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BOARD OF STANDARDS AND APPEALS

MEETING OF: March 23, 2026
CALENDAR NO.: 2025-53-A
PREMISES: 88-58 Hollis Court Boulevard, Queens
Block 10579, Lot 26

ACTION OF BOARD — Application granted on condition.

THE VOTE —

Affirmative: Chair Chanda, Vice-Chair Scibetta,
Commissioner Ottley-Brown, Commissioner Sheta, and
Commissioner Yoon.....5
Negative:.....0

THE RESOLUTION —

The decision of the Department of Buildings, dated November 21, 2025, acting on DOB Application No. Q01187908-I1, reads, in pertinent part: “Proposed development within the bed of a mapped street is contrary to Article III, Section 35 of the General City Law, and must be referred to the Board of Standards and Appeals.”

I. The Request

This is an application under General City Law (“GCL”) § 35 to permit, in an R2 zoning district, the development of a three-story, plus cellar, single-family, detached residential building that is located within the bed of a mapped street.

A public hearing was held on this application on February 23, 2026, after due notice by publication in *The City Record*, and then to decision on March 23, 2026.

II. Location

The Premises are located on the west side of Hollis Court Boulevard, between Hillside Avenue and 89th Road, in an R2 zoning district, in Queens. With approximately 32 feet of frontage along Hollis Court Boulevard, an irregular depth ranging from 156 feet of depth to 158 feet of depth, and 5,017 square feet of lot area, the Premises are currently developed with a garage structure and otherwise vacant.

III. Proposal

The applicant proposes to develop the subject lot with a three-story, plus cellar, single-family, detached residential building that would contain 2,991.4 square feet of floor area (floor area ratio 0.6); a front yard measuring 30' in depth; side yards measuring 5' each; a rear yard measuring 57' at the first floor and above; and one parking space. The applicant asserts that the proposed building would comply and conform to all pertinent flood regulations and requirements of the underlying zoning district. As the applicant represents that both the subject lot and a portion of the proposed building would be located within mapped but unbuilt portions of 89th Avenue, the applicant seeks the relief requested herein.

IV. Findings

GCL § 35, in relevant part, provides that the Board may approve permits for development within the bed of mapped streets, as follows:

Where a proposed street widening or extension has been shown on such official map or plan for ten years or more and the City has not acquired title thereto, the City may, after a hearing on notice as hereinabove provided, grant a permit for a building and/or structure in such street or highway and shall impose such reasonable requirements as are necessary to protect the public interest as a condition of granting such permit, which requirements shall inure to the benefit of the City.

The applicant represents that 89th Avenue is a mapped street on the official City Map which extends for several blocks to the east and west of the subject site. Furthermore, the applicant states that 89th Avenue is currently improved for a majority of its length to the boundaries of the subject lot.

As required for relief pursuant to GCL § 35, the applicant asserts that the City of New York has never taken any action toward the acquisition of the privately owned portion of 89th Avenue at the Premises, that 89th Avenue has been mapped for a minimum of ten years, and that there appears to be no known or reasonable possibility that any agency of the City of New York would have interest in development of the unimproved portion of 89th Avenue. In addition, the applicant claims that there is no publicly available record of a capital plan indicating a proposed extension of 89th Avenue, and the applicant notes that such capital project would require the condemnation of private property that is currently developed with a building in the adjacent lots (Block 10579, Lots 24 and 27).

V. Interagency Review

By letter dated February 3, 2026, the Fire Department states, in pertinent part, that it has reviewed the subject application and has no comment.

By letter dated February 25, 2026, the Department of Environmental Protection (“DEP”) states, in relevant part, that it has reviewed the subject application and has determined that the drainage plan can be amended in the future and there is no DEP capital sewer work at this location in the next five years.

VI. Board Review

At hearing, the Board directed the applicant to submit confirmation of the site’s location in relation to FEMA-designated flood hazard zones and to ensure that the proposed site plan contains all relevant information about the site and application. In response, the applicant submitted a Flood Insurance Rate Map (“FIRM”) index that confirmed that FEMA has not issued a FIRM panel for this subject location and revised the proposed site plan to include a standard legend with a plan title and other site data, as well as the subject block, the plan revision date, and the subject calendar number.

VII. Decision

Accordingly, the Board has determined that this approval is appropriate with certain conditions as set forth below and that the applicant has substantiated a basis to warrant exercise of discretion.

Therefore, it is Resolved, that the Board of Standards and Appeals does hereby *modify* the decision of the Department of Buildings, dated November 21, 2025, acting on DOB Application No. Q01187908-I1, under the powers vested in the Board by Section 35 of the General City Law, to *permit*, in an R2 zoning district, the construction of a three-story, plus cellar, single-family, detached residential building that is located within the bed of a mapped street, *on condition* that all work and site conditions shall conform to drawings filed with this application marked: “Approved Plans,” received March 5, 2026 — One (1) sheet; and *on further condition*:

THAT the above condition shall be listed on the certificate of occupancy;

THAT a certificate of occupancy, also indicating this approval and calendar number (“BSA Cal. No. 2025-53-A”), shall be obtained;

THAT this approval is limited to the relief granted by the Board in response to objections cited and filed by the Department of Buildings;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under its jurisdiction irrespective of plans or configurations not related to the relief granted.

Adopted by the Board of Standards and Appeals, March 23, 2026.

CERTIFICATION

**This copy of the resolution
dated March 23, 2026
is hereby filed by the
Board of Standards and Appeals
on March 26, 2026.**



**Carlo Costanza
Executive Director**