

# 58-02 Northern Blvd. Rezoning

Queens Community District 2

Council District 26

Applicant: 58-02 Northern Blvd LLC

ULURP Nos. C 210389 ZMQ & N 210390 ZRQ

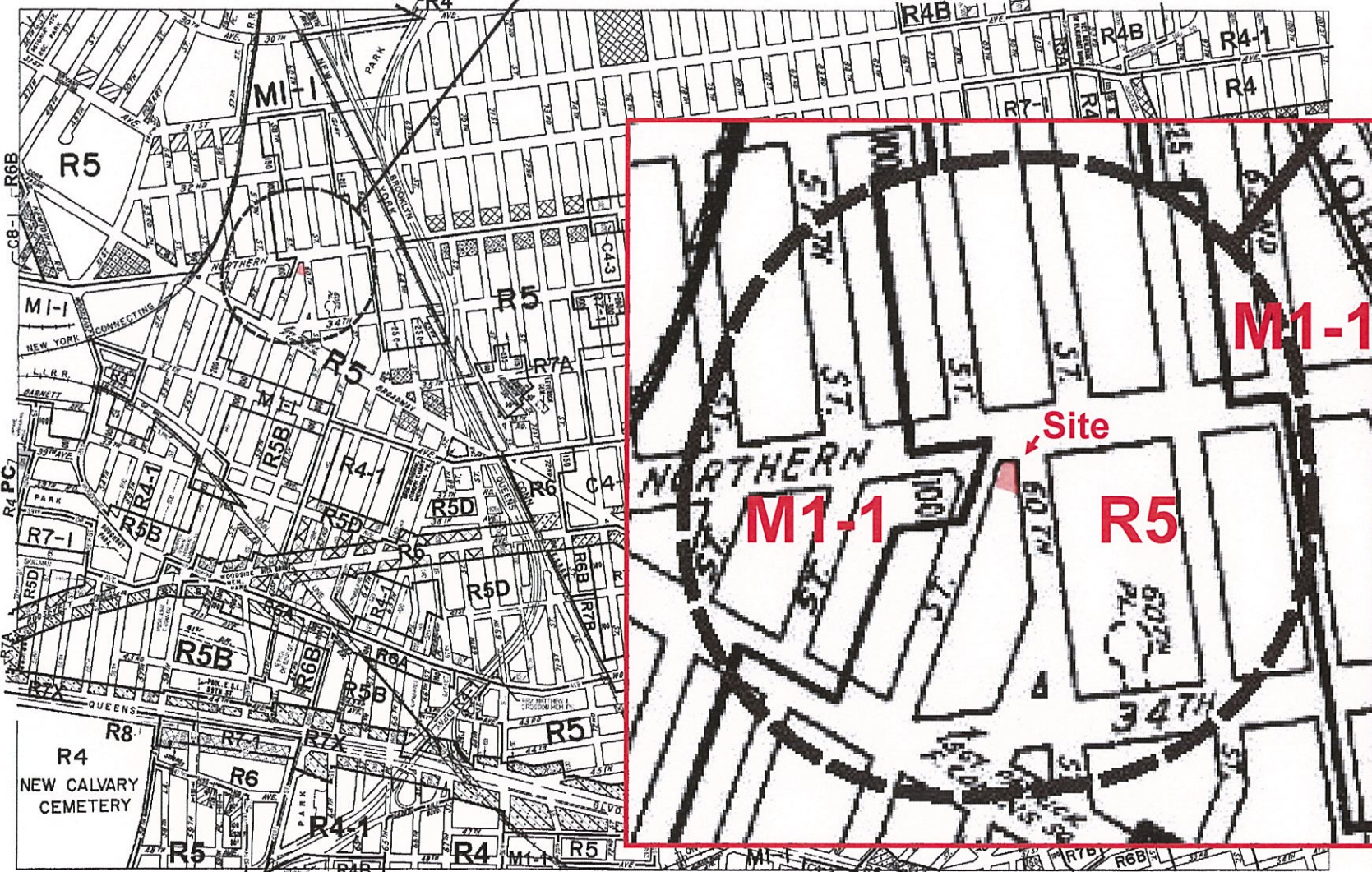
Representative: Akerman LLP



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.

# Zoning Map 9d & Detail

Proposed Project Area



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows on 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 special area designates the special purpose district as described in the text of the Zoning Resolution)
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 08-27-2020 C 180154 ZMO

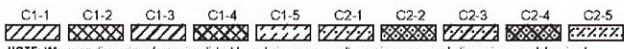
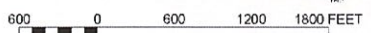
**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

9a	9c	10a
9b	<b>9d</b>	10b
13a	13c	14a

© Copyrighted by the City of New York

ZONING MAP 9d



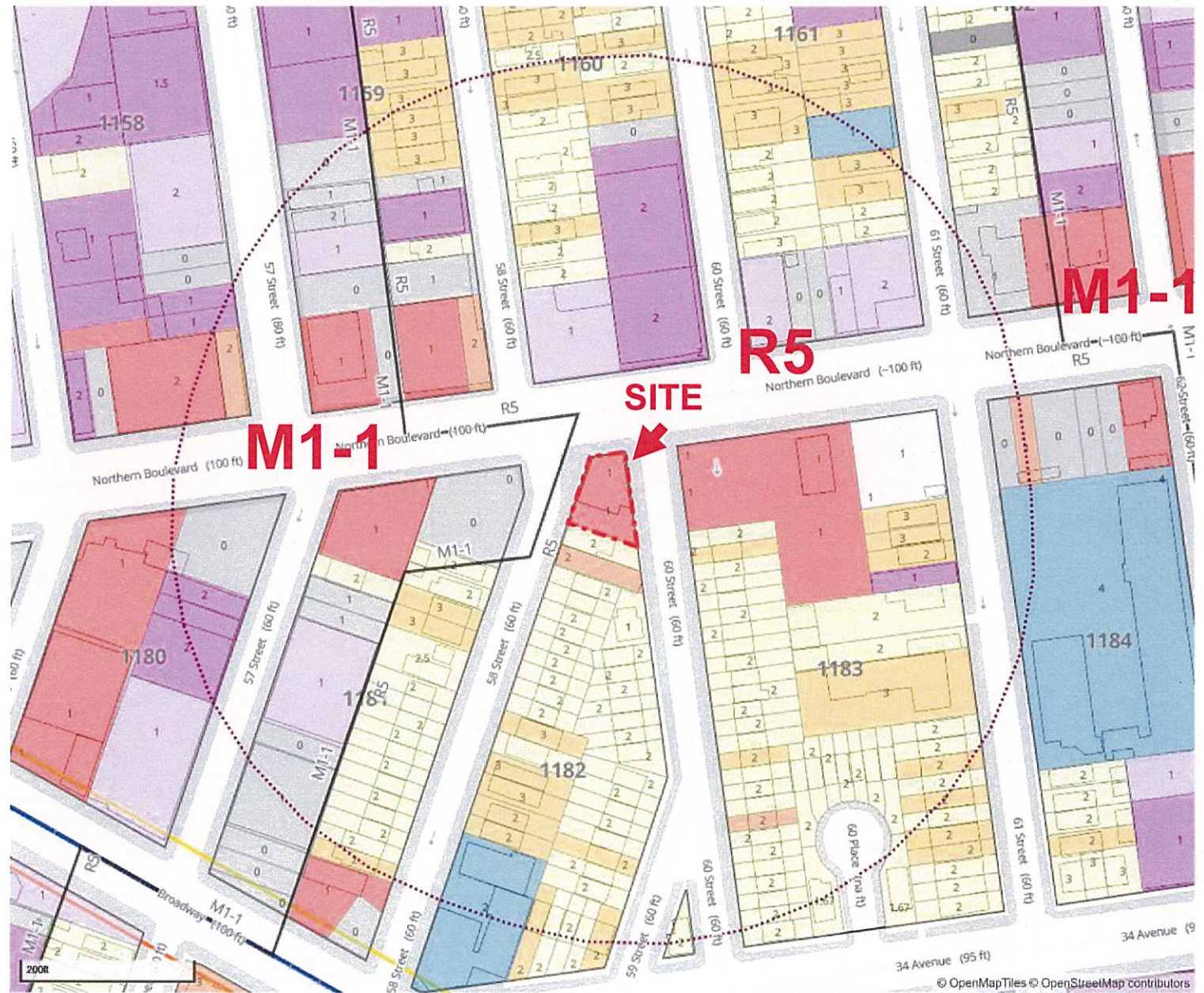
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

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) 720-3281.

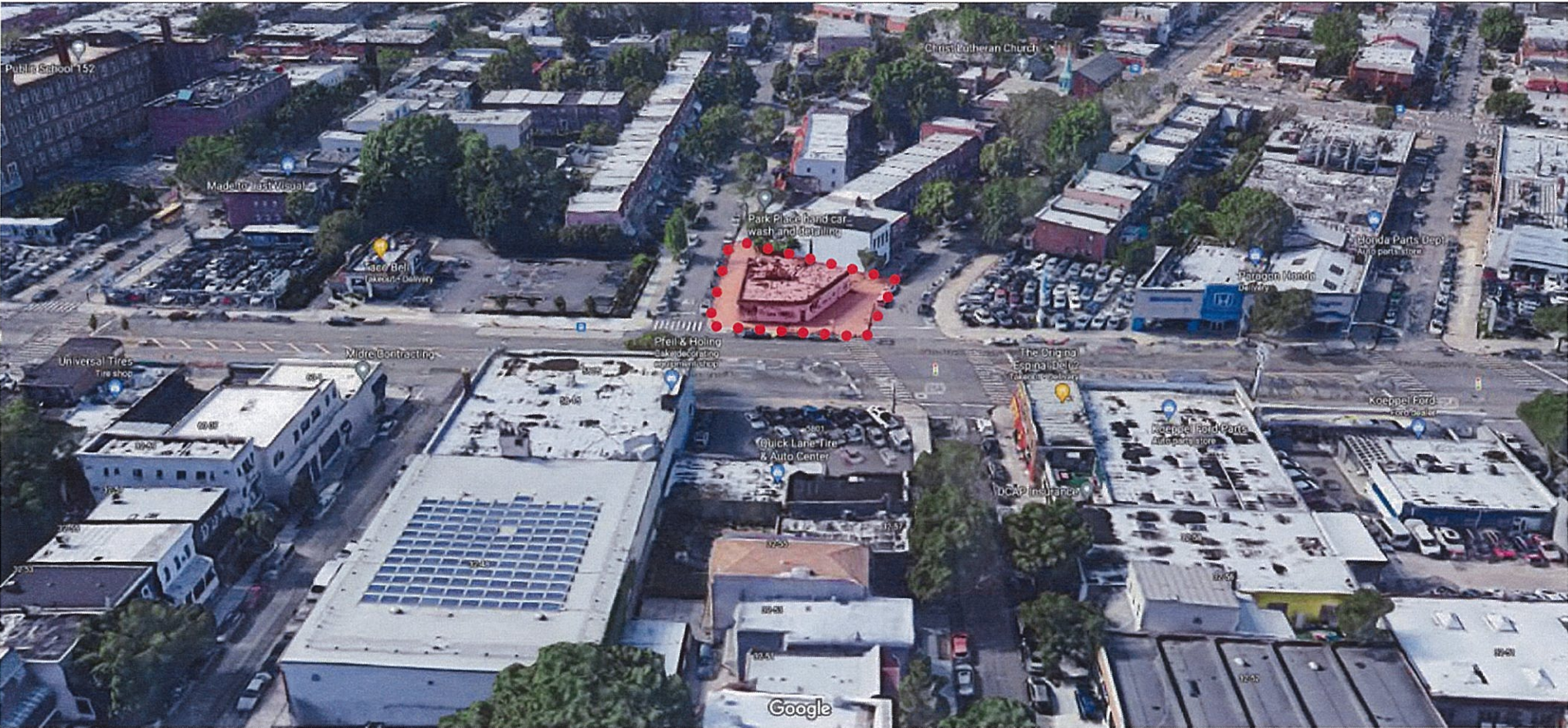
# Land Use Surrounding Proposed Development Site

## 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



# Aerial View of Development Site from North

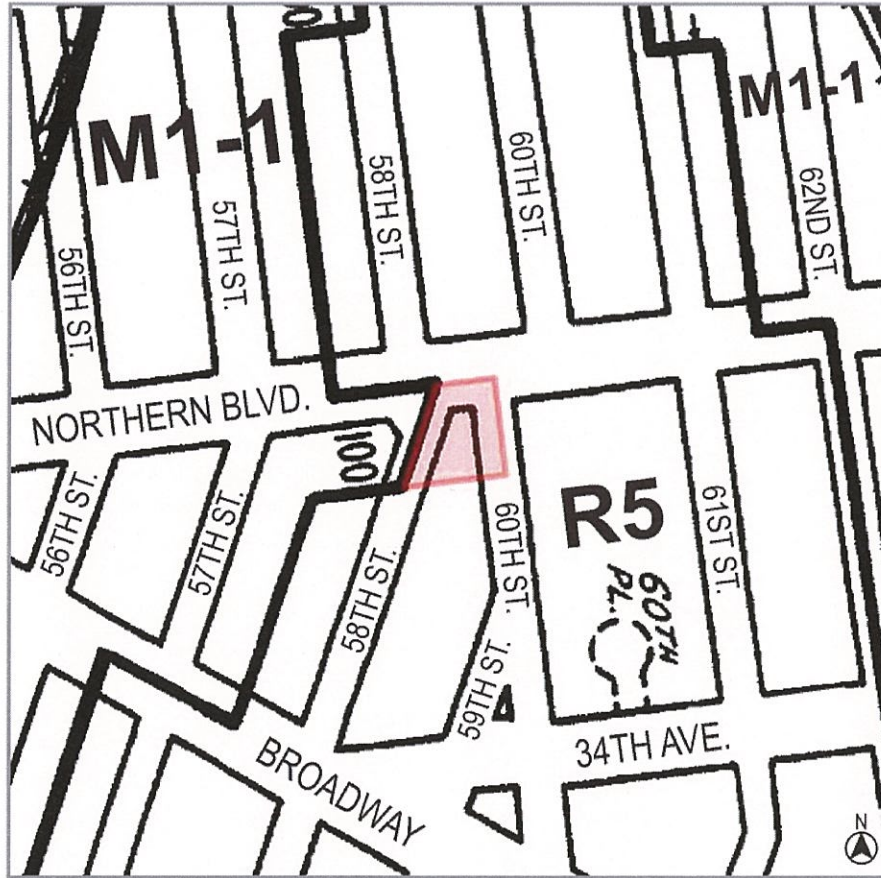


Development Site



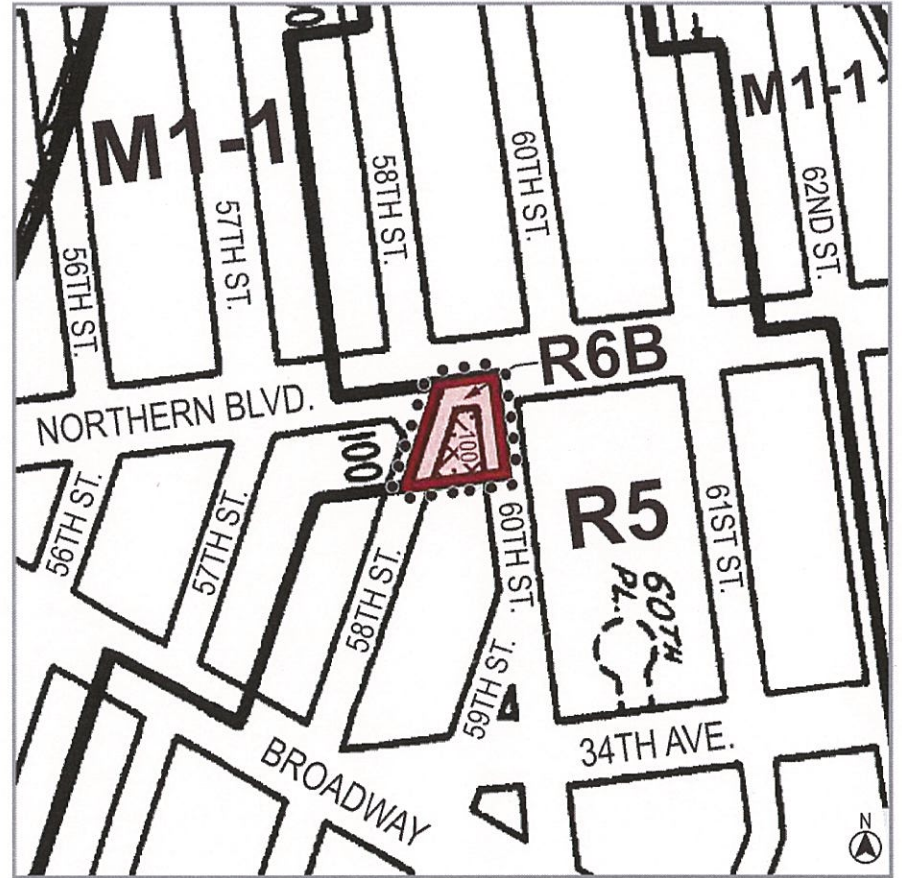
# Zoning Change Map

Existing R5 Zoning District



<b>Max. FAR</b>	1.25
<b>Residential FAR</b>	1.25 (no MIH)
<b>Commercial FAR</b>	n/a
<b>Max. Height</b>	40'

Proposed R6B/C2-2 Zoning District



<b>Max. FAR</b>	2.2
<b>Residential FAR</b>	2.2 (with MIH)
<b>Commercial FAR</b>	2.0
<b>Max. Height</b>	55'

## Proposed Automobile Sales Showroom

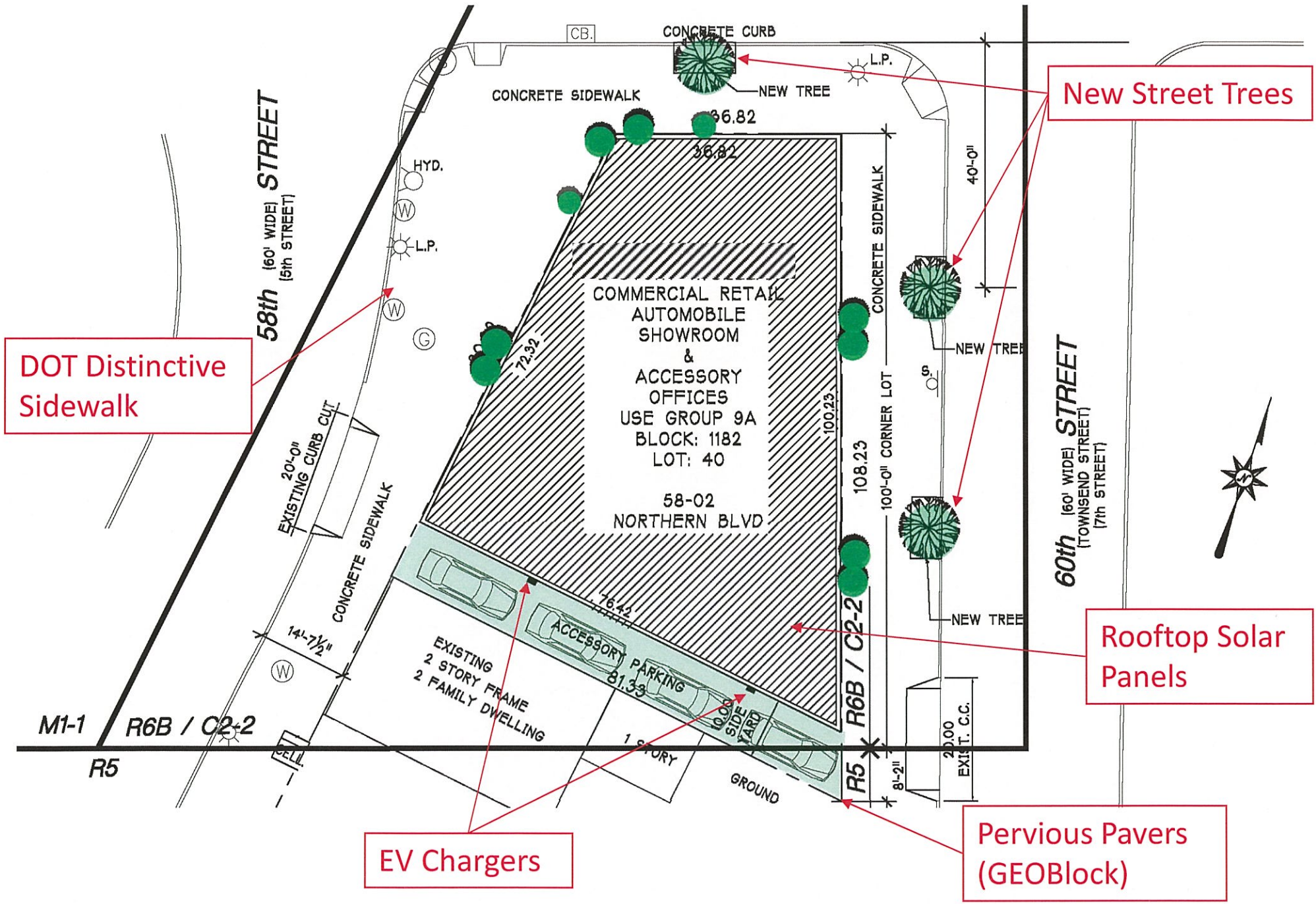


- New 2-story boutique auto sales showroom (focus on online/EV sales)
- 8,000 sf commercial (1.52 FAR)
- 21' building height
- 4 unenclosed parking spaces
- EV charging stations
- Rooftop solar panels, pervious pavers
- USW Union employees



# Illustrative Site Plan

NORTHERN BLVD





## Land Use Rationale

- 1) Zoning prohibits the existing commercial building from being reactivated with a new commercial use.
- 2) Existing commercial building is in significant disrepair and cannot be converted to a conforming use.
- 3) Residential redevelopment of the site without the proposed zoning change unlikely due to the small/irregular lot size, R5 zoning, and location on Northern Boulevard.
- 4) Vacant site creates quality of life issues for community.
- 5) Boutique showroom concept, more like retail than traditional dealerships.
- 6) R6B/C2-2 (MIH) creates precedent for future mixed-use contextual zoning along Northern Boulevard.

# 58-02 Northern Blvd. Rezoning

Queens Community District 2

Council District 26

Applicant: 58-02 Northern Blvd LLC

ULURP Nos. C 210389 ZMQ & N 210390 ZRQ

Representative: Akerman LLP



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.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/5/23

(PLEASE PRINT)

Name: FRANK ST. JACQUES - AKERMAN LLP

Address: 1251 6<sup>TH</sup> AVE 37<sup>TH</sup> FL NYC

I represent: 58-02 NORTHERN BLVD LLC

Address: 58-02 NORTHERN BLVD QN

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/5/23

(PLEASE PRINT)

Name: JOSEPH VULTAGGIO - 58-02 NORTHERN LLC

Address: 58-02 NORTHERN BLVD

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/5/23

(PLEASE PRINT)

Name: MICHAEL NACLERIO - 58-02 NORTHERN

Address: 68-02 NORTHERN BLVD BLVD LLC

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

58-02 Northern Blvd  
Reznay

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/5/23

(PLEASE PRINT)

Name: M. Michael D. K. ...

Address: 3 ...

I represent: UAW Local 259 ...

Address: 30 N Broadway, Queens

Please complete this card and return to the Sergeant-at-Arms

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 58-02 Northern Blvd Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Nicholas D'Alito

Address: \_\_\_\_\_

I represent: USWU, Local 355 IUSAT

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: 1/15/23

(PLEASE PRINT)

Name: JOHN STARKS - 58-02 NORTHERN BLVD

Address: 58-02 NORTHERN BLVD

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DAVID WEST

Address: HILL WEST ARCHITECT

I represent: SHOREWOOD PROPERTA (APPLICANT)

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms