

# Gleason Funeral Home Commercial Overlay Rezoning

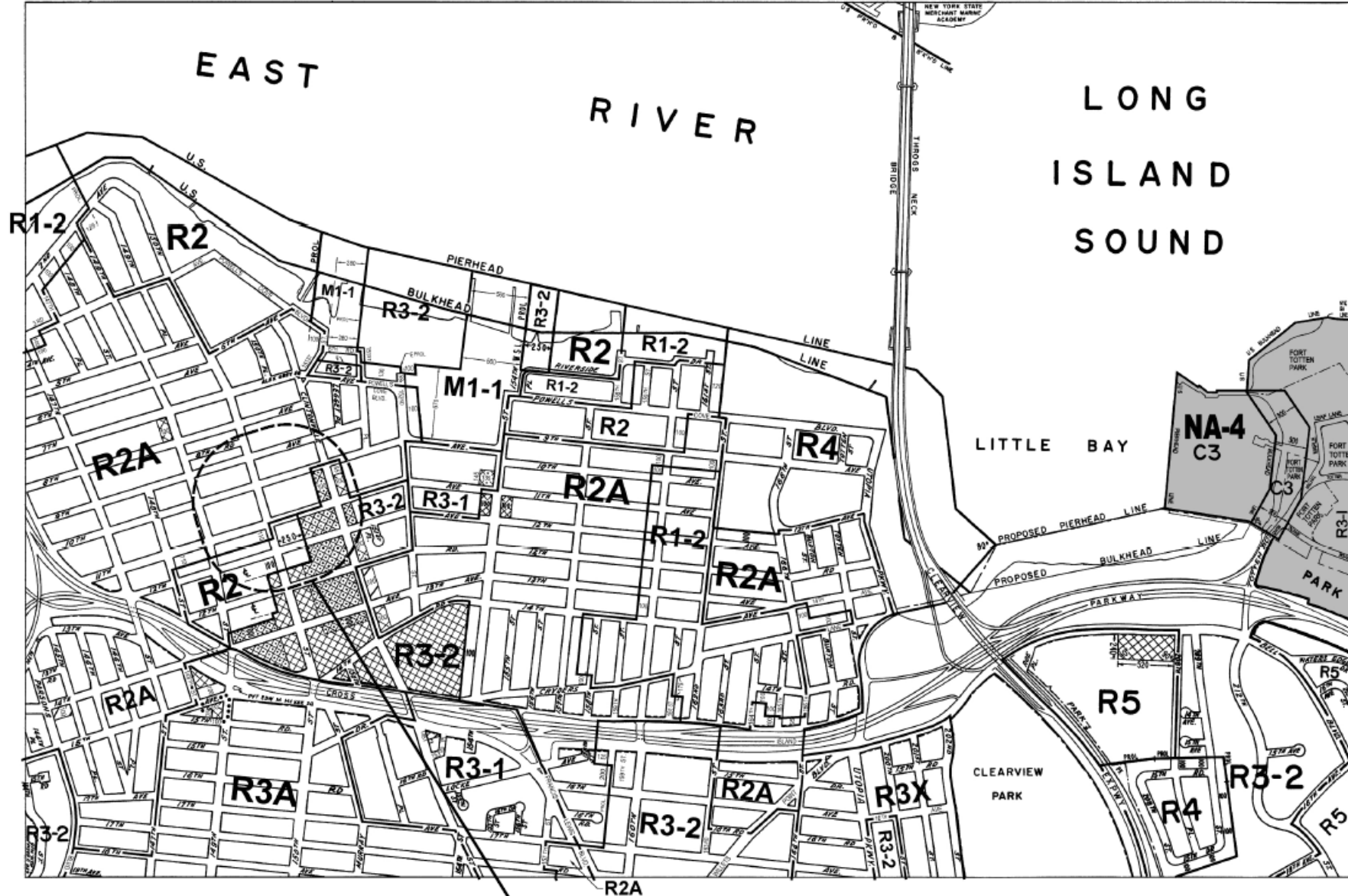
ULURP No.: C 2420363 ZMQ

New York City Council – Subcommittee of Zoning and Franchises  
January 9, 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 Description

- Martin A. Gleason Funeral Home, LLC (the “Applicant”), proposes a zoning map amendment to rezone 10-15 150<sup>th</sup> Street, 10-25 150<sup>th</sup> Street, and 150-19 11<sup>th</sup> Avenue (Block 4515, Lots 1, 6, & 52) in the Whitestone neighborhood from an R2A zoning district to an R2A/C2-2 zoning district.
- The rezoning would permit the conversion of Lot 6 to an accessory parking lot for the Applicant’s funeral home.
- Lot 6 would contain 22 new parking spaces for the funeral home, while Lots 1 and 52 will continue to provide a total of 36 accessory parking spaces. The proposed parking spaces will reduce the need for off-street parking during funeral services.
- Community Board 7 unanimously recommended approval of the rezoning with conditions. The Queens Borough President also recommended approval of the rezoning application.



### 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**

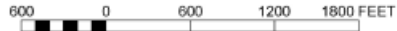
**Effective Date(s) of Rezoning:**  
 02-11-2020 C 190029 ZMQ

**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**

7a	7c	
7b	7d	See Sub-Plan on Map 1c
10a	10c	11a

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**Proposed Project Area**

- 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 7d

**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.

# 10-25 150th Street, Queens



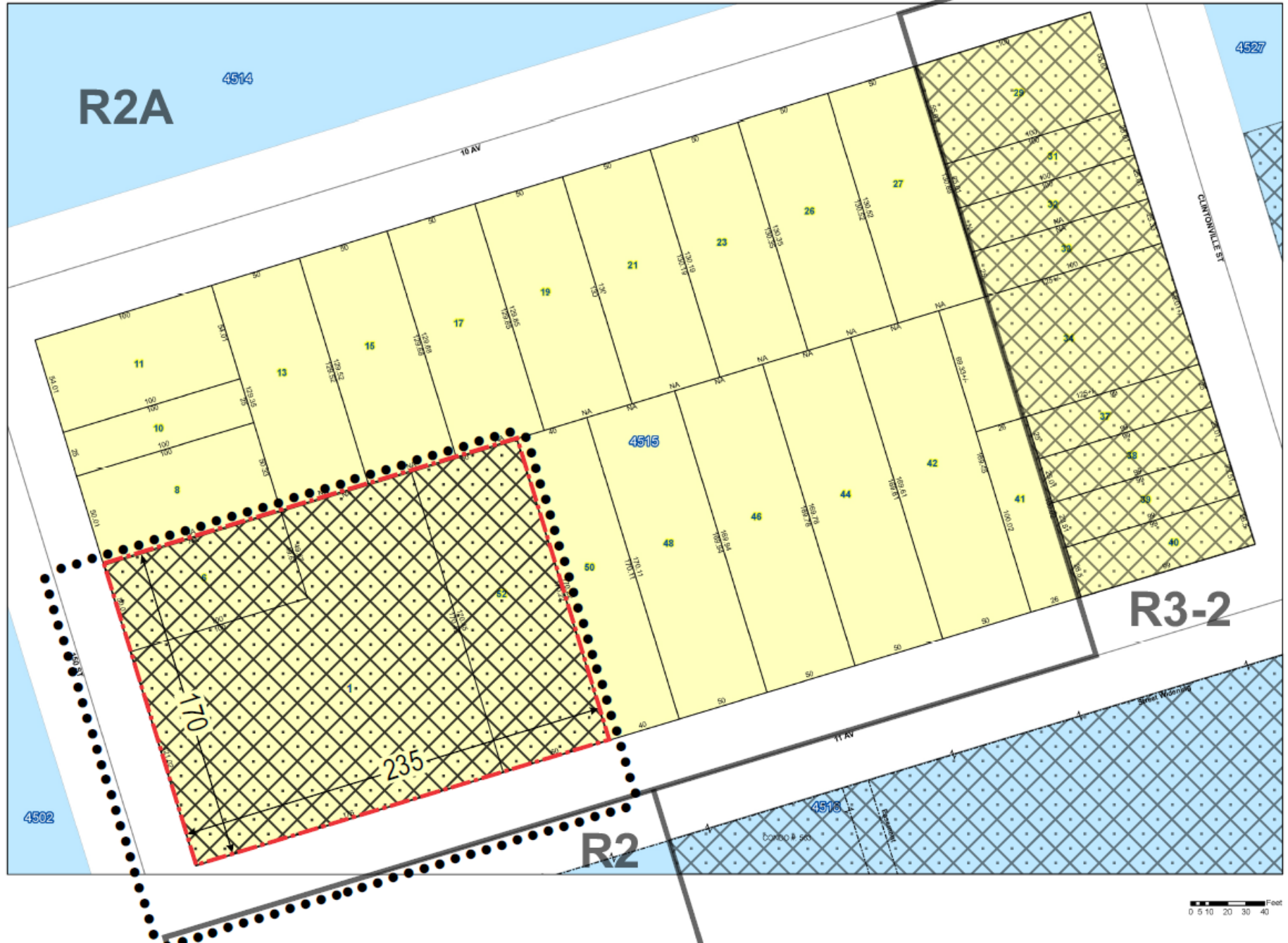
## NYC Digital Tax Map

Effective Date : 01-22-2009 11:52:53  
 End Date : Current  
 Queens Block: 4515

### 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
- R2A** Existing Zoning District
- Existing C2-2 Overlay
- Proposed C2-2 Overlay








# 10-25 150th Street, Queens













## Area Map




Block: 4515, Lots: 1, 6 & 52

### Project Information

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

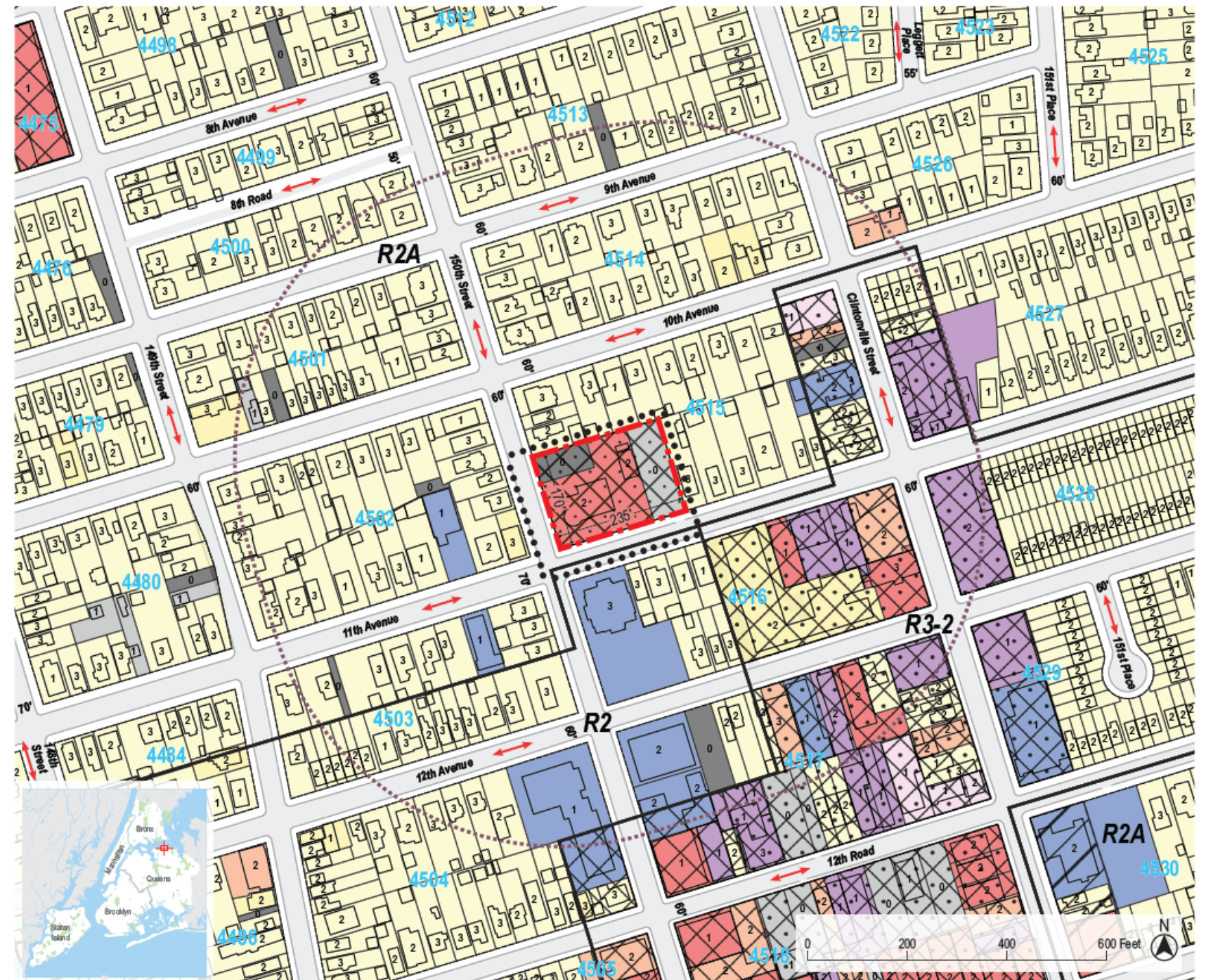
### Existing Commercial Overlays & Zoning Districts

- |  |  |   |
|--|--|---|
|  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



July 2023

Urban Cartographics





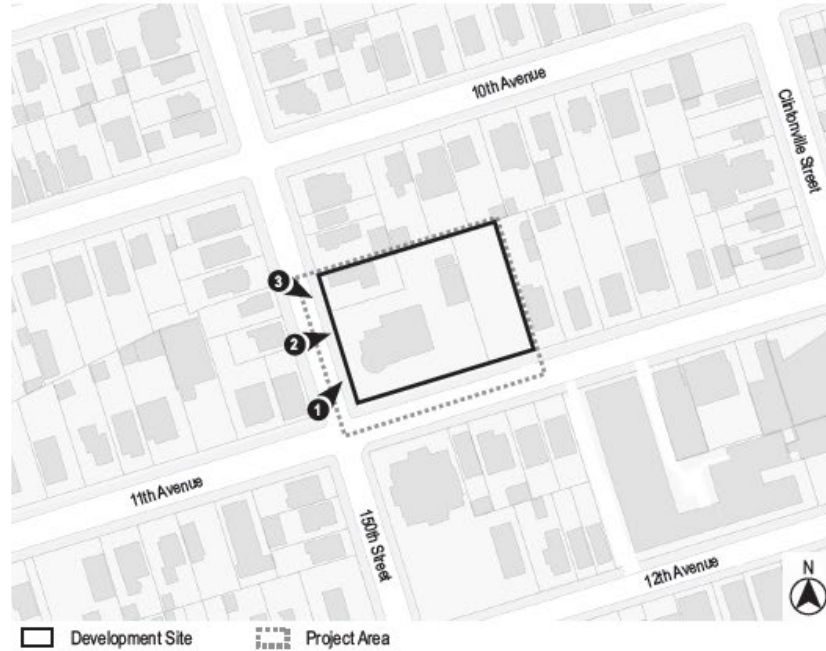
1. View of the Development Site facing northeast from 150th Street.



2. View of the Development Site facing northeast from 150th Street.



3. View of the Development Site facing southeast from 150th Street.







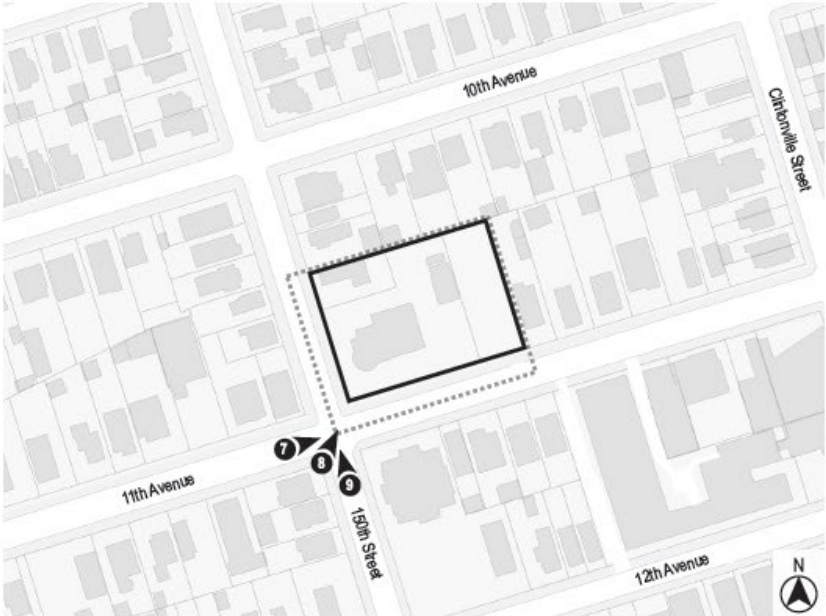
7. View of 11th Avenue facing northeast from 150th Street (Development Site at left).



8. View of the Development Site facing northeast from the intersection of 150th Street and 11th Avenue.



9. View of 150th Street facing northwest from 11th Avenue (Development Site at right).



□ Development Site    ▤ Project Area





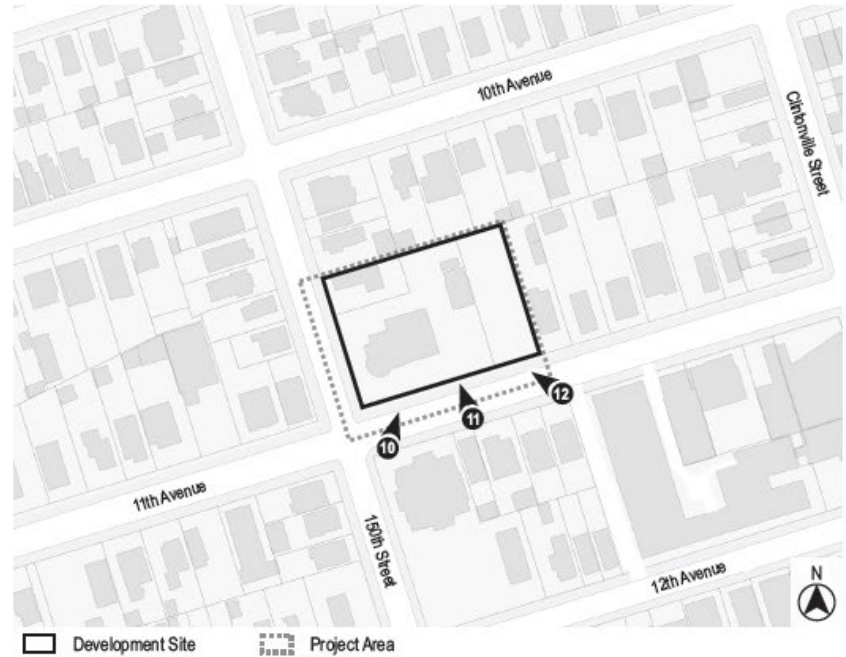
10. View of the Development Site facing northeast from 11th Avenue.



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



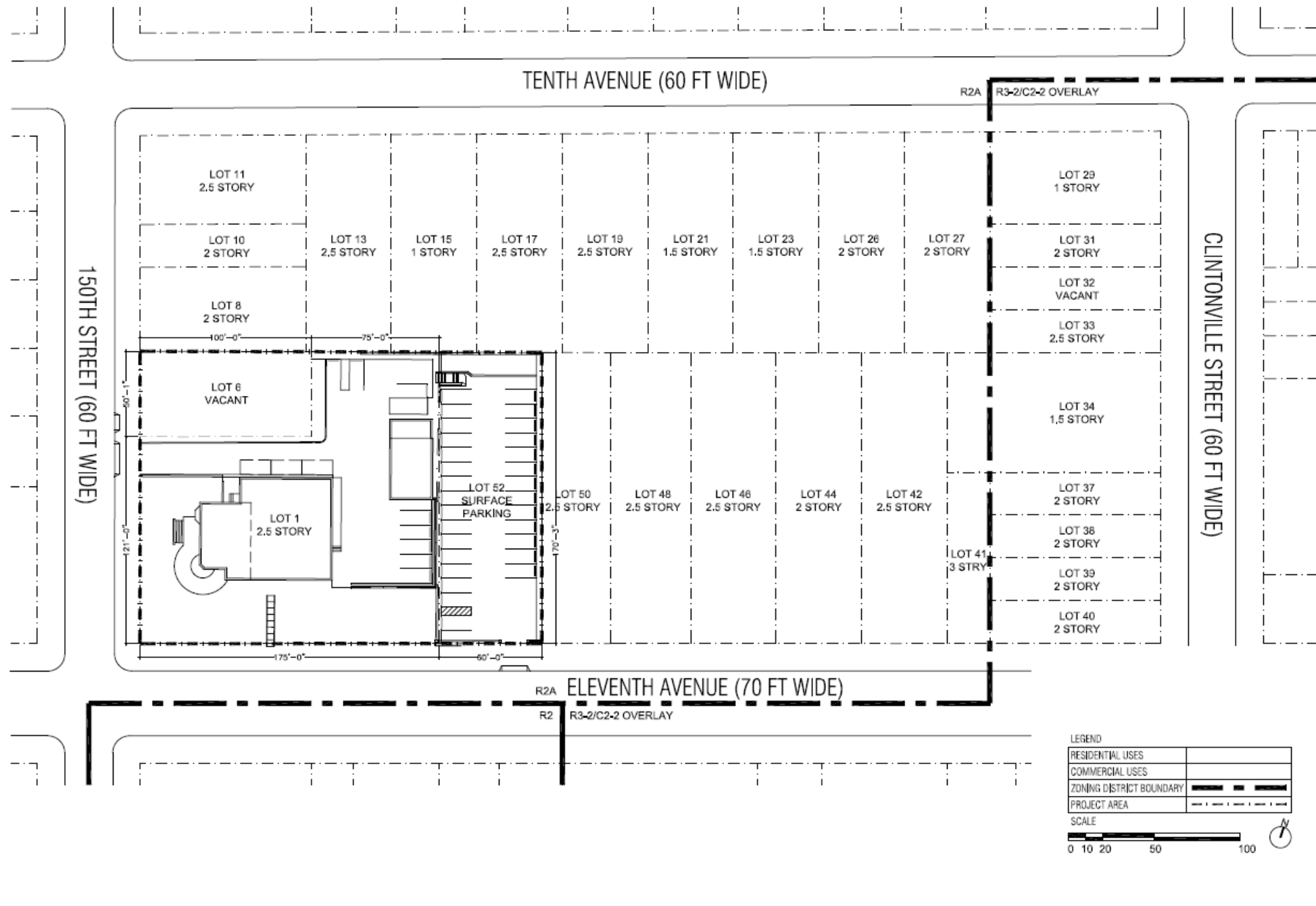
12. View of the Development Site facing northwest from 11th Avenue.







Formworks Architects PLLC  
 62 John Street  
 Brooklyn, NY 11201  
 T 212 798 2885  
 info@formworks-arch.com  
 formworks-arch.com



ISSUE DATE		
NO.	DATE	DESCRIPTION

DRAWING BY: [Redacted]  
 CHECKED BY: [Redacted]  
 DATE: [Redacted]

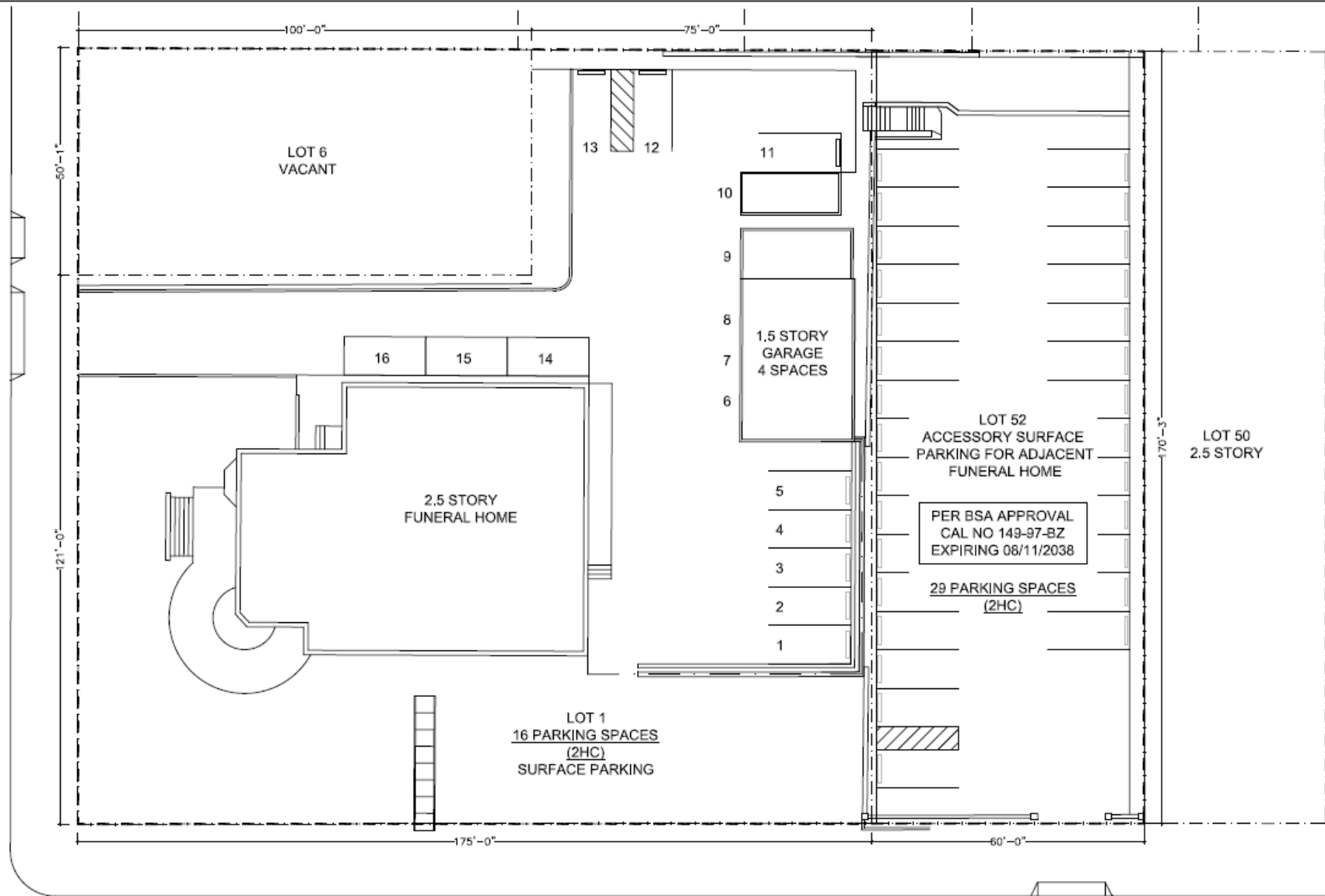
**LEGEND**  
 RESIDENTIAL USES  
 COMMERCIAL USES  
 ZONING DISTRICT BOUNDARY  
 PROJECT AREA  
 SCALE  
 0 10 20 50 100 [Scale bar]  
 [North arrow]

**TITLE**  
 AREA PLAN WITH ZONING BOUNDARIES

**SEALED DRAWING**  
 REGISTERED ARCHITECT  
 STATE OF NEW YORK  
 DATE: 03/18/2023  
 PROJECT NO.:  
 DRAWING NO.:  
 SHEET NO.:  
**A-101.00**  
 SHEET 2 OF 5



150TH STREET (60 FT WIDE)



ELEVENTH AVENUE (70 FT WIDE)

R2A

R2

R3-2/C2-2  
OVERLAY

EXISTING PARKING LAYOUT - 45 TOTAL PARKING SPACES

1 EXISTING FUNERAL HOME AND PARKING LAYOUT  
3/22/11-0"



PROJECT  
MARTIN A. GLEASON FUNERAL HOME  
ADDRESS  
150TH STREET, 15007  
BRONX, NY 10457

ARCHITECT

Formworks

Formworks Architecture PLLC  
82 John Street  
Brooklyn, NY 11201  
T 212 790 2685  
info@formworks-arch.com  
formworks-arch.com

ISSUE DATE

NO. DATE DESCRIPTION

REVISION HISTORY

NO. DATE DESCRIPTION

DRAWING NOTES

USER ID NUMBER

TITLE

EXISTING FUNERAL HOME  
PARKING LAYOUT

SCALE & DATE

DATE 03/16/2011

PROJECT NO.

DRAWN BY: YG, JJ

CHECK BY: JJ

DWG. NO.

A-102.00

CAD FILE NO.

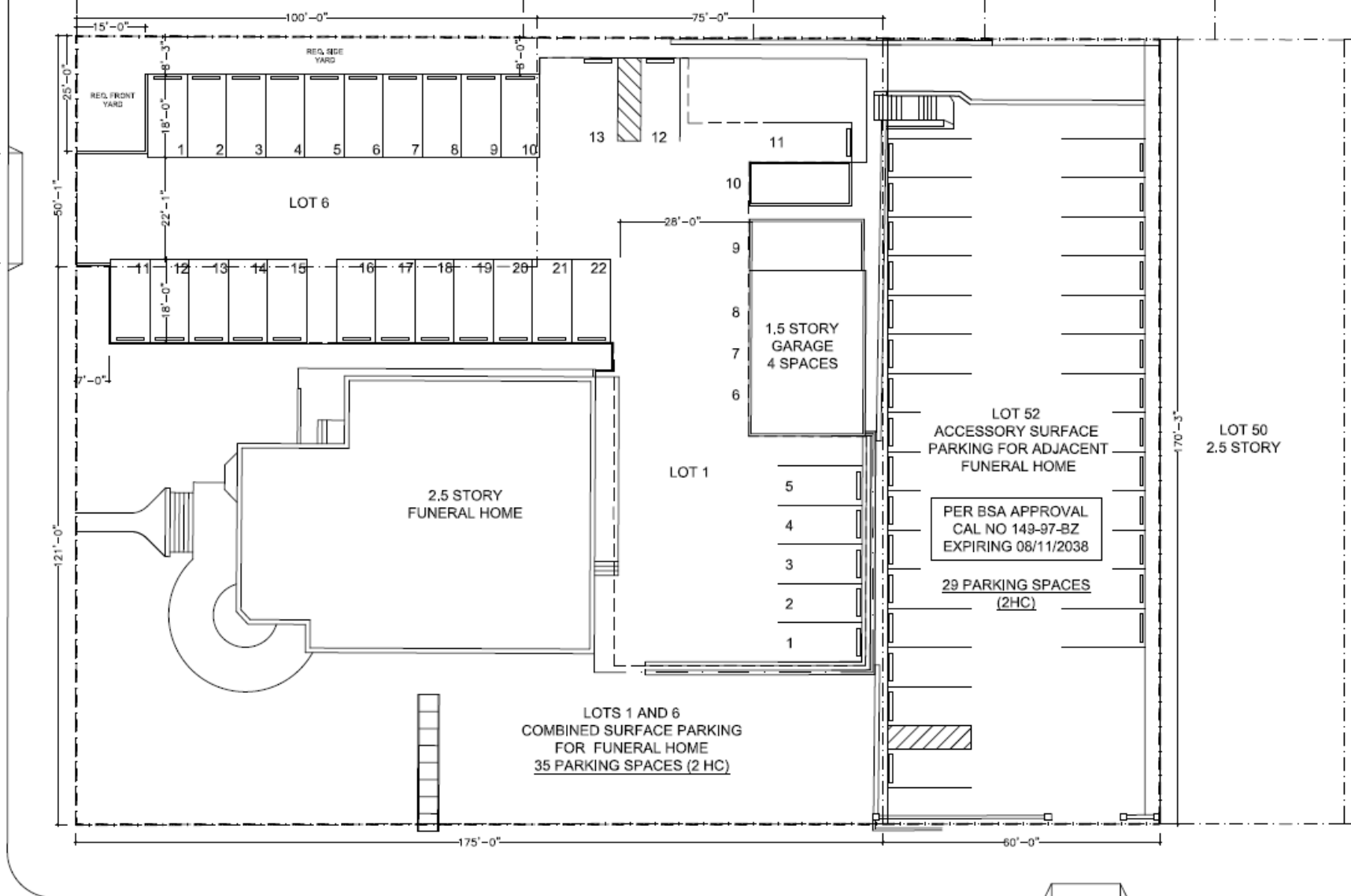
PKG

SHEET NO.

3 OF 6

DATE

150TH STREET (60 FT WIDE)



ELEVENTH AVENUE (70 FT WIDE)

PROPOSED PARKING LAYOUT - 64 TOTAL PARKING SPACES

1 PROPOSED FUNERAL HOME PARKING LAYOUT  
3/20/21-0

R2A  
R2 R3-2/C2-2 OVERLAY

**PROJECT**  
MARTIN A. GLEASON FUNERAL HOME

**ADDRESS**  
02 JOHN STREET  
BROOKLYN, NY 11201  
DATE: 03/15/2021

**CLIENT**

**Formworks**

**Formworks Architecture LLC**  
82 John Street  
Brooklyn, NY 11201  
T 212.766.2865  
info@formworks-arch.com  
formworks-arch.com

**ISSUE DATE**

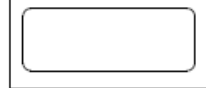
NO.	DATE	DESCRIPTION

**REVISION HISTORY**

NO.	DATE	DESCRIPTION

**DRAWING STATUS**

DATE OF RECORD:



**TITLE**  
PROPOSED FUNERAL HOME  
PARKING LAYOUT

**SCALE & DATE** DATE: 03/15/2021

<b>PROJECT NO.:</b>	106_01
<b>DRAWN BY:</b>	JD
<b>CHECKED BY:</b>	
<b>DATE:</b>	

<b>SCALE:</b>	1/32" = 1'-0"
<b>PROJECT NO.:</b>	A-103.00
<b>DRAWING NO.:</b>	PAGE 4 OF 5







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## Commitments

- **Traffic Mitigation:** The Applicant is committed to addressing traffic-related concerns by installing a “right turn only” sign at the appropriate location(s).
- **Commitment to Current Use:** The Applicant intends for the site to remain dedicated to the current use as a funeral home and has no plans or intentions to develop the site for any other purpose.
- **Successors and Assigns:** In the event of a sale or transfer of the property, the Applicant intends that the above commitments shall be binding upon any successors or assigns.