



July 1, 2026 / Calendar No. 10

C 260147 ZMQ

IN THE MATTER OF an application submitted by 108 Realty Group Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b:

1. changing from an R6B District to an R7X District property bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Street; and
2. establishing within the proposed R7X District a C2-4 District bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Street;

as shown on a diagram (for illustrative purposes only) dated February 2, 2026, and subject to the conditions of CEQR Declaration E-863.

This application for a zoning map amendment (C 260147 ZMQ) was filed by 108 Realty Group Inc. on November 5, 2025. The proposed action, in conjunction with the related action for a zoning text amendment (N 260148 ZRQ), would facilitate the development of a new 13-story mixed-use building with approximately 119,500 square feet of total floor area, including 93,100 square feet of residential space, which would result in approximately 119 dwelling units, of which 30 would be income-restricted, and contain 8,700 square feet of commercial space, and 17,700 square feet of community facility space at 47-03 108th Street in the neighborhood of Corona, Community District 4, Queens.

RELATED ACTION

In addition to the zoning map amendment (C260147 ZMQ) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 260148 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant requests a zoning map amendment to change an R6B zoning district to an R7X/C2-4 zoning district and a zoning text amendment to Appendix F to designate an MIH area coterminous with the project area. These actions would facilitate the development of a new 13-story mixed-use building with approximately 119,500 square feet of total floor area, including 93,100 square feet of residential space, which would result in 119 dwelling units, of which 30 would be permanently income-restricted. Additionally, the proposed development would contain 8,700 square feet of commercial space and 17,700 square feet of community facility space.

The project area consists of Block 2003, Lot 1. It is bounded by 47th Avenue to the north, a line 100 feet east of 108th Street to the east, 48th Avenue to the south, and 108th Street to the west.

The applicant-owned development site is Block 2003, Lot 1, and totals approximately 20,000 square feet of lot area. Lot 1 consists of the rectangular blockfront between 47th and 48th Avenues with 200 feet of frontage along 108th Street. The development site consists of two car dealerships and one auto shop situated in the same one-story building. The lot is accessible via curb cuts along 108th Street.

The surrounding area is characterized by a mix of residential, community facility, and commercial uses. The area immediately surrounding the project area is mapped with R5 and R6B zoning districts and is primarily developed with one- to three-story residential buildings as well as several multi-family walk-up buildings. 108th Street is an 80-foot-wide major north-south corridor spanning East Elmhurst to the north and Forest Hills to the south. While this portion of the corridor is mostly developed with one- to five-story buildings with ground floor retail uses and residential uses above, there are several long-standing auto uses such as sales, repair, and a gas station.

Open space in the area includes Corona Golf Playground, which is located on the block immediately northwest of the project area. William F. Moore Park, a small triangle park with seating and passive uses, is located three blocks south of the project area at the intersection of 108th Street and Corona Avenue. Flushing Meadows Corona Park, the largest park in Queens, is located one block east of the project area, containing several cultural and recreational institutions with a

regional draw including the New York Hall of Science, the Queens Zoo, the USTA Billie Jean King National Tennis Center, and more.

Community facilities in the area include P.S. 14, which serves kindergarten through fifth grades, located five blocks south of the project area. P.S. 369 is a pre-kindergarten center, located one block east of the project area next to the New York Hall of Science. Approximately five blocks west of the project area is I.S. 61, which serves sixth through eighth grades. The High School for Arts and Business, which serves ninth through 12th grades, is located approximately eight blocks south of the project area. Additionally, the Queens Public Library - Corona is located approximately seven blocks north of the project area.

The project area is well served by public transit and is located within the Outer Transit Zone. The 103rd Street-Corona Plaza and 111th Street stations, both served by the 7 subway line, are located approximately six blocks northwest and northeast, respectively, of the project area. The Q23 bus runs along 108th Street, providing service between East Elmhurst and Forest Hills with a stop at 108th Street and Corona Avenue.

In 1961, the project area was mapped with an R6 zoning district. In 1989, the Elmhurst/Corona Rezoning (C 880920 ZMQ) rezoned 387 blocks of Elmhurst and Corona to map contextual zoning districts to better align new development with the surrounding context of the neighborhoods and to limit commercial encroachment onto residential side streets. This rezoning action rezoned the project area to the current R6B zoning district.

R6B zoning districts typically produce three- to five-story attached houses and small apartment buildings with a maximum floor area ratio (FAR) of 2.0 for standard sites or 2.4 for qualifying residential sites. The maximum base height is 45 feet with a maximum building height of 55 feet which increases to 65 feet for qualifying residential sites. C2-3 commercial overlays are mapped in residential districts to serve local retail and service needs with a maximum commercial FAR of 2.0 when mapped in an R6B district.

The applicant proposes to develop a 13-story mixed-use building containing residential, commercial, and community facility uses. The proposed development would consist of

approximately 119,500 square feet of floor area with a total FAR of 6.0 and rise to a maximum building height of 145 feet. The building would contain approximately 8,700 square feet of commercial floor area and 17,700 square feet of community facility area on the ground floor. Floors two through 13 would include approximately 93,100 square feet of residential floor area consisting of 119 dwelling units of which 30 would be permanently income restricted pursuant to MIH Option 1. Forty-five accessory parking spaces would be provided in the cellar and would be accessed by a new curb cut on 48th Avenue.

To facilitate this development, the applicant requests a zoning map amendment to change an R6B zoning district to an R7X/C2-4 zoning district. R7X zoning districts are flexible medium-density residential districts which typically produce 12- to 14-story apartment buildings. The maximum residential FAR is 6.0 for qualifying affordable housing, and the maximum community facility FAR is 4.0. C2-4 overlays are mapped along streets that serve local retail needs and have a commercial FAR of 2.0 when mapped in an R7X district. Located within the Outer Transit Zone, parking spaces are required for 15 percent of non-income restricted dwelling units.

In addition to the zoning map amendment, the applicant proposes a zoning text amendment (N 260148 ZRQ) to designate the project area as an MIH area with Option 1. Option 1 requires that at least 25 percent of the residential floor area be provided as housing permanently income-restricted to households with incomes at an average of 60 percent of area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be income-restricted to residents with household incomes at an average of 40 percent of the AMI, with no units targeted to households with incomes exceeding 130 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 260147 ZMQ), in conjunction with the related application for a zoning text amendment (N 260148 ZRQ), 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 lead is the CPC. The designated CEQR number is: 26DCP091Q.

This application was determined to be a Type II action pursuant to the City’s Green Fast Track for Housing (GFT) process, established via a CPC rule change in 2024, which requires no further environmental review. A Type II memorandum was issued on January 29, 2025. The Type II memorandum includes an (E) designation (E-863) to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise.

UNIFORM LAND USE REVIEW

This application (C 260147 ZMQ) was certified as complete by the Department of City Planning on February 2, 2026, and was duly referred to Community Board 4 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 260148 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

This action is eligible for potential review by the Affordable Housing Appeals Board pursuant to Section 197-g of the New York City Charter.

Community Board Public Hearing

Community Board 4 held a public hearing on this application (C 260147 ZMQ) and the related action for a zoning text amendment (N 260148 ZRQ) on March 26, 2026, and on April 14, 2026, by a vote of 9 in favor, 25 opposed and 0 abstaining, adopted a resolution recommending disapproval.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 260147 ZMQ), and the related action for a zoning text amendment (N 260148 ZRQ) on April 16, 2026, and issued a recommendation approving the application on May 8, 2026, with the following conditions:

- “• There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The applicant should consider MIH Options 1 and 2 for this proposed development;

- The applicant should confer with the local community board, council member, and borough president to place a community-based organization or partner in the proposed community facility space;
- The applicant should communicate with the NYC Parks Department to jointly fund any outstanding capital and/or expense projects for the Corona Health Sanctuary Playground nearby;
- The applicant should assess the studio-to-family-sized unit ratio and make changes to include more family-sized units; and
- The applicant team should incorporate pervious pavement, bioswales, and rain gardens into their proposed development designs, and should plan to go above legal requirements with regard to sustainability.”

City Planning Commission Public Hearing

On May 13, 2026 (Calendar No. 8), the CPC scheduled June 3, 2026 for a public hearing on this application (C 260147 ZMQ) and the related application for a zoning text amendment (N 260148 ZRQ). The hearing was duly held on June 3, 2026 (Calendar No. 38). One speaker testified in favor of the application and none in opposition.

The applicant’s representative testified in favor of the application and presented an overview of the application and the land use rationale for the proposed R7X/C2-4 zoning district. The representative stated that the proposed actions would allow greater residential development than what is currently allowed under the existing R6B zoning district. The commercial overlay would maintain consistency with the commercial character of the 108th Street corridor.

The applicant’s representative acknowledged the high displacement risk among the area’s population, and that 54 percent of residents in the community district are rent burdened. The applicant’s representative explained that mapping an MIH area coterminous with the project area would help address the need for greater affordability in this community district.

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

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 260147 ZMQ), in conjunction with the related application for a zoning text amendment (N 260148 ZRQ), is appropriate. Together, these actions will facilitate the development of a new 13-story mixed-use building totaling 119,500 square feet, containing approximately 119 new dwelling units, of which 30 will be permanently income-restricted pursuant to MIH Option 1. Additionally, the building will contain approximately 8,700 square feet of community facility space and 17,700 square feet of commercial space.

The Commission believes the R7X zoning district will facilitate an appropriate increase in density from the current R6B district which is mapped along 108th Street, a wide street and major corridor in this part of Corona. While the R7X district permits buildings that are taller than the surrounding one- to four-story built context, the Commission believes that the wide nature of 108th Street is ideal for introducing medium-to-higher density buildings, along with good access to transit and proximity to numerous open space and community facility amenities. The Commission also recognizes that the maximum FAR of 4.0 for community facility uses will encourage neighborhood-serving programming within the new building.

The Commission finds the C2-4 commercial overlay appropriate as it will reinforce the commercial nature of the corridor while allowing new local retail uses that will serve the needs of existing and new residents. The C2-4 commercial overlay also has a low parking requirement, reflecting the transit accessibility in the neighborhood.

The Commission finds the text amendment to designate the project area with MIH Option 1 to be appropriate. Adoption of the zoning text amendment will align with the City's ongoing goal to promote the development of affordable housing, as was outlined in the City's previous housing plan, *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. The Commission appreciates that the 30 new units of income-restricted housing pursuant to MIH Option 1 will support the objectives in *Block by Block: The Housing Plan for a New Era*, the City's most recent plan outlining the strategies and policies to create 200,000 new affordable homes in the next decade.

The Commission supports the development of new, permanently income-restricted housing in Queens Community District 4 and encourages the applicant to explore mapping MIH Option 3 to achieve deeper levels of affordability.

RESOLUTION

RESOLVED, that having considered the Environmental Designation with respect to this application (CEQR No. 26DCP091Q), 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 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. 10b:

1. Changing from an R6B District to an R7X District property bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Street; and
2. Establishing within the proposed R7X District a C2-4 District bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Street;

Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated February 2, 2026, and subject to the conditions of CEQR Declaration E-863.

The above resolution (C 260147 ZMQ), duly adopted, by the City Planning Commission on July 1, 2026 (Calendar No. 10), 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.

SIDEYA SHERMAN, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

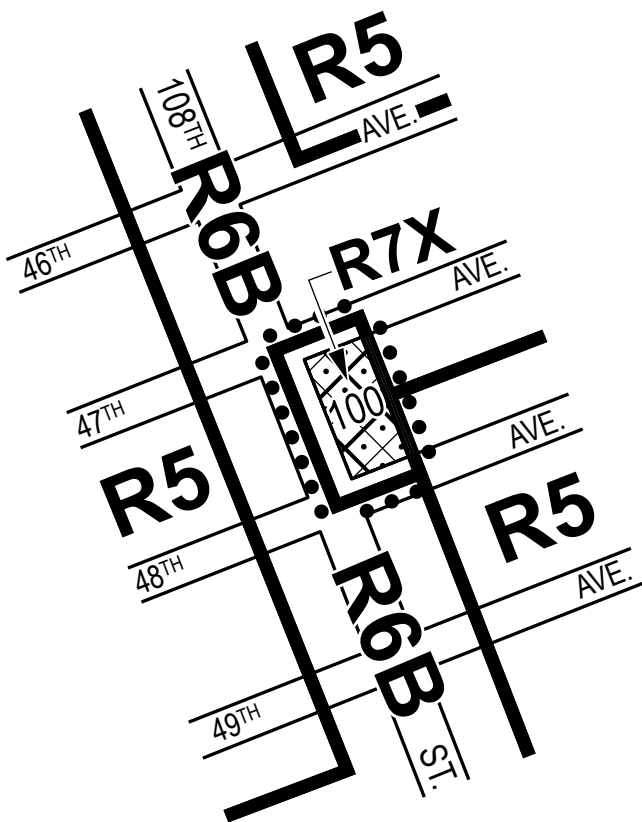
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,

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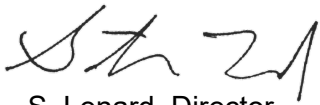
RAJ RAMPERSHAD, *Commissioners*

ANTHONY W. CROWELL, Esq., *Commissioner RECUSED*



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

10b
BOROUGH OF
QUEENS


S. Lenard, Director
Technical Review Division



New York, Certification Date:
February 02, 2026

NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by changing an R6B District to an R7X District and by establishing a C2-4 District within the proposed R7X District.
-  Indicates a C2-4 District



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 47-03 108th Street Rezoning			
Applicant:	108 Realty Group Inc.	Applicant's Primary Contact:	Frank St. Jacques
Application #	260147ZMQ	Borough:	
CEQR Number:	26DCP091Q	Validated Community Districts:	Q04

Docket Description:

IN THE MATTER OF an application submitted by 108 Realty Group Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: 1. 2. changing from an R6B District to an R7X District property bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Avenue; and establishing within the proposed R7X District a C2-4 District bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Avenue; as shown on a diagram (for illustrative purposes only) dated February 2, 2026, and subject to the conditions of CEQR Declaration E-863.

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

RECOMMENDATION: Unfavorable

# In Favor: 9	# Against: 25	# Abstaining: 0	Total members appointed to the board: 34
Date of Vote: 4/14/2026 12:00 AM		Vote Location: 51-11 108 Street	

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

Date of Public Hearing:**Was a quorum present?** No

A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members

Public Hearing Location:

CONSIDERATION: The motion was to approve the ULURP Committee's resolution which was to deny the application. Vote: 25 in favor of approving the resolution, 9 opposed and 0 abstention.

Recommendation submitted by	QN CB4	Date: 5/1/2026 2:27 PM
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COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst, and Newtown

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Corona, New York

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Donovan Richards
Queens Borough President

Ebony Young
Deputy Borough President

Marialena Giampino
Chairperson

Christian Cassagnol
District Manager

CERTIFICATION AND TRANSMITTAL

I hereby certify that the foregoing resolution was duly adopted by **Queens Community Board 4** at a public meeting held on April 14, 2026, at which a quorum was present.

The motion was to approve the ULURP Committee's resolution which was to deny the application.
Vote: **25** in favor of approving the resolution, **9** opposed, and **0** abstention

This resolution shall be transmitted to the **New York City Department of City Planning**, the **Queens Borough President**, the **New York City Planning Commission**, and the **New York City Council** as part of the official ULURP record for **ULURP No.: 250253 ZMQ (Zoning Map Amendment)**
ULURP No.: 250254 ZRQ (Zoning Text Amendment – MIH / Appendix F)
CEQR No.: 25DCP082Q (Environmental review tracking number)

QUEENS COMMUNITY BOARD 4

Elmhurst – Corona – Corona Heights – Newtown
46-11 104th Street
Corona, New York 11368

RESOLUTION REGARDING ULURP APPLICATION

Adopted by Queens Community Board 4
Date: __April 14, 2026__

ULURP APPLICATION – 47-03 108th STREET REZONING
ULURP No.: 250253 ZMQ (Zoning Map Amendment)
ULURP No.: 250254 ZRQ (Zoning Text Amendment – MIH / Appendix F)
CEQR No.: 25DCP082Q (Environmental review tracking number)

WHEREAS, the application by 108 Realty Group Inc. seeks a zoning map amendment from R6B to R7X/C2-4 and a zoning text amendment (Appendix F – Mandatory Inclusionary Housing, MIH Option 1 and Option 2) to designate the project area within a Mandatory Inclusionary Housing (MIH) area to facilitate the development of a 13-story, approximately 119-unit mixed-use building; and

WHEREAS, Community Board 4, through its ULURP Committee, has reviewed the application materials, presentations by the Applicant and the Department of City Planning, and the findings of an independent Urban Planner retained by the Committee; and

WHEREAS, the independent Urban Planner identified significant concerns regarding neighborhood context, building scale, infrastructure capacity, and long-term planning impacts, and said findings are incorporated into the Board's record and annexed to this resolution; and

WHEREAS, the proposed rezoning represents a substantial increase in permitted density and height compared to the existing built context of predominantly low-rise residential buildings in the surrounding area; and

WHEREAS, Community Board 4 has adopted a Statement of Needs prioritizing deep affordability, including housing affordable to households at or below 40 percent of Area Median Income (AMI); and

WHEREAS, the Applicant proposes MIH Option 1, which provides affordability at a weighted average of 60 percent of Area Median Income (AMI), a level that does not align with the income profile of many residents within Community District 4; and

WHEREAS, the Racial Equity Report identifies the project area as having a high risk of residential displacement, and the introduction of higher-density development without sufficient levels of deep affordability may exacerbate displacement of existing residents; and

WHEREAS, data provided by NYCDCP in the application indicates that the median household median income is low and has one of the city's highest rent burden districts. Based upon that data the surrounding community is below the income levels required to afford both the proposed market-rate units and the MIH Option 1 units; and

WHEREAS, as a result, the proposed development does not adequately serve the existing community;

NOW, THEREFORE, BE IT RESOLVED,
that Community Board 4 recommends DISAPPROVAL of the application in its current form; and

BE IT FURTHER RESOLVED,
that Community Board 4 would reconsider its disapproval only if the Applicant commits, through legally enforceable mechanisms, to the following conditions:

1. Deep Affordability

A substantial portion of the residential units shall be permanently affordable to households at or below 40 percent of Area Median Income (AMI);

2. MIH Adjustment

The project shall incorporate Mandatory Inclusionary Housing Option 3 with one hundred percent (100%) affordable housing, or an equivalent subsidy-supported affordability program;

3. Conversion of Market-Rate Units

A substantial number of units, with a target of fifty percent (50%) of the total residential units, including units otherwise intended as market-rate, shall be permanently affordable at or below 40 percent of Area Median Income (AMI);

4. Binding Agreements

All affordability commitments shall be secured through binding regulatory agreements with the City of New York, recorded against the property and enforceable in perpetuity;

5. Discussion

During deliberations of the ULURP Committee motion, discussion was held regarding the inclusion of senior citizen housing units, that the building architecture should reflect the cultural character of the community, that due to traffic conditions and difficulty in finding parking additional parking should be considered, and the hiring of local contractors for the building construction process;

6. Local Contractor Participation

The Applicant agreed to hire local district-based contractors for the building construction process;

BE IT FINALLY RESOLVED,

that this resolution shall be transmitted to the Department of City Planning, the City Planning Commission, the Borough President, and the New York City Council.

Adopted by a vote of 25 in favor, 9 opposed, 0 abstentions, on 4/14/2026.



Marialena Giampino
Chairperson, Queens Community Board 4

4/14/2026 Date

Board's Vote 25, Yes support ULURP Recommendations motion
9, No, does not support ULURP motions
0, Abstentions

ENCLOSURE INDEX

ENCLOSURE NO. 1 Independent Urban Planner Report

Paul D. Graziano
Associated Cultural Resource Consultants
146-24 32nd Avenue
Flushing, NY 11354
(718) 309-7522
paulgrazianohdc@yahoo.com

March 21st, 2026

RE: 47-03 108th Street – Land Use and RER Review for Queens Community Board 4, ULURP Committee

- **Zoning, FAR, Building Height, Mass and Density:** the applicant is proposing to rezone their parcel to R7X with a C2-4 commercial overlay to develop 119 residential units as well as significant commercial and community facility space on a single blockfront in Corona. The FAR is a 6.0, which would generate 119,483 sf for the developer's site.

Details:

1. **Building Height** – The proposed height of the building – listed as 145' in the narrative – would make it the tallest in Corona; this is not including the up to 30' that can be built additionally as of right for rooftop bulkheads and other uses above and beyond the maximum zoning height, resulting in a building potential height totaling 175' tall. In an area dominated by one and two-family homes and small apartment buildings no more than three storeys in height, this will change the neighborhood character drastically. Currently, the tallest buildings in proximity to 108th Street and 47th / 48th avenues are a 5-storey building immediately adjacent to the site on 48th Avenue; and a 4-storey building 150' to the north on the south side of 46th Avenue. Both of these developments are relatively recent and have been built since the R6B zoning was adopted. All other buildings in any direction do not exceed 30' in height. If approved, this building would be tallest building in Corona.
2. **Zoning & FAR** – The proposed change in zoning from R6B/C2-3 to an R7X/C2-4 zone is dramatic and excessive. It does not relate to the R6B zone that will surround it; indeed, it is even taller and bulkier than the proposed rezoning at 50-20 108th Street, which is within this proposed rezoning's catchment area (425' to the south). As stated above, the potential building heights, massing and density is completely out of scale to other new development in this part of Corona. The applicant does not address this at all due to their reliance on the new rules passed by former Mayor Adams and the City Planning Commission (CPC) under former Chair Dan Garodnick known as *Green Fast Track*. *Green Fast Track* removes the requirement of submitting an EAS or EIS for developments with less than 250 units in R5 through R10 zones that meet certain benchmarks; thus, this submission does not include any analysis relating to many of the indices that would normally be examined, including height, zoning, FAR and others. In addition, along with 50-20 108th Street, this will set a precedent in the R6B zone to rezone other locations to a similar zoning category and ultimately get rid of the zone altogether. Most buildings in proximity have FARs far below a 6.0; the vast majority are 1.2 FAR or less. In addition, the applicant has purposefully not revealed the amount of development that can be built on the site under the current R6B zone. In the No-Action scenario, instead of stating that the current auto repair businesses would remain, the applicant should have stated what can be built as-of-right under the existing R6B zoning: a five to six-storey building containing 48,000 sf of residential development with up to 70 units.
3. **Mass and Density** – Renderings of this proposed building have not been included in the CPC submission; however, on the YIMBY website dated February 14, 2026, a single unattributed front (west elevation) view of the proposed building is shown, although with no reference or context to the surrounding buildings (see <https://newyorkyimby.com/2026/02/new-rendering-revealed-for-47-03-108th-street-in-corona-queens.html>). Apex Development also has a slightly different rendering on their website (see <https://www.apexdevelopmentny.com/copy-of-college-point-rezoning>) even though the web address mentions College Point rather than Corona. In that rendering, they are trying to show how it relates to – literally – the tallest building in the area, which is five storeys in height.

The mass and density of the proposed development is simply enormous compared to even that largest building in proximity.

- **Affordability:** the applicant has filed under the Mandatory Inclusionary Housing (MIH) program, resulting in approximately 30 units which will be “affordable” out of a total of 119 units for the site controlled by the developers. Very few of the “affordable” units will be earmarked for CB4 residents; the rest will be open to a citywide lottery. The remainder of the units will be rented at market-rate/luxury rates. In addition, the deepest affordability option – 40% - will only include 12 units. The applicant is making the case that in order to build income-restricted units, the project must be scaled to an R7X zone. Based upon the average income of the area, virtually no residence of Corona will be able to afford 90% of the units proposed to be available in this building. The applicant has specifically chosen not to include the new Universal Affordability Preference (UAP) passed under the City of Yes for Housing Opportunity (COYHO) that would require a higher percentage of affordable units in exchange for additional density and height. In addition, the affordability tables supplied in the Racial Equity Report (RER) are questionable at best. This will be addressed in the RER review later in this document.
- **Open Space:** There is no analysis for open space as there is no EAS included in this submission. In addition, there is no open space within the catchment area of this proposed rezoning. As such, no shadow studies were required; regardless, as this building would be the tallest in Corona should it be constructed, it is likely that it will cast significant shadows on nearby parkland, including Flushing Meadows-Corona Park which is 800’ to the east (less than one block), in the afternoon and early evening throughout much of the year.
- **Hazardous Materials:** As with many industrial areas in New York City, the parcel under consideration has a history of contamination. While the applicant has “voluntarily” placed an E-Designation on the development site – which will travel with the deed and property – this was done to respond to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) which, had they not “volunteered” to do this, *Green Fast Track* would not have been allowed to proceed.
- **Schools:** The only school utilization statistics provided by the applicant is in the Racial Equity Report (RER). They are minimized to a great extent and cannot be considered applicable to the reality of overcrowding in the public schools located in Corona.
- **Transportation / Community Facilities / Other Sections and issues of the EAS not responded to by the Applicant.** *Green Fast Track* has again removed any studies pertaining to transportation, noise or other issues. It is absurd that what could be the tallest and largest single development in Corona would not have to be assessed by the applicant despite the definite negative impacts that will occur should this rezoning be approved.
- **Racial Equity Report:** the Racial Equity Report (RER) has significant discrepancies from the one submitted for the 50-20 108th Street rezoning, less than 500 feet away and which overlaps with 47-03 108th Street in terms of review. It appears that different criteria has been used; while the PUMA data is for a slightly different location than the 50-20 108th Street application, the boundaries of the “Displacement Risk by Neighborhood Tabulation Area” on page 11 of the RER (page 15 of the PDF) are completely different from that of the 50-20 108th Street application RER (page 11 of that RER/page

16 of the PDF). This has created conclusions that lower the Displacement Risk for both Corona and Elmhurst to “Higher” and “Intermediate” respectively from the 50-20 108th Street report, which identifies that both Corona and Elmhurst are considered in the “Highest” category on the Displacement Risk Map. Both reports are written by the same company – Urban Cartographics – and represented by the same attorneys, Akerman LLP (Frank St Jacques as the attorney publicly representing both applications at Community Board 4 and other public review under the ULURP process). Similarly, the section Profile of anticipated residential affordability (2.1.2) – page 4 of the PDF for 47-03 108th Street and page 5 of the PDF for 50-20 108th Street – also have completely different Anticipated Affordability, with different rents and eligible incomes, even though the properties are literally two city blocks away from each other in the same community, same demographics and same income levels. This is critical, as the Department of City Planning has made it clear that despite the extremely high risk of displacement to the renters in Corona that will be directly and indirectly affected by this rezoning and the development that will occur, they support it. The block that 47-03 108th Street is located on has 134 units of housing of which 14 are currently vacant. Of the 120 units that are inhabited, 81, or 67.5% are renter occupied. This building alone would double the number of rental units on this single block, with 90% of the units unaffordable to the residents of Corona. Subsequently, increased displacement will inevitably occur; the rents being proposed are simply too high for the average income in this part of Corona. Corona’s median income in the 50-20 108th Street RER report is approximately \$59,000, or \$4,915 per month while the median income in the 47-03 108th Street RER report is approximately \$70,000, or \$5,830 per month. An affordable rent is considered to be 30% of this amount, or \$1,470 per month in the 50-20 108th Street RER report and \$1,750 per month in the 47-03 108th Street RER report. In the 47-03 108th Street RER Report, 1-Bedrooms are being proposed at \$1,220 for 40% AMI; \$1,820 for 60% AMI; \$2,430 for 80% AMI; and \$2,780 at market rate, substantially different from the 50-20 108th Street RER report. Not only will this building not serve the residents of Corona, but it will result in an upward spike in asking rents throughout the immediate community, increasing the risk of displacement.

Recommendations:

1. **Retain the R6B Zoning.** The R6B zoning that has been in place for decades remains significantly higher in density than most of the buildings that are in the zone. There are several examples of buildings that have been successfully constructed under the R6B zone within spitting distance of this site. There is absolutely no reason for this rezoning to be approved, given that the displacement risk combined with the massive height and bulk of this building will have an incredibly negative impact on Corona.
2. **Any Rezoning Should Reflect the Actual Profile of the Surrounding Community.** The applicant’s proposed rezoning is wildly out of scale to the development immediately adjacent and within the radius of the study area. The zoning that surrounds this area is R5 and R6B zoning. It stands to reason that proposing an R7X rezoning does not reflect in any way, shape or form the surrounding community and will do more to radically change the community than reinforce existing trends. This application is the very definition of spot zoning. In a neighborhood such as Corona, which has significant challenges on a daily basis, this type of rezoning application should be a non-starter.

3. **Real permanent affordable housing is important.** Since its inception, the amount of affordable housing at New York City AMI levels has not moved the needle on actual affordability for New York City residents. In fact, it has been well documented that as MIH developments are built, the market-rate and luxury units associated with them overwhelm whatever affordability is baked into that particular development, resulting in increased gentrification far beyond that project itself. Should a rezoning occur, it should be at the prevailing zoning adjacent to the rezoning area; should include MIH requirements; and, should additional height or bulk be requested, should be part of the UAP program requiring deep affordability with additional units in exchange for greater height, more FAR and higher density.
4. **Displacement fears are real and the proposed units will not make up for this.** Based on the RER there is no question that, given the massive scale of this development at an R7X zoning designation, fears of displacement of existing renters and subsequent gentrification of the area – which is currently 65% to 70% Hispanic in the immediate vicinity – are very real. In addition, the indirect displacement (both residential and small business commercial) and “ripple effect” that will occur should this rezoning – and others being considered currently – be approved will negatively affect a much larger geographic area of Corona and Community Board 4. Indirect displacement includes increases in rents; increased turnover of absentee ownership by investors; and new luxury and market rate buildings that continue to make the area more and more expensive.

Submitted by:

Paul Graziano, Principal
Associated Cultural Resource Consultants



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 47-03 108th Street Rezoning	
Applicant: 108 Realty Group Inc.	Applicant's Administrator: Frank St. Jacques
Application # 260148ZRQ	Borough: Queens
CEQR Number: 26DCP091Q	Validated Community Districts: Q04

Docket Description:
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Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable
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Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: 		
Recommendation submitted by	QN BP	Date: 5/8/2026 12:11 PM

Queens Borough President Recommendation

APPLICATION: 47-03 108th Street Rezoning
COMMUNITY BOARD: Q04

DOCKET DESCRIPTION

ULURP #260147 ZMQ – IN THE MATTER OF an application submitted by 108 Realty Group Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b:

1. changing from an R6B District to an R7X District property bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Avenue; and
2. establishing within the proposed R7X District a C2-4 District bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Avenue;

as shown on a diagram (for illustrative purposes only) dated February 2, 2026, and subject to the conditions of CEQR Declaration E-863.

ULURP #N260148 ZRQ – IN THE MATTER OF an application submitted 108 Realty Group Inc. pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the zoning text to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 4, as shown on diagram (for illustrative purposes only) dated February 2, 2026, and subject to the conditions of CEQR Declaration E-863.

PUBLIC HEARING

A Public Hearing was held by the Land Use Director on behalf of 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 queensbp.nyc.gov on Thursday, April 16, 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 were no speakers. 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 rezone an R6B lot to a R7X/C2-4 lot. The area to be rezoned (Block 2003, Lot 1) is bounded by 108th Street to the west, 47th Avenue to the north, a line parallel to 111th Street to the east, and 48th Avenue to the south. The zoning map amendment would facilitate the construction of a new six-story mixed-use residential-commercial-community facility building with cellar-level parking;
- The Proposed Development would include a new 13-story, 95ft, 119,483-SF building with approximately 93,067-SF of residential space, 8,680-SF of ground-floor commercial space, and 17,736-SF of community facility space. The community facility space will consist of an indoor soccer center operated by a local nonprofit and an adult day care center on the first and second floors. There will be 119 dwelling units, with 30 affordable units pursuant to MIH Option I. Open space on the rear yard and rooftop will be provided. Forty-five parking spaces will be available on the cellar level;

- The Development Site (Block 2003, Lot 1) is an approximately 20,000-SF lot, currently improved with an approximately 7,800-SF one-story industrial building occupied by non-conforming auto-repair uses;
- Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are R5 and R6B with commercial overlays along certain streets. The surrounding uses are mostly residential, with some commercial and mixed uses along 108th Street. Flushing Meadows Corona Park, along with the 103rd Street and 111th Street 7 train stations, are nearby;
- On April 14, 2026, Community Board 4 (CB4) voted to disapprove this application at their Full Board Meeting by a vote of nine (9) in favor, twenty-five (25) against and zero (0) abstentions. CB4 included conditions the Applicants should make for a reconsidered disapproval:
 - Deep Affordability – a substantial portion of the residential units shall be permanently affordable to households at or below 40 percent of Area Median Income (AMI);
 - MIH Adjustment – the project shall incorporate Mandatory Inclusionary Housing (MIH) Option 3 with one hundred percent affordable housing, or an equivalent subsidy-supported affordability program;
 - A substantial number of units, with a target of 50% of the total units, shall be permanently affordable at or below 40% AMI;
 - Binding Agreements – all affordability commitments shall be secured through binding regulatory agreements with the City of New York, recorded against the property and enforceable in perpetuity; and
 - Inclusion of senior citizen housing units as well as reflecting the cultural character of the community, additional parking, and hiring of local contractors for the construction process;
- At the Borough President's Land Use Public Hearing, the Land Use Director held the hearing on the Borough President's behalf. The Director asked the developer about the Community Board discussions, and they confirmed the concerns about deeper affordability and issues with the racial equity report. They mentioned previous projects in this district and highlighted the fact that they are open to working with the community. The Director also asked about 3-bedroom units for families, and the developer said they're only building studios and 1-bedrooms but are open to changing the layout if feasible. Next, the Director asked about the lot's rezoning history, and the developer said the last time the lot was rezoned was 1989. The Applicant elaborated on the community facility space, which they stated will be a soccer facility with a field and locker rooms along with programming space and an adult day care center on the second floor. Lastly, the Director asked the developer to highlight any sustainable or energy efficient aspects of the development, to which they answered that they're looking into adding electric vehicle charging stations and the feasibility of adding rain gardens and street trees. There were no speakers and the item was closed.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with the following conditions:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant should consider MIH Options 1 and 2 for this Proposed Development;
- The Applicant should confer with the local Community Board, Council Member and Borough President to place a community-based organization or partner in the proposed Community Facility Space;

- The Applicant should communicate with the NYC Parks Department to jointly fund any outstanding capital and/or expense projects for the Corona Health Sanctuary Playground nearby;
- The Applicant should assess the studio-to-family-sized unit ratio and make changes to include more family-sized units; and
- The Applicant team should incorporate pervious pavement, bioswales, and rain gardens into their Proposed Development designs, and should plan to go above legal requirements with regard to sustainability.



PRESIDENT, BOROUGH OF QUEENS

05/08/2026

DATE