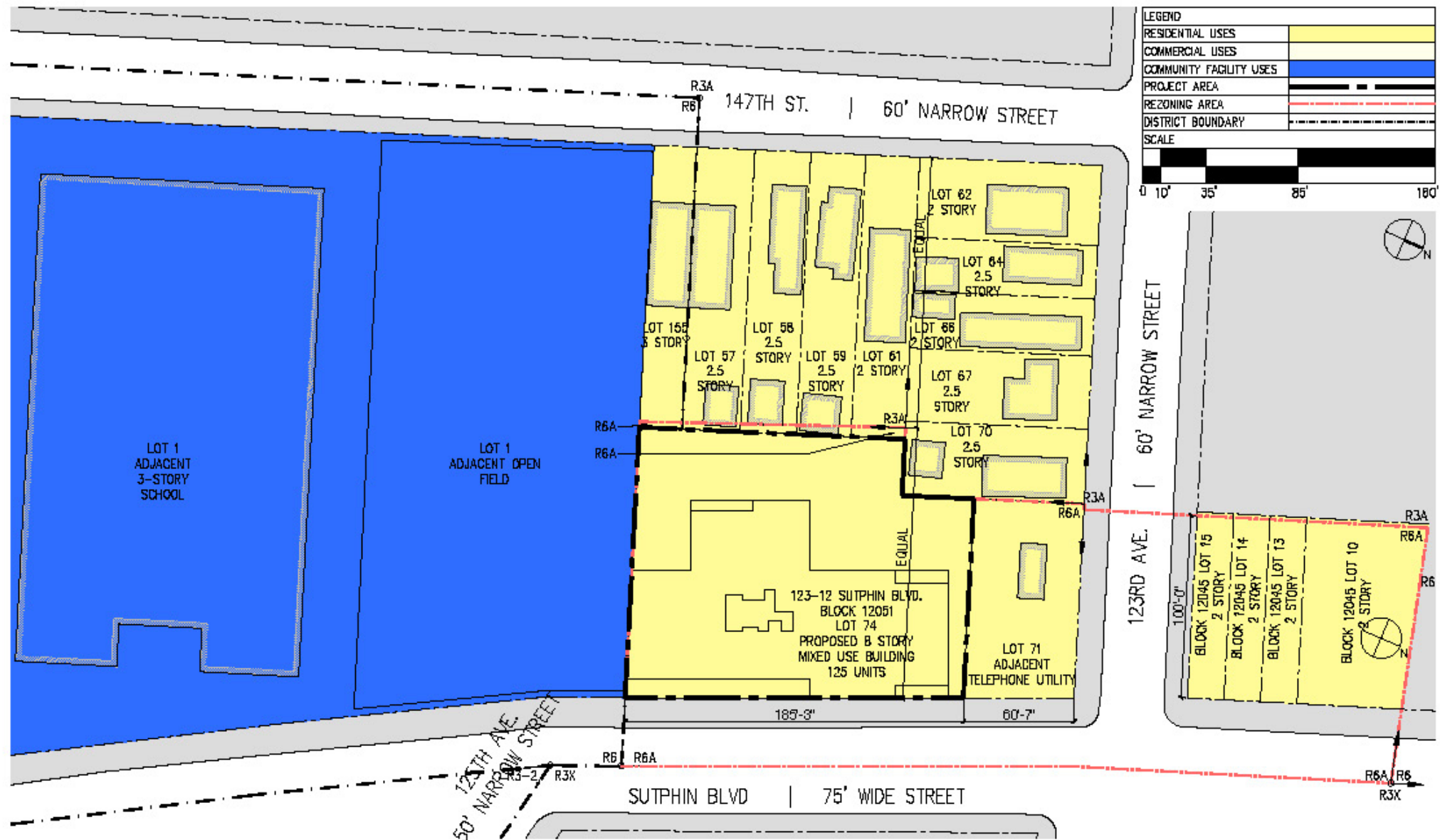
DR ARCHITECTURE + DESIGN

DEVELOPMENT | REAL ESTATE  
ARCHITECTURE | DESIGN



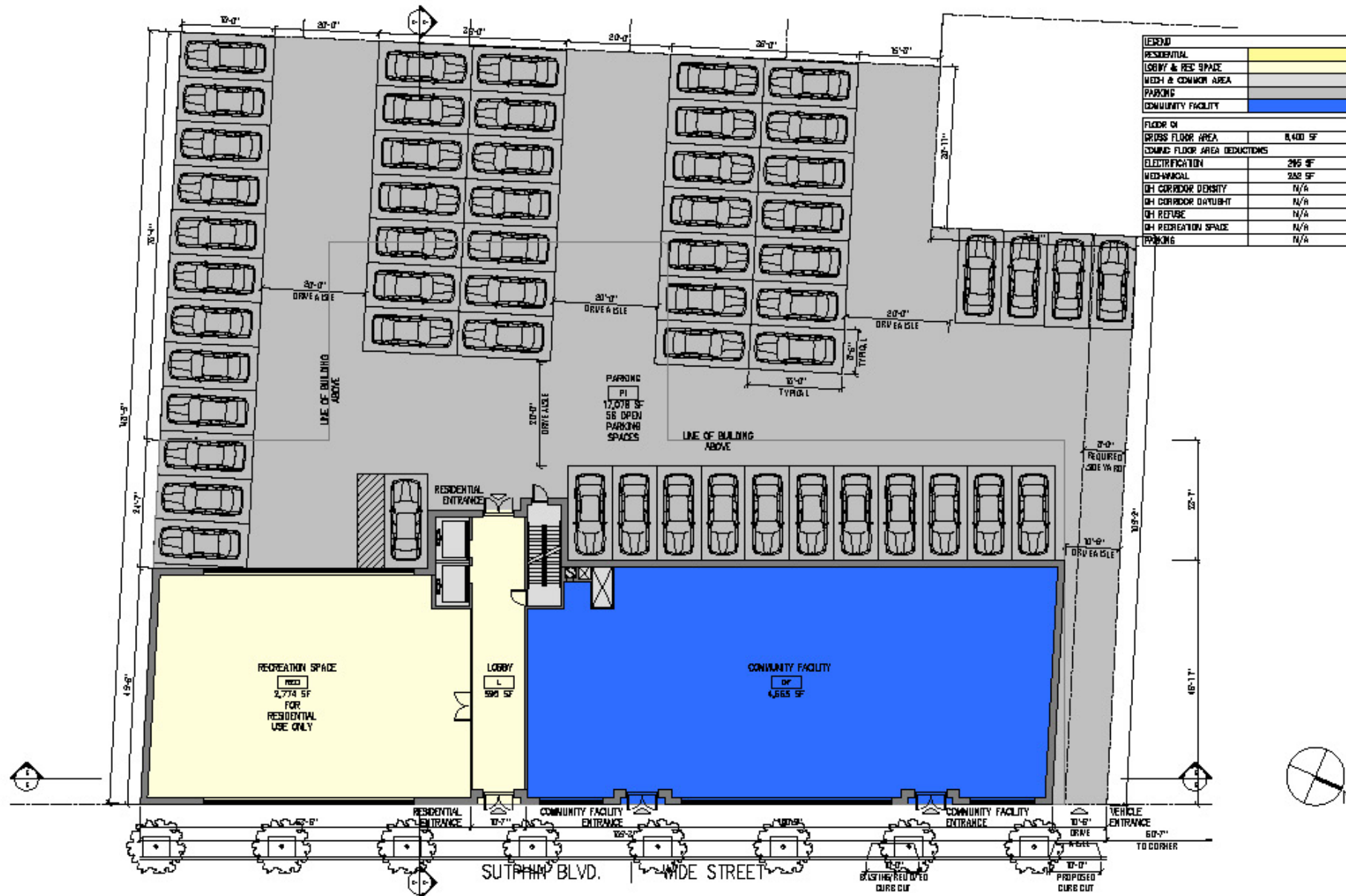






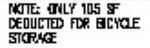










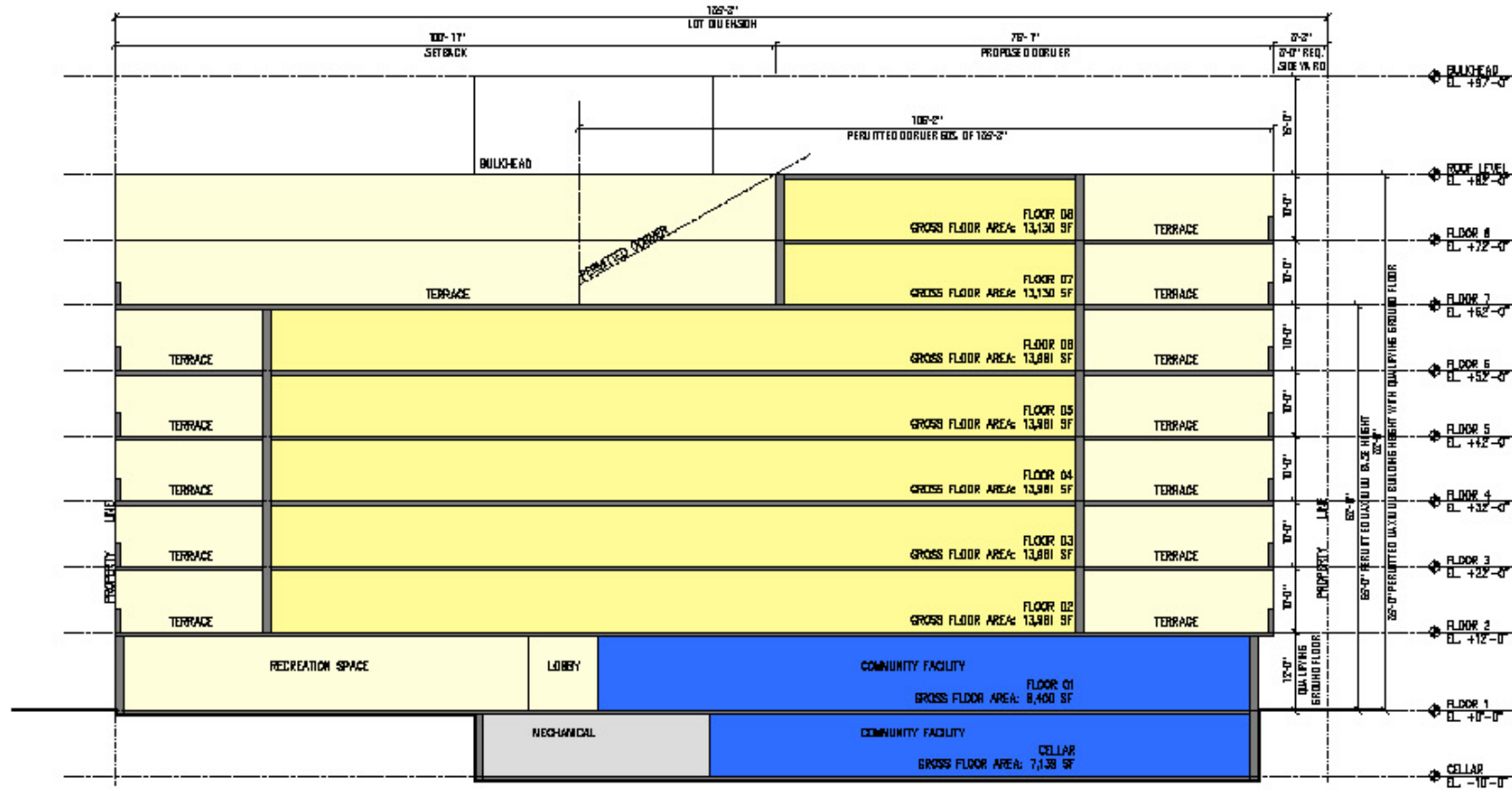








LEGEND	
RESIDENTIAL	
LOBBY & REC SPACE	
MECH & COMMON AREA	
PARKING	
COMMUNITY FACILITY	

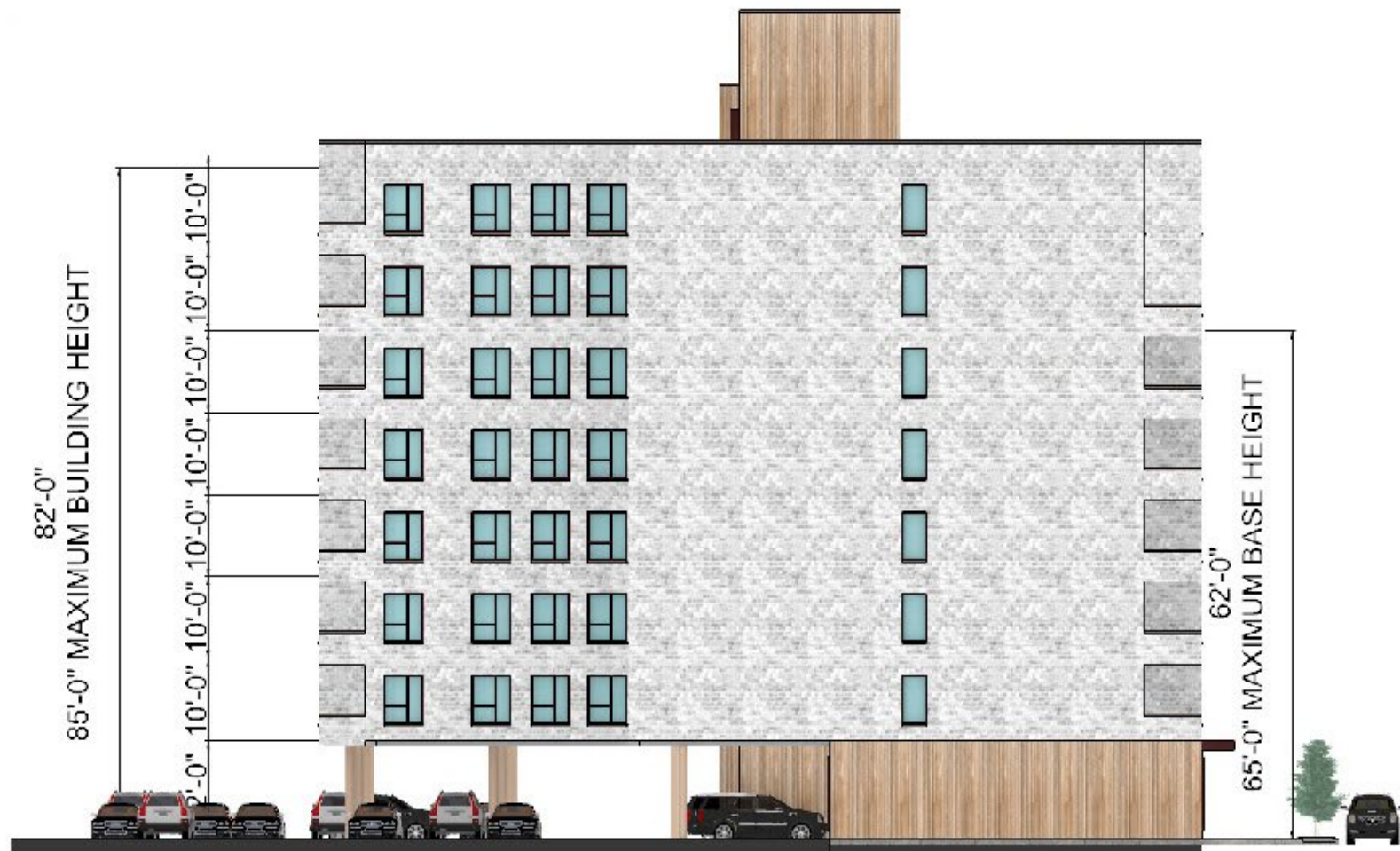






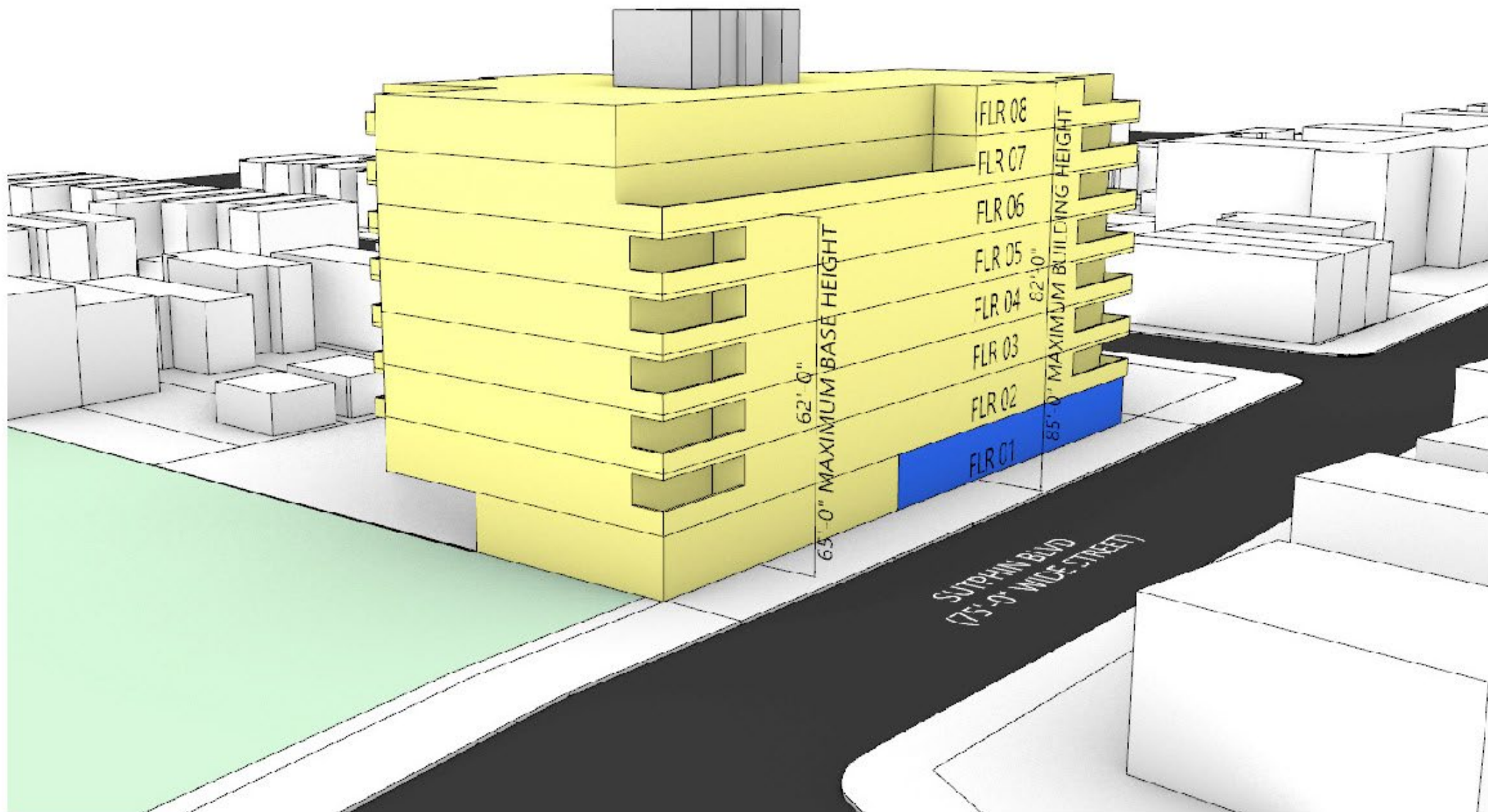


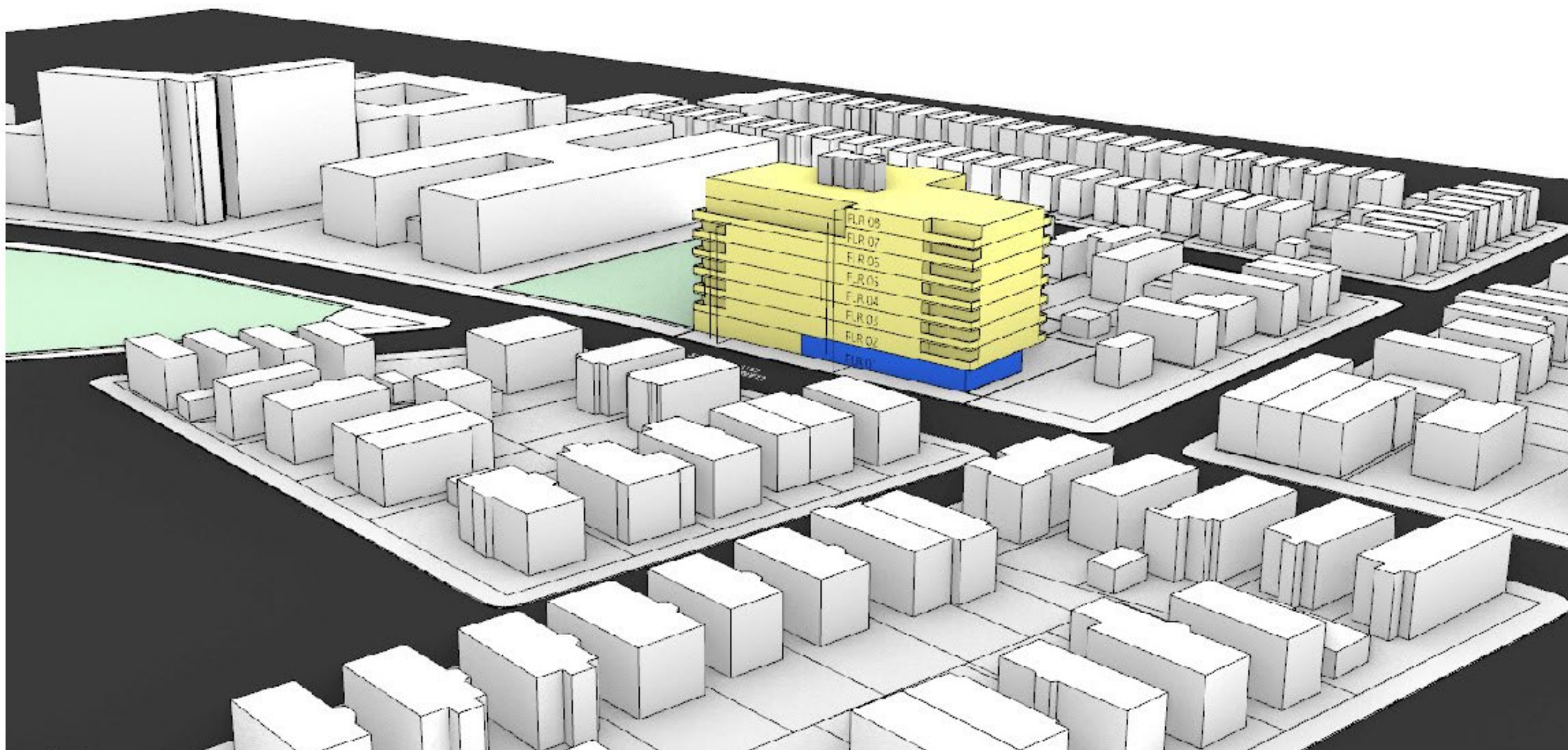






































## APPENDIX – AFFORDABILITY

# 2024 New York City Area AMI

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$32,610	\$43,480	\$54,350	\$65,220	\$76,090	\$86,960	\$97,830	\$108,700	\$119,570	\$130,440	\$141,310	\$179,355
2	\$37,290	\$49,720	\$62,150	\$74,580	\$87,010	\$99,440	\$111,870	\$124,300	\$136,730	\$149,160	\$161,590	\$205,095
3	\$41,940	\$55,920	\$69,900	\$83,880	\$97,860	\$111,840	\$125,820	\$139,800	\$153,780	\$167,760	\$181,740	\$230,670
4	\$46,590	\$62,120	\$77,650	\$93,180	\$108,710	\$124,240	\$139,770	\$155,300	\$170,830	\$186,360	\$201,890	\$256,245
5	\$50,310	\$67,080	\$83,850	\$100,620	\$117,390	\$134,160	\$150,930	\$167,700	\$184,470	\$201,240	\$218,010	\$276,705
6	\$54,030	\$72,040	\$90,050	\$108,060	\$126,070	\$144,080	\$162,090	\$180,100	\$198,110	\$216,120	\$234,130	\$297,165
7	\$57,780	\$77,040	\$96,300	\$115,560	\$134,820	\$154,080	\$173,340	\$192,600	\$211,860	\$231,120	\$250,380	\$317,790
8	\$61,500	\$82,000	\$102,500	\$123,000	\$143,500	\$164,000	\$184,500	\$205,000	\$225,500	\$246,000	\$266,500	\$338,250



# 2024 New York City Area Affordable Monthly Rents

Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$815	\$1,087	\$1,358	\$1,630	\$1,902	\$2,174	\$2,445	\$2,717	\$2,989	\$3,261	\$3,532	\$4,483
One-bedroom	\$873	\$1,165	\$1,456	\$1,747	\$2,038	\$2,330	\$2,621	\$2,912	\$3,203	\$3,495	\$3,786	\$4,805
Two-bedroom	\$1,048	\$1,398	\$1,747	\$2,097	\$2,446	\$2,796	\$3,145	\$3,495	\$3,844	\$4,194	\$4,543	\$5,766
Three-bedroom	\$1,211	\$1,615	\$2,018	\$2,422	\$2,826	\$3,230	\$3,633	\$4,037	\$4,441	\$4,845	\$5,248	\$6,661