



March 4, 2026 / Calendar No. 9

C 250302 ZMQ

IN THE MATTER OF an application submitted by St. Francis Preparatory School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11b, by establishing within an existing R4 District a C1-2 District bounded by the southerly service road of the Horace Harding Expressway, Francis Lewis Boulevard, and Pedestrian Way, Borough of Queens, Community District 8, as shown on a diagram (for illustrative purposes only) dated November 3, 2025.

This application for a zoning map amendment (C 250302 ZMQ) was filed on June 6, 2025, by St. Francis Preparatory School. The action would bring into compliance an existing non-flashing, illuminated sign at 61-00 Francis Lewis Boulevard in Fresh Meadows, Community District 8, Queens.

BACKGROUND

The applicant seeks a zoning map amendment to establish a C1-2 commercial overlay within an existing R4 zoning district on Block 7128, Lot 2. Approval of this proposed action would bring an existing non-flashing, illuminated sign into compliance on the grounds of the St. Francis Preparatory School; no new development is proposed. The school building contains approximately 319,231 square feet of floor area with a 2.0 floor area ratio (FAR). The building was constructed in 1974 and expanded in 2013 as a result of a zoning map amendment that replaced an R3-2 district with the current R4 district (C 130170 ZMQ).

The project area consists of one applicant-owned triangular lot (Block 7128, Lot 2). The approximately 163,920-square foot lot has frontages along Francis Lewis Boulevard to the west, Horace Harding Expressway to the north, and Pedestrian Way to the southwest. Francis Lewis Boulevard is a 100-foot-wide street that serves as a main north-south thoroughfare from the Cross Island Parkway in Whitestone to Hook Creek Boulevard in Rosedale. It varies in character throughout. To the south of the project area, it is flanked by parkland on both sides, and traveling north passes through one- and two-story commercial developments before transitioning to single detached residences. Both further north and south along the corridor, Francis Lewis Boulevard travels through commercial areas within C1-2, C2-2, and other commercial overlay zoning districts.

The surrounding area is characterized by a mix of uses, including low-density residential and commercial buildings that are one- to three-stories tall. The area north of the project area, at the intersection of Francis Lewis Boulevard and the Horace Harding Expressway, is primarily developed with several one- and two-story commercial buildings and mapped with an R3-2/C1-2 zoning district. These commercial uses include a diner, grocery store, offices, gas station, and other retail stores that serve the local community. Across Horace Harding Expressway, to the north and northwest of the project area, an R2A zoning district is mapped and primarily developed with one- and two-story single detached residences. The area immediately south of the project area is mapped with an R4 district that encompasses the Fresh Meadows Special Planned Community Preservation District which was established in 1974. Fresh Meadows Apartments is a 125-acre development of nearly 3,300 units across buildings ranging from four- to 20-stories, and includes a school, grocery store, and local retail establishments. Additionally, the Special Planned Community Preservation district includes a C4-2 district on the northwestern portion of the special district and is developed with two-story commercial buildings and surface parking. It includes restaurants, retail clothing stores, and a movie theater. The area to the south of the project area is mapped with an R3-2 district and is developed with attached and semi-detached single residences.

There is an abundance of open space and community facilities in the area. Cunningham Park, which is directly east of the project area, is a 358-acre park that has both active and passive recreational areas, including trails, ball fields, tennis courts, and other amenities. Directly to the south of the project area is P.S. Q004, a public elementary and middle school and Holy Cow Playground.

The project area is located beyond the Greater Transit Zone and is served by the Q30, Q26, and Q76 bus lines, which provide service along the Long Island Expressway, Hollis Court Boulevard, and Francis Lewis Boulevard, respectively. Q76 and Q30 bus stops are located at the intersection of Francis Lewis Boulevard and Horace Harding Expressway. The site is also easily accessible by car along Horace Harding Expressway and Francis Lewis Boulevard, both of which are major thoroughfares.

The project area was mapped with an R3-2 zoning district in 1961 and was rezoned to an R4 district in 2013 (C 130170 ZMQ). In recent decades, two major city-led rezonings took place in the area.

The 2006 Union-Utopia Rezoning (C 060235 ZMQ) and the 2010 Auburndale-Oakland Gardens-Hollis Hills Rezoning (C 100409 ZMQ) were primarily intended to ensure that development aligned with existing neighborhood scale and character. The Union-Utopia Rezoning rezoned 83 residential blocks in the Fresh Meadows, Utopia Estates, and West Cunningham Park neighborhoods to match the established scale of traditional residential development patterns. The Auburndale-Oakland Gardens-Hollis Hills Rezoning affected all or portions of 418 blocks, which covered an area extending north of the project site, and included the establishment of commercial overlays to reflect locations of existing commercial development.

R4 zoning districts permit residential and community facility uses, including schools. The maximum residential FAR is 1.5, and maximum height is 35 feet. Residential lots require a minimum 10-foot front yard and a 20-foot rear yard, and beyond the Greater Transit Zone, off-street parking is required for 50 percent of dwelling units, although requirements for three spaces or fewer may be waived. Community facility buildings may achieve a maximum FAR of 2.0 and are limited by a 1:1 sky-exposure plane after rising to a height of 35 feet. Parking requirements for community facilities vary by floor area or capacity.

No new development is proposed as part of this action. The proposed C1-2 commercial overlay would be coterminous with the tax lot (Block 7128, Lot 2).

ENVIRONMENTAL REVIEW

This application (C 250302 ZMQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is: 26DCP028Q. The lead agency is the City Planning Commission (CPC).

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on October 31, 2025. An (E) designation (E-301) related to noise, established as part of a 2013 rezoning (C130170 ZMQ), will remain on the site.

UNIFORM LAND USE REVIEW

This application (C 250302 ZMQ) was certified as complete by the Department of City Planning on November 3, 2025, and was duly referred to Queens Community Board 8 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 8 held a public hearing on this application (C 250302 ZMQ) on January 7, 2026, and, on that date, by a vote of 19 in favor, 14 opposed, and 0 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 250302 ZMQ) on January 29, 2026, and on February 3, 2026, issued a recommendation of approval without conditions.

City Planning Commission Public Hearing

On February 2, 2026 (Calendar No. 1), the CPC scheduled February 18, 2026, for a public hearing on this application (C 250302 ZMQ). The hearing was duly held on February 18, 2026 (Calendar No. 14). One speaker testified in favor of the application, and none testified in opposition.

The applicant's representative spoke in favor of the application and provided an overview, stating that mapping the C1-2 commercial overlay on the entire property would legalize an existing non-flashing illuminated sign and maintain consistency with the longstanding non-residential use on this site. The speaker affirmed that no new development is proposed and discussed the benefits and utility of the sign for the local school community.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 250302 ZMQ) is appropriate.

The Commission finds the zoning map amendment to map a C1-2 commercial overlay within the existing R4 zoning district appropriate due to the project area's longstanding community facility use. The Commission notes the established commercial character of Francis Lewis Boulevard, which features a variety of local neighborhood retail and community facility uses. The Commission further notes that the C1-2 overlay is consistent with the commercial overlays mapped on Francis Lewis Boulevard immediately to the north of the Horace Harding Expressway.

The Commission recognizes that the current St. Francis Preparatory School building has been operating as a community facility use since 1974. The commercial overlay will legalize an existing non-flashing, illuminated sign and reinforce its utility for community announcements related to the school's events and operations. The C1-2 overlay district will not facilitate any new development in the project area.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on October 31, 2025, with respect to this application (CEQR No. 26DCP028Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 11b, by establishing within an existing R4 District a C1-2 District, bounded by the southerly service road of the Horace Harding Expressway, Francis Lewis Boulevard, and Pedestrian Way, Borough of Queens, Community District 8, as shown on a diagram (for illustrative purposes only) dated November 3, 2025.

The above resolution (C 250302 ZMQ), duly adopted by the City Planning Commission on March 4, 2026 (Calendar No. 9), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,
RASMIA KIRMANI FRYE, DAVID GOLD, Esq.,
RAJU MANN, ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D.,
RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: St. Francis Prep Commercial Overlay	
Applicant: St. Francis Preparatory School	Applicant's Primary Contact: Frank St. Jacques
Application # 250302ZMQ	Borough:
CEQR Number: 26DCP028Q	Validated Community Districts: Q08

Docket Description:
IN THE MATTER OF an application submitted by St. Francis Preparatory School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11b, by establishing within an existing R4 District a C1-2 District, bounded by the southerly service road of the Horace Harding Expressway, Francis Lewis Boulevard, and Pedestrian Way, as shown on a diagram (for illustrative purposes only) dated November 3, 2025.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 19	# Against: 14	# Abstaining: 0	Total members appointed to the board: 48
Date of Vote: 1/7/2026 12:00 AM		Vote Location: Hillcrest Jewish Center	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 1/7/2026 7:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Hillcrest Jewish Center 183-02 Union Turnpike, Fresh Meadows, NY 11366

CONSIDERATION:		
Recommendation submitted by	QN CB8	Date: 1/9/2026 11:13 AM



BOROUGH PRESIDENT RECOMMENDATION

Project Name: St. Francis Prep Commercial Overlay	
Applicant: St. Francis Preparatory School	Applicant's Administrator: Frank St. Jacques
Application # 250302ZMQ	Borough: Queens
CEQR Number: 26DCP028Q	Validated Community Districts: Q08

Docket Description:
IN THE MATTER OF an application submitted by St. Francis Preparatory School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11b, by establishing within an existing R4 District a C1-2 District, bounded by the southerly service road of the Horace Harding Expressway, Francis Lewis Boulevard, and Pedestrian Way, as shown on a diagram (for illustrative purposes only) dated November 3, 2025.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 2/3/2026 2:14 PM
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Queens Borough President Recommendation

APPLICATION: St. Francis Preparatory School Commercial Overlay
COMMUNITY BOARD: Q08

DOCKET DESCRIPTION

ULURP #250302 ZMQ – IN THE MATTER OF an application submitted by St. Francis Preparatory School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11b, by establishing within an existing R4 District a C1-2 District, bounded by the southerly service road of the Horace Harding Expressway, Francis Lewis Boulevard, and Pedestrian Way, as shown on a diagram (for illustrative purposes only) dated November 3, 2025.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.queensbp.org on Thursday, January 29, 2026 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant(s) made a presentation. There was one (1) speaker. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Applicant is proposing to map a C1-2 overlay within a R4 District directly over Block 7128, Lot 2 (the "Project Area") which coincides with the property boundaries of St. Francis Preparatory School. The zoning map amendment will facilitate the legalization of an existing illuminated non-flashing, double-sided accessory sign within the Project Area;
- The Project Area does not have any proposed development in relation to the commercial overlay zoning map amendment. The sign in question faces Francis Lewis Boulevard, has a surface area of 47 square feet (SF), and is 10 feet, 2 inches tall. The sign communicates necessary information to students, parents and the community. The Project Area was rezoned from an R3-2 District to an R4 District in 2013 to facilitate the enlargement of the school to its current size;
- The Project Area is a 163,920-SF triangular lot bounded by the Horace Harding Expressway service road and Francis Lewis Boulevard. The school building was constructed in the early 1960s and is the largest private Catholic secondary school in the United States. Zoning districts such as R2A/C1-2, R2A, R3-2/C1-2, and R4 exist within a 600-foot radius of the Project Area. Surrounding land uses include low-density residential, one- to three-story commercial uses, and another public school (Q004). The area is served by Q30, Q26, and Q76 bus lines;
- On January 7, 2026, Community Board 8 (CB8) voted to approve this application by a vote of nineteen (19) in favor, fourteen (14) opposed, and zero (0);
- At the Borough President's Land Use Public Hearing, the Land Use Director chaired the hearing on the Borough President's behalf. The Applicant presented their application and the Land Use Director asked questions related to when the sign was established on the Project Area, when the initial Department of Buildings (DOB) violation was issued, and how Community Board 8's discussion on the land use application. The Applicant responded to the questions in the following manner: (1) the sign was built and established in 2013, (2) DOB's violation was issued in 2023, and (3) CB8's concerns were conflated with other land use issues near the Application, and there is no available Floor Area Ratio (FAR) for the property owner to add to the Property Area. There was one (1) speaker in support of the Application. The hearing was closed.

RECOMMENDATION

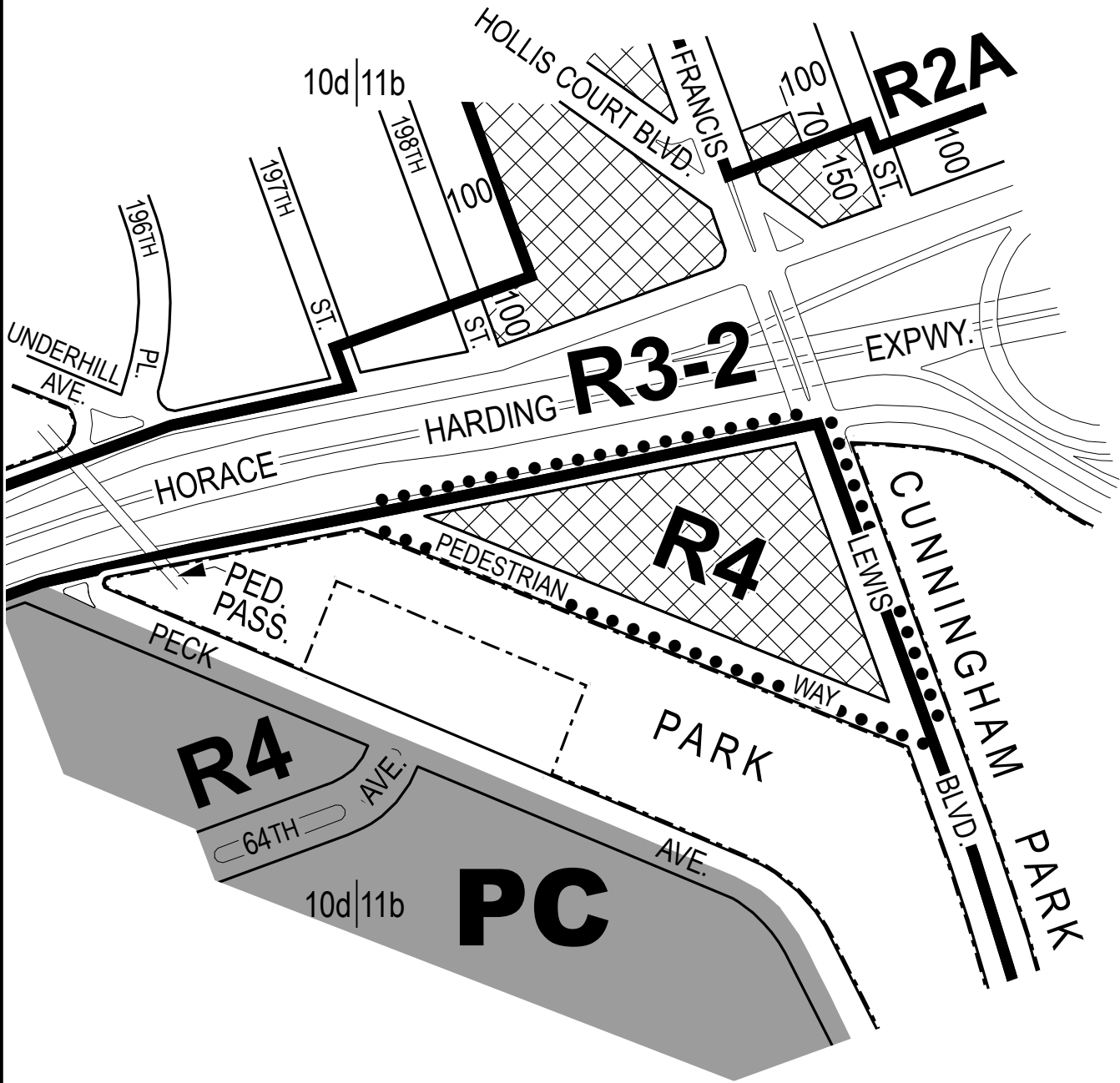
Based on the above consideration, I hereby recommend approval.



PRESIDENT, BOROUGH OF QUEENS

02/03/2025

DATE



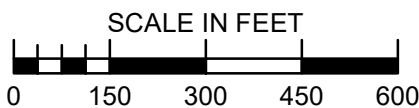
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

11b
 BOROUGH OF
QUEENS

S. Lenard
 S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 November 03, 2025



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by establishing a C1-2 District within an existing R4 District.
- Indicates a C1-2 District
- Indicates a Special Planned Community Preservation District (PC)