

144-32 Northern Boulevard, Queens

Site Details

Fact Sheet

Overview	
Borough	Queens
Block	5014
Lots	18 & 22
Community District	Qn7
City Council District	20 (Ung)
Lot	
Lot Area	14,375 sf
Lot Width	98.41 ft
Lot Depth	136.9-155.24 ft
Frontages	100.1 ft on Northern Boulevard (100 ft, wide)
Interior/Corner/Through	Interior
Year of Zoning Lot Creation	Prior to 1966

Zoning	
Zoning District	R6
Residential Equivalent	-
Commercial Overlay	C1-2
Special District	-
Special District Subdistrict	-
Split Lot	Yes
Adjoining District Boundary	-

Additional Zoning Program Areas	
IH/MIH	-
Transit Zone	Outer Transit Zone
FRESH Zone	Yes (Tax)
Flood Zone	-
Coastal Zone	-
Environmental (E) Designation	-
Individual Landmark	-
Historic District	-
Prior BSA Action	-
Prior Site-Specific CPC Action	-
Pending Rezoning	-

Legal Restrictions	
Zoning Lot Merger	-
Easements / Recorded Documents	-
Restrictive Declaration	-
Industrial Business Zone	-

Existing Conditions	Lot 18	Lot 22
Existing Building	Yes	Yes
Year Built	1920	1961
Year Last Altered	-	-
Use(s) (actual)	2-Story House	Retail
Use Groups	I	VI
Floor Area	3,254 sf	1,500 sf
FAR	0.32	0.43
Height / # of Stories	31 ft / 2-story	11 ft / 1-story
Approx. Lot Coverage	25%	43%
# of Units	1	2
# of Residential Units	1	0
Nonconforming Use	No	No
Noncomplying FAR	No	No

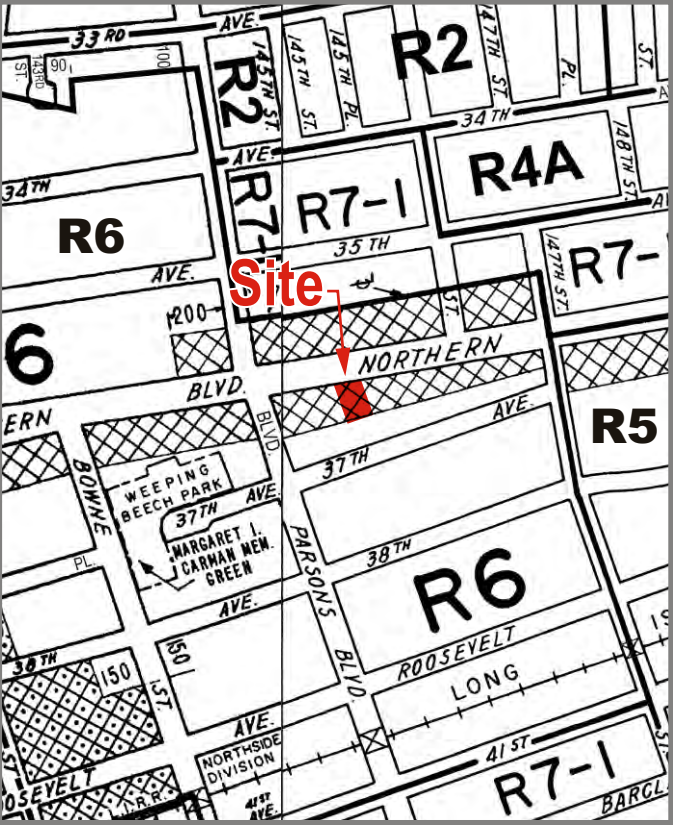
Aerial



Streetview



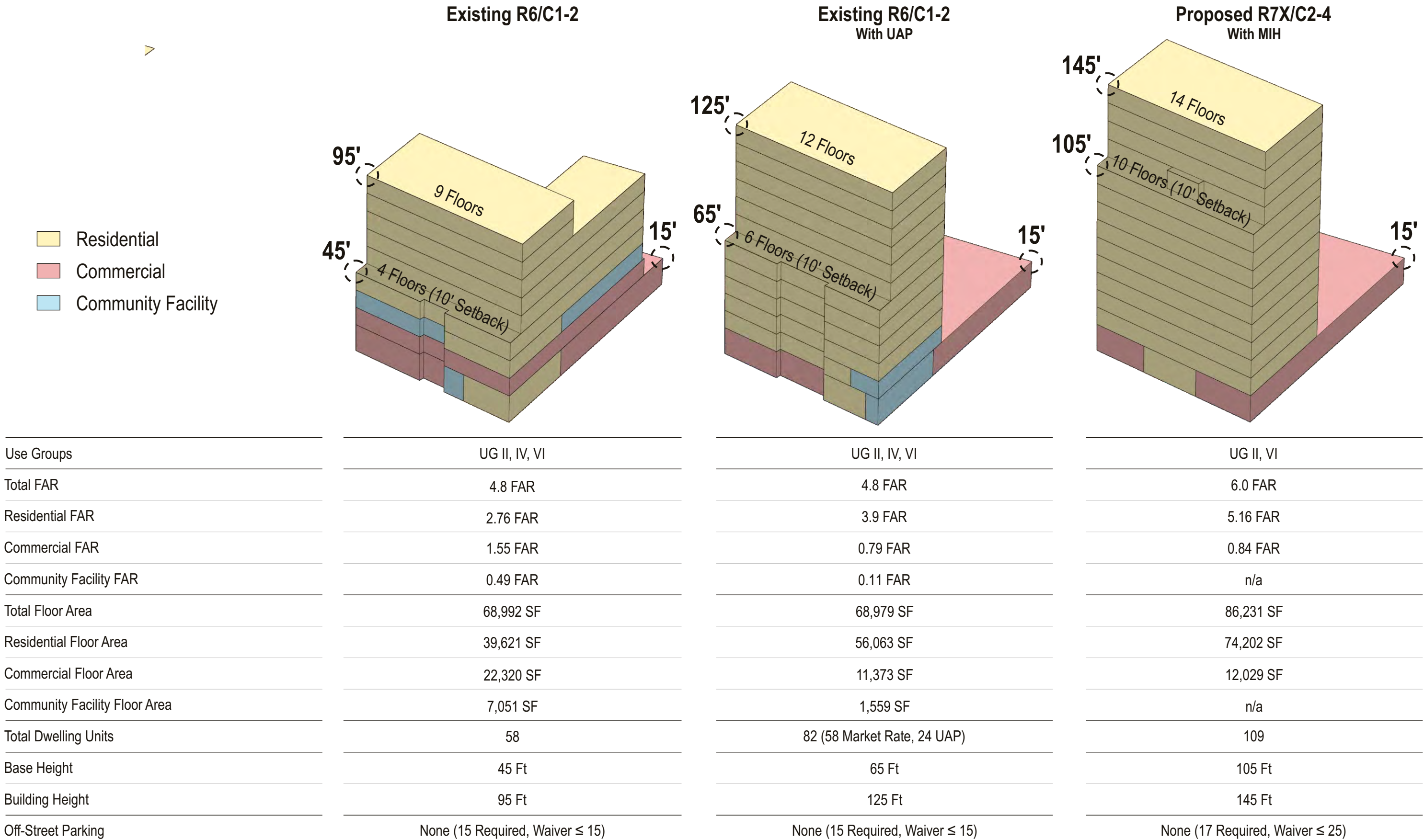
Zoning Map



Tax Map



144-32 Northern Boulevard, Queens
Comparison - Existing vs Proposed



Proposed R7X/C2-4
With MIH

14 Floors

10 Floors (10' Setback)

15'

145'

105'

Use Groups	UG II, VI
Total FAR	6.0 FAR
Residential FAR	5.16 FAR
Commercial FAR	0.84 FAR
Community Facility FAR	n/a
Total Floor Area	86,231 SF
Residential Floor Area	74,202 SF
Commercial Floor Area	12,029 SF
Community Facility Floor Area	n/a
Total Dwelling Units	109
Base Height	105 Ft
Building Height	145 Ft
Off-Street Parking	None (17 Required, Waiver ≤ 25)

144-32 Northern Boulevard, Queens
R6 - Zoning Regulations and Calculations

R6/C1-2

Permitted Uses	ZR Section	Permitted	Proposed
Use Groups	22-10/32-10	I-X	II, VI

Floor Area Ratio	ZR. Section	Permitted	Proposed
Commercial	33-121	2.0	1.55
Residential (≤100 ft from Street)	23-22/77-22	3.0	n/a
Residential (Beyond 100 ft)	23-22	2.2	n/a
Combined Residential		2.76	2.76
Qualifying Affordable Housing or Senior Housing	23-22	3.9	n/a
Community Facility	24-11	4.8	0.49

Permitted Floor Area <i>*applied*</i>	ZR. Section	Permitted	Proposed
Commercial	33-121	22,320 sf	11,940 sf
Residential (≤100 ft from Street)	23-22/77-22	30,033 sf	36,037 sf*
Residential (Beyond 100 ft)	23-22	9,601 sf	3,584 sf
Combined Residential		39,634 sf	39,621 sf
Qualifying Affordable Housing or Senior Housing	23-22	56,063 sf	n/a
Community Facility	24-11	69,000 sf	7,051 sf

Density	ZR. Section	Permitted	Proposed
Dwelling Unit Factor	23-52	680 sf	680 sf
Max. Permitted Du's <i>*applied*</i>	23-52	58 units	58 units

Lot Size	ZR. Section	Permitted	Proposed
Lot Area	23-12	1,700 sf (min)	14,375 sf
Lot Width	23-12	18 ft (min)	98.41 ft

Lot Coverage	ZR. Section	Permitted	Proposed
Residential (Interior Lot)	23-362	80%	58%
Residential (Corner Lot)	n/a	n/a	n/a
Max Interior Lot Coverage <i>*applied*</i>	23-362	11,500 sf	8,292 sf
Max Corner Lot Coverage <i>*applied*</i>	n/a	n/a	n/a

**ZR Sect. 77-22: In a split lot, the portion of the lot closer to the street, and with a higher permitted FAR, can have its FAR increased by 20%.*

Yards	ZR. Section	Permitted	Proposed
Front Yard	23-322	n/a	n/a
Side Yard #	23-334	n/a	n/a
Side Yard Depth	23-334	None or 5 ft	None
Rear Yard (up to 75 ft)	23-342	20 ft	20 ft
Rear Yard (over 75 ft)	23-342	30 ft	n/a

Height & Setback	ZR. Section	Permitted	Proposed
Base Height	23-432	40-65 ft	45 ft
Affordable/Senior Housing	23-432	40-65 ft	n/a
Maximum Height	23-434(b)	125 ft	95 ft
Affordable/Senior Housing	23-434(b)	125 ft	n/a
Setback (wide street)	23-433	10 ft	10 ft

Parking	ZR Section	Permitted	Proposed
Commercial	36-20	By Use	None
Residential	25-222	25% of DUs**	None**
Qualifying Affordable	25-222	None (TZ)	n/a
Qualifying Senior	25-222	None (TZ)	n/a
Community Facility	25-31	By Use	n/a
Manufacturing	n/a	n/a	n/a
Bicycle - Residential	25-811	1 per 2 units	29
Bicycle - AIRS	25-811	1 per 10,000 sf	n/a
Bicycle - All Others	36-71	By Use	By Use

Loading	ZR. Section	Permitted	Proposed
Commercial	36-60	By Use	By Use
Community Facility	25-72	By Use	n/a
Manufacturing	n/a	n/a	n/a

***ZR Sect. 25-222: Within the Outer Transit Zone, and for the maximum number of possible units under R6, fewer than 15 parking spaces would be required, thus the parking requirement is waived.*

Notes / Exceptions / Additional Rules

The assessment considers the development potential of the Site as vacant land (i.e. for a new building).

Available discretionary approvals (special permits, authorizations, etc.) have not been considered by this assessment.

ZR Sect. 23-431(b): Recesses of up to 8 feet from the street wall are permitted.

ZR Sect. 23-434(b): Building heights in eligible sites in R6 zones maybe be up to 125 feet. Application of the rule subject to DOB confirmation with respect to the combined zoning lot.

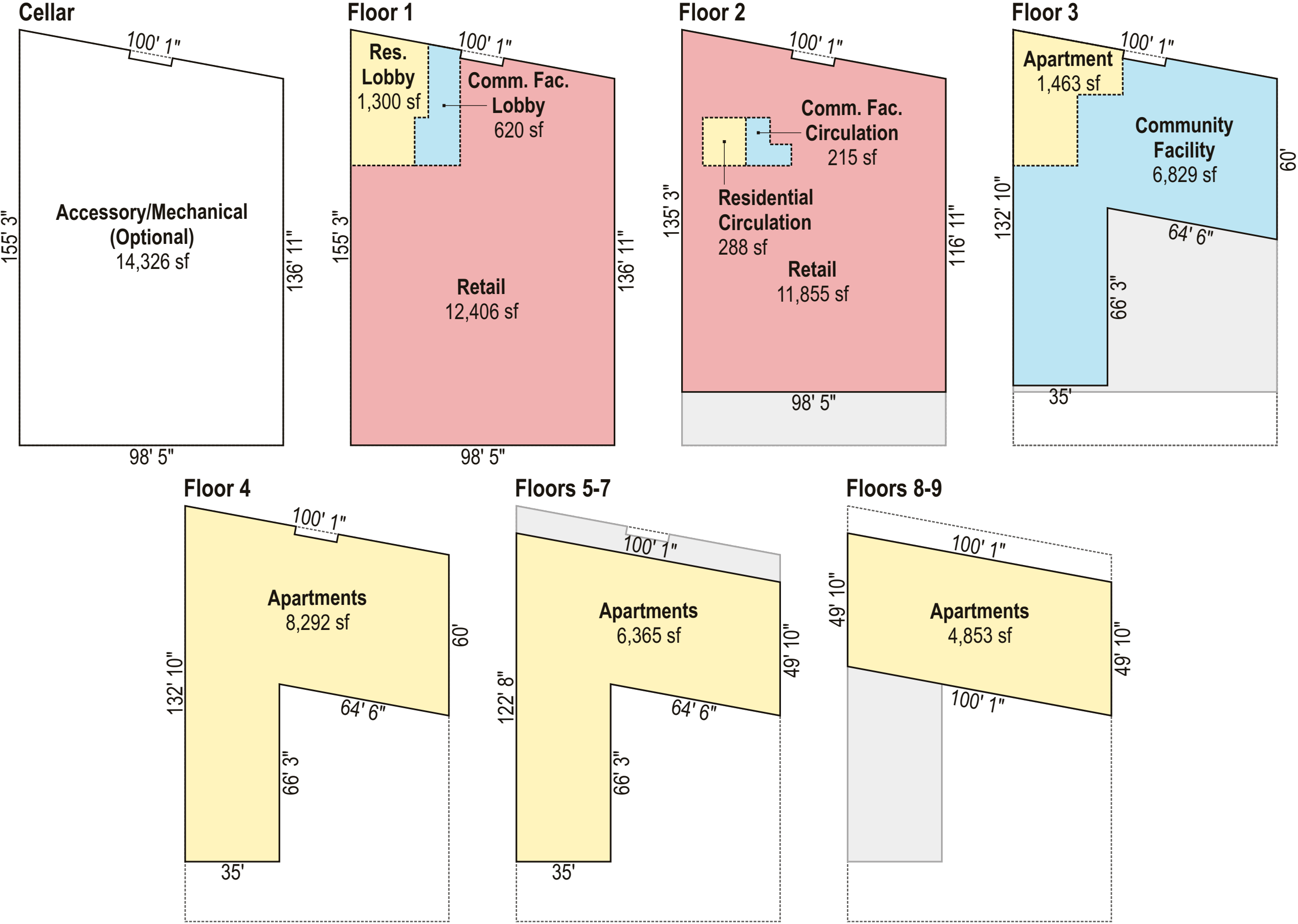
ZR Sect. 33-23(b)(1): Any building or portion of a building used for any permitted use other than residences is allowed as a permitted rear yard obstruction as long as it's only 1 story, and under 23 feet.

ZR Sect. 77-11: In a scenario with a split lot, the use that is allowed in greater than 50% of the lot can be applied to the entire lot, provided that the remainder of the lot is less than 25 feet in depth between the district boundary and lot line.

Disclaimer

This Zoning Assessment is our best professional judgment and interpretation of the zoning regulations generally applicable to the Site. In preparing this document we have neither reviewed architect's plans, nor undertaken to design a building according to these rules. Understand that our inquiry has been limited to the zoning rules (i.e. Zoning Resolution of the City of New York); we have not considered the applicable Building Code or other Construction Codes. Before you rely on this information a survey should be prepared, a complete zoning analysis should be performed, and our calculations should be confirmed by a registered architect or professional engineer. All stated dimensions are approximate and/or subject to survey confirmation. All interpretations and applications of the rules are preliminary and subject to further review and approval by the New York City Department of Buildings. This study does not constitute investment advice.

144-32 Northern Boulevard, Queens
R6 - Floor Plates and Floor Area

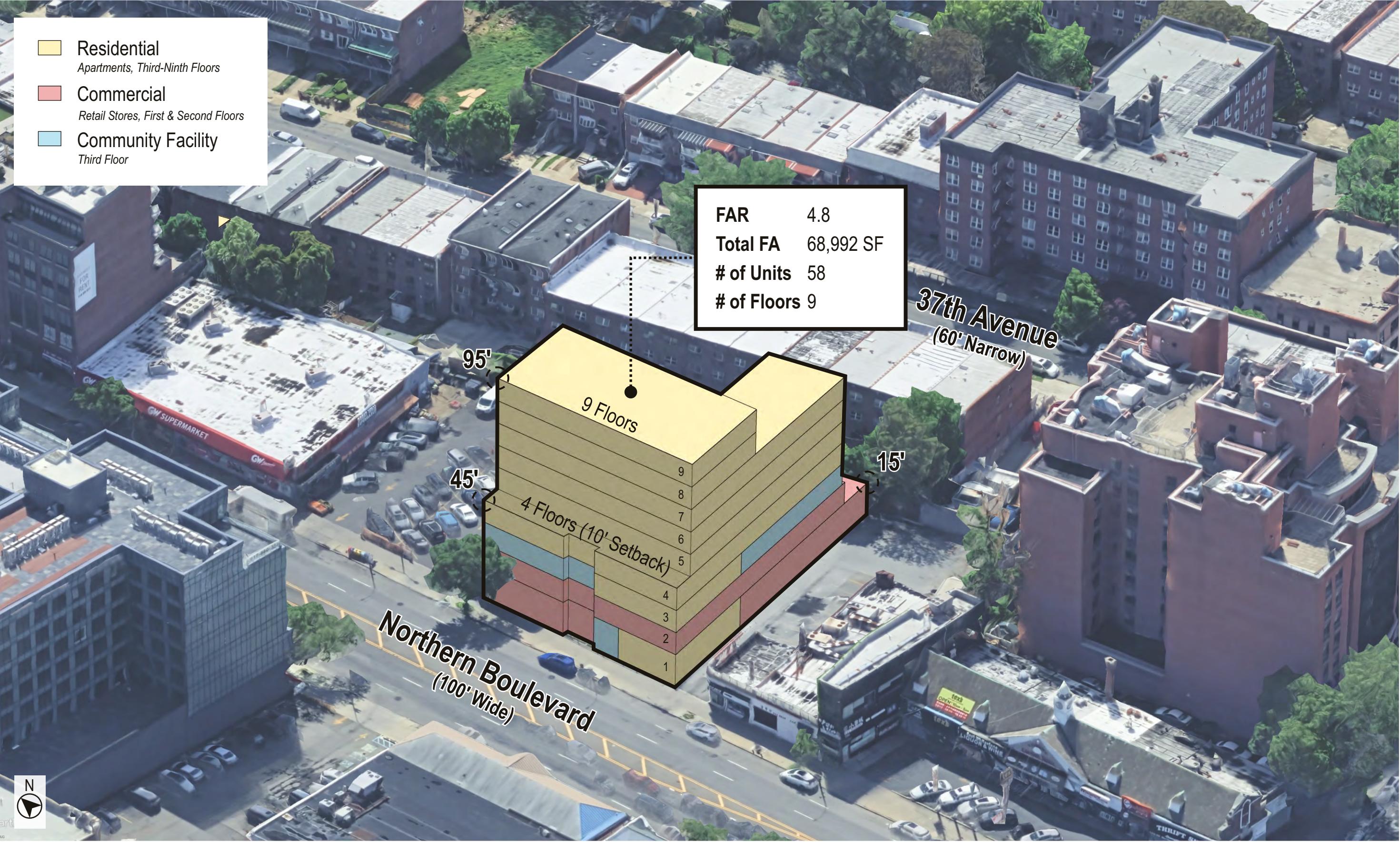


- Residential
- Commercial
- Community Facility
- Accessory/Mechanical
- Building Below

R6 Building	
Floor Area	68,992 SF
FAR	4.8
Apartment Units	58

Floor	Floor Area (SF)
1	14,326
2	12,358
3	7,318
4	7,318
5	6,365
6	6,365
7	6,365
8	4,853
9	4,853
Gross FA	74,991
x.92 Mechanical Reduction	
Zoning FA	68,992

144-32 Northern Boulevard, Queens
R6 Building in Context - Bird's Eye View



144-32 Northern Boulevard, Queens
R6 with UAP - Zoning Regulations and Calculations

R6 (UAP)/C1-2

Permitted Uses	ZR Section	Permitted	Proposed
Use Groups	22-10/32-10	I-X	II, VI

Floor Area Ratio	ZR. Section	Permitted	Proposed
Commercial	33-121	2.0	0.79
Residential (≤100 ft from Street)	23-22/77-22	3.0	2.76
Residential (Beyond 100 ft)	23-22	2.2	n/a
Combined Residential		2.76	2.76
Qualifying Affordable Housing or Senior Housing	23-22	3.9	1.14
Community Facility	24-11	4.8	0.11

Permitted Floor Area <i>*applied*</i>	ZR. Section	Permitted	Proposed
Commercial	33-121	28,750 sf	11,373 sf
Residential (≤100 ft from Street)	23-22/77-22	30,033 sf	n/a
Residential (Beyond 100 ft)	23-22	9,601 sf	n/a
Combined Residential		39,634 sf	39,634 sf
Qualifying Affordable Housing or Senior Housing	23-22	56,063 sf	16,412 sf
Community Facility	24-11	69,000 sf	1,559 sf

Density	ZR. Section	Permitted	Proposed
Dwelling Unit Factor	23-52	680 sf	680 sf
Max. Permitted Du's <i>*applied*</i>	23-52	82 units	82 units

Lot Size	ZR. Section	Permitted	Proposed
Lot Area	23-12	1,700 sf (min)	14,375 sf
Lot Width	23-12	18 ft (min)	98.41 ft

Lot Coverage	ZR. Section	Permitted	Proposed
Residential (Interior Lot)	23-362	80%	42%
Residential (Corner Lot)	n/a	n/a	n/a
Max Interior Lot Coverage <i>*applied*</i>	23-362	11,500 sf	6,013 sf
Max Corner Lot Coverage <i>*applied*</i>	n/a	n/a	n/a

Yards	ZR. Section	Permitted	Proposed
Front Yard	23-322	n/a	n/a
Side Yard #	23-334	n/a	n/a
Side Yard Depth	23-334	None or 5 ft	None
Rear Yard (up to 75 ft)	23-342	20 ft	74 ft
Rear Yard (over 75 ft)	23-342	30 ft	n/a

Height & Setback	ZR. Section	Permitted	Proposed
Base Height	23-432	40-65 ft	n/a
Affordable/Senior Housing	23-432	40-65 ft	65 ft
Maximum Height	23-434(b)	125 ft	n/a
Affordable/Senior Housing	23-434(b)	125 ft	125 ft
Setback (wide street)	23-433	10 ft	10 ft

Parking	ZR Section	Permitted	Proposed
Commercial	36-20	By Use	None
Residential	25-222	25% of DUs**	None**
Qualifying Affordable	25-222	None (TZ)	n/a
Qualifying Senior	25-222	None (TZ)	n/a
Community Facility	25-31	By Use	n/a
Manufacturing	n/a	n/a	n/a
Bicycle - Residential	25-811	1 per 2 units	41
Bicycle - AIRS	25-811	1 per 10,000 sf	n/a
Bicycle - All Others	36-71	By Use	By Use

Loading	ZR. Section	Permitted	Proposed
Commercial	36-60	By Use	By Use
Community Facility	25-72	By Use	n/a
Manufacturing	n/a	n/a	n/a

***ZR Sect. 25-222: Within the Outer Transit Zone, and for the maximum number of possible units under R6, fewer than 15 parking spaces would be required, thus the parking requirement is waived.*

Notes / Exceptions / Additional Rules

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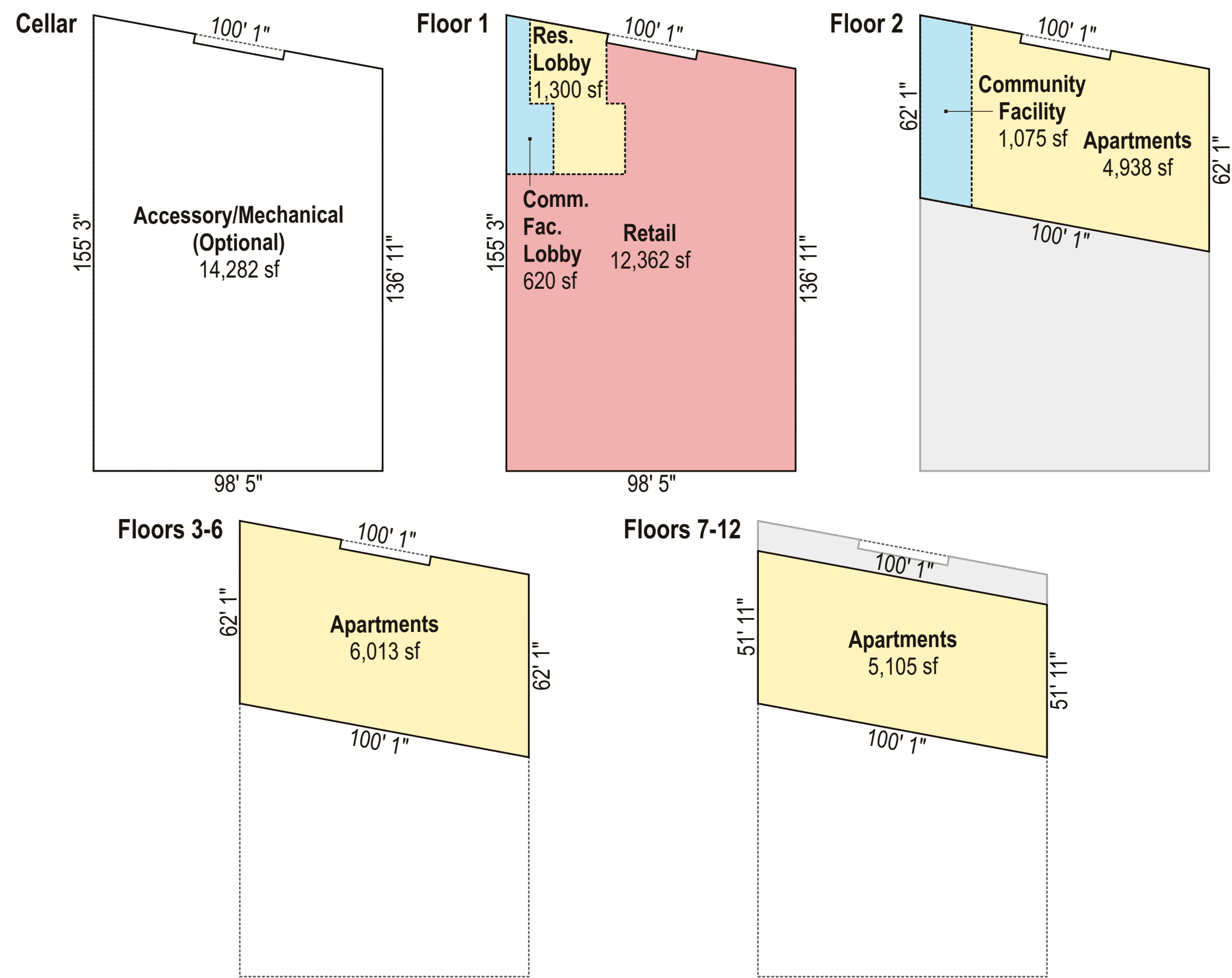
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ZR Sect. 77-11: In a scenario with a split lot, the use that is allowed in greater than 50% of the lot can be applied to the entire lot, provided that the remainder of the lot is less than 25 feet in depth between the district boundary and lot line.

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R6 with UAP - Floor Plates and Floor Area

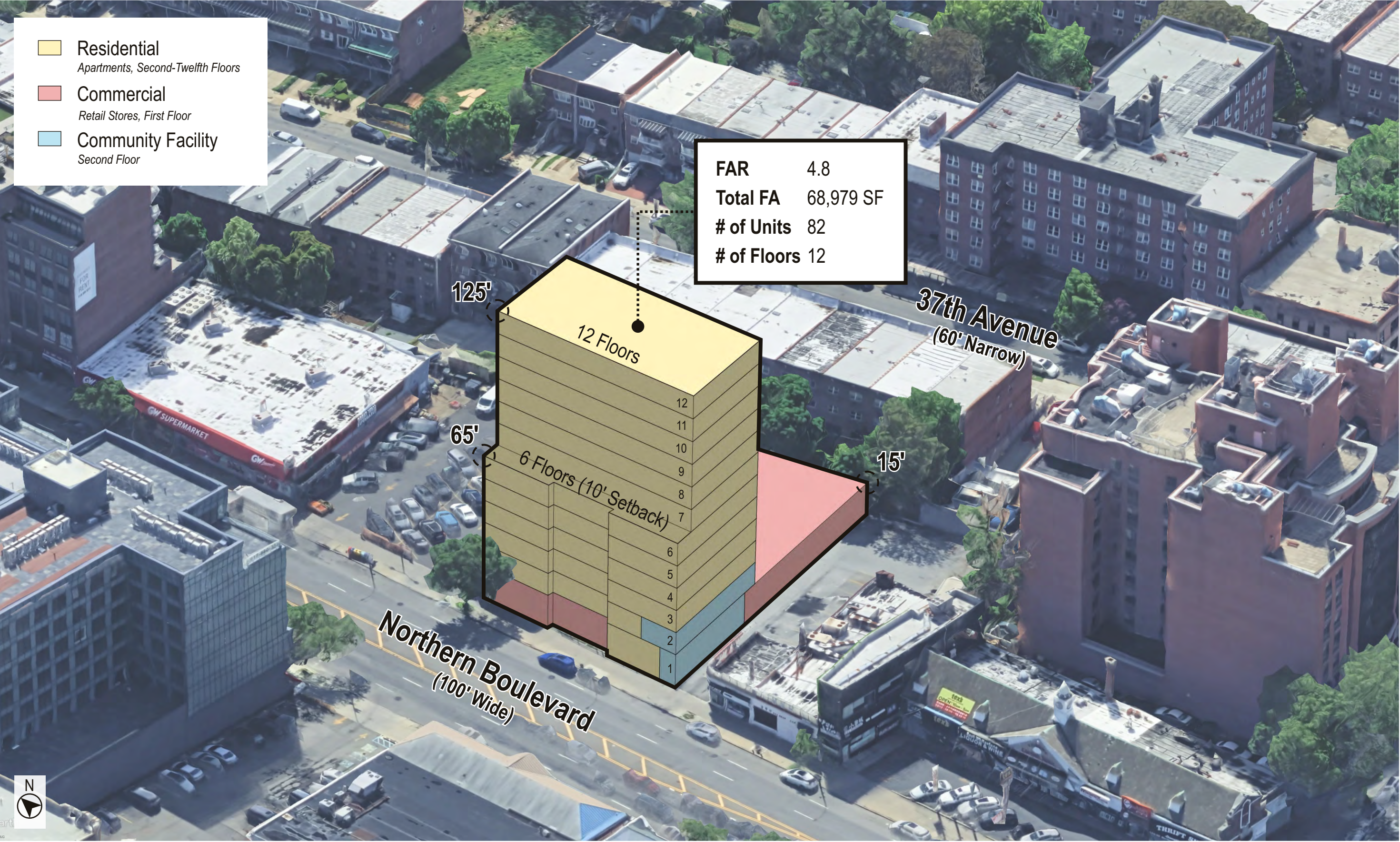


- Residential
- Commercial
- Community Facility
- Accessory/Mechanical
- Building Below

R6 UAP Building	
Floor Area	68,979 SF
FAR	4.8
Apartment Units	82

Floor	Floor Area (SF)
1	14,282
2	6,013
3	6,013
4	6,013
5	6,013
6	6,013
7	5,105
8	5,105
9	5,105
10	5,105
11	5,105
12	5,105
Gross FA	74,977
x.92 Mechanical Reduction	
Zoning FA	68,979

144-32 Northern Boulevard, Queens
R6 with UAP Building in Context - Bird's Eye View



144-32 Northern Boulevard, Queens

Proposed R7X with MIH - Zoning Regulations and Calculations

R7X (MIH)/C2-4

Permitted Uses	ZR Section	Permitted	Proposed
Use Groups	22-10/32-10	I-X	II, VI
Floor Area Ratio	ZR. Section	Permitted	Proposed
Commercial	33-121	2.0	0.84
Residential	23-22	5.0	n/a
Qualifying Affordable Housing or Senior Housing	23-22	6.0	5.16
Community Facility	24-11	5.0	n/a
Permitted Floor Area <i>*applied*</i>	ZR. Section	Permitted	Proposed
Commercial	33-121	28,750 sf	12,029 sf
Residential	23-22	71,875 sf	n/a
Qualifying Affordable Housing or Senior Housing	23-22	86,250 sf	74,202 sf
Community Facility	24-11	71,875 sf	n/a
Density	ZR. Section	Permitted	Proposed
Dwelling Unit Factor	23-52	680 sf	680 sf
Max. Permitted Du's <i>*applied*</i>	23-52	126 units	109 units
Lot Size	ZR. Section	Permitted	Proposed
Lot Area	23-12	1,700 sf (min)	14,375 sf
Lot Width	23-12	18 ft (min)	98.41 ft
Lot Coverage	ZR. Section	Permitted	Proposed
Residential (Interior Lot)	23-362	80%	45%
Residential (Corner Lot)	n/a	n/a	n/a
Max Interior Lot Coverage <i>*applied*</i>	23-362	11,500 sf	6,406 sf
Max Corner Lot Coverage <i>*applied*</i>	n/a	n/a	n/a

Yards	ZR. Section	Permitted	Proposed
Front Yard	23-322	n/a	n/a
Side Yard #	23-334	n/a	n/a
Side Yard Depth	23-334	None or 5 ft	None
Rear Yard (up to 75 ft)	23-342	20 ft	71 ft
Rear Yard (over 75 ft)	23-342	30 ft	n/a

Height & Setback	ZR. Section	Permitted	Proposed
Base Height	23-432	60-95 ft	n/a
Affordable/Senior Housing	23-432	60-105 ft	105 ft
Maximum Height	23-432	125 ft	n/a
Affordable/Senior Housing	23-432	145 ft	145 ft
Setback (wide street)	23-433	10 ft	10 ft

Parking	ZR Section	Permitted	Proposed
Commercial	36-20	By Use	None
Residential	25-222	15% of DUs*	None*
Qualifying Affordable	25-222	None (TZ)	n/a
Qualifying Senior	25-222	None (TZ)	n/a
Community Facility	25-31	By Use	n/a
Manufacturing	n/a	n/a	n/a
Bicycle - Residential	25-811	1 per 2 units	55
Bicycle - AIRS	25-811	1 per 10,000 sf	n/a
Bicycle - All Others	36-71	By Use	By Use

Loading	ZR. Section	Permitted	Proposed
Commercial	36-60	By Use	By Use
Community Facility	25-72	By Use	n/a
Manufacturing	n/a	n/a	n/a

**ZR Sect. 25-222: Within the Outer Transit Zone, and for the maximum number of possible units under R7X, fewer than 25 parking spaces would be required, thus the parking requirement is waived.*

Notes / Exceptions / Additional Rules

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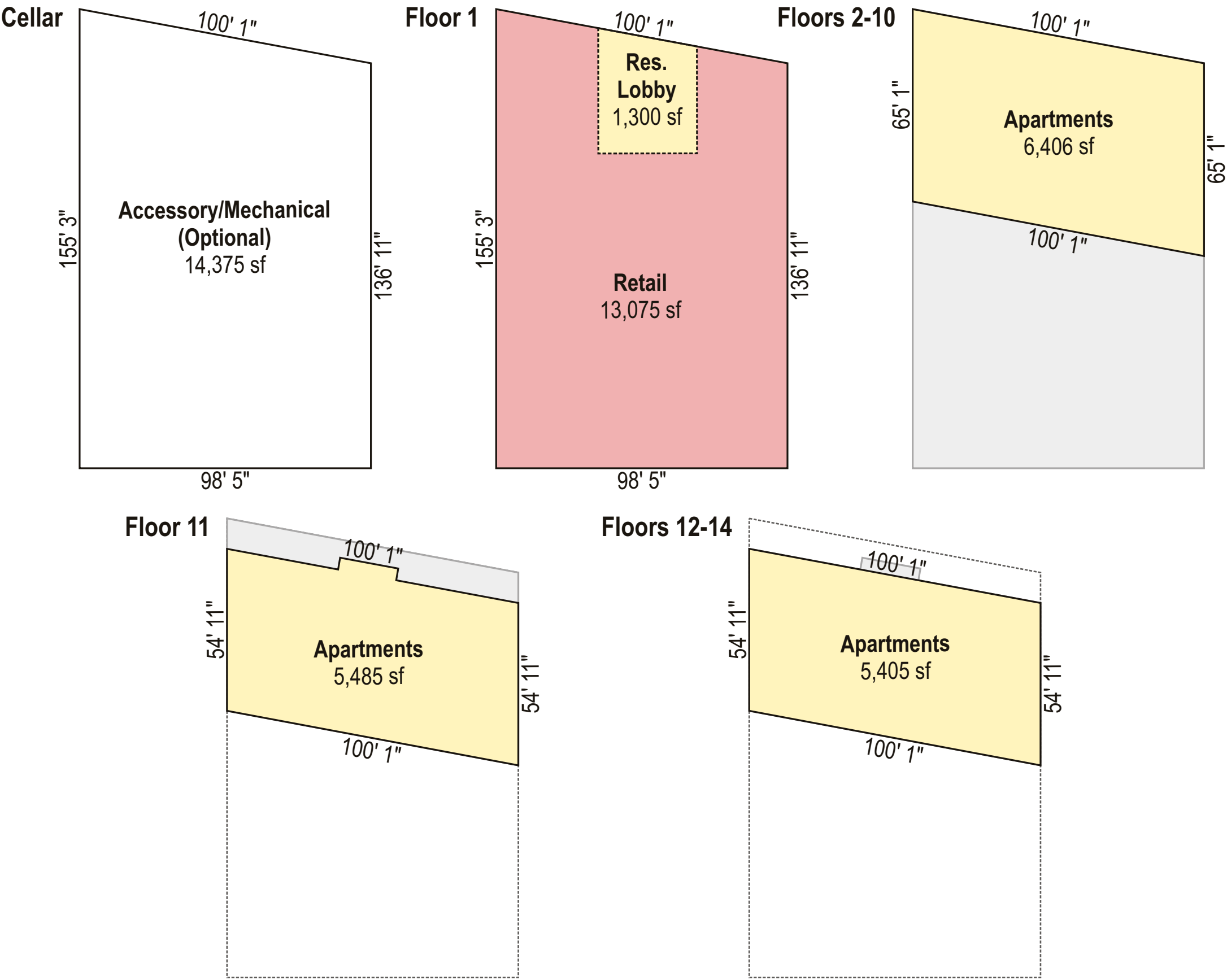
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144-32 Northern Boulevard, Queens
Proposed R7X with MIH - Floor Plates and Floor Area



- Residential
- Commercial
- Community Facility
- Accessory/Mechanical
- Building Below

R7X MIH Building	
Floor Area	86,231 SF
FAR	6.0
Apartment Units	109

Floor	Floor Area (SF)
1	14,375
2	6,406
3	6,406
4	6,406
5	6,406
6	6,406
7	6,406
8	6,406
9	6,406
10	6,406
11	5,485
12	5,405
13	5,405
14	5,405
Gross FA	93,729
x.92 Mechanical Reduction	
Zoning FA	86,231

144-32 Northern Boulevard, Queens
Proposed R7X with MIH Building in Context - Bird's Eye View

