

53-15/21 Northern Boulevard

Block:1153 Lot:37

BOROUGH OF QUEENS

New York City Board of Standard and Appeals

Cal. No. 246-98-BZ

- Reinstatement of prior variance, term expired on March 9, 2009
- Amendment for the proposed change of use from automobile sales – open and enclosed (use group 16) and motor vehicle repair shop (use group 16) to automobile sales open and enclosed (use group VI- retail) in a C2-2 commercial zoning district

53-21

[+ Add Another Tax Location Comparison](#)

NORTHERN

TAX LOT 185L 4011530037

BOULEVARD, 11377

Queens (Borough 4) - Block 1153 - Lot 37

Zoning District: ☒ R5 ☒ C2-2

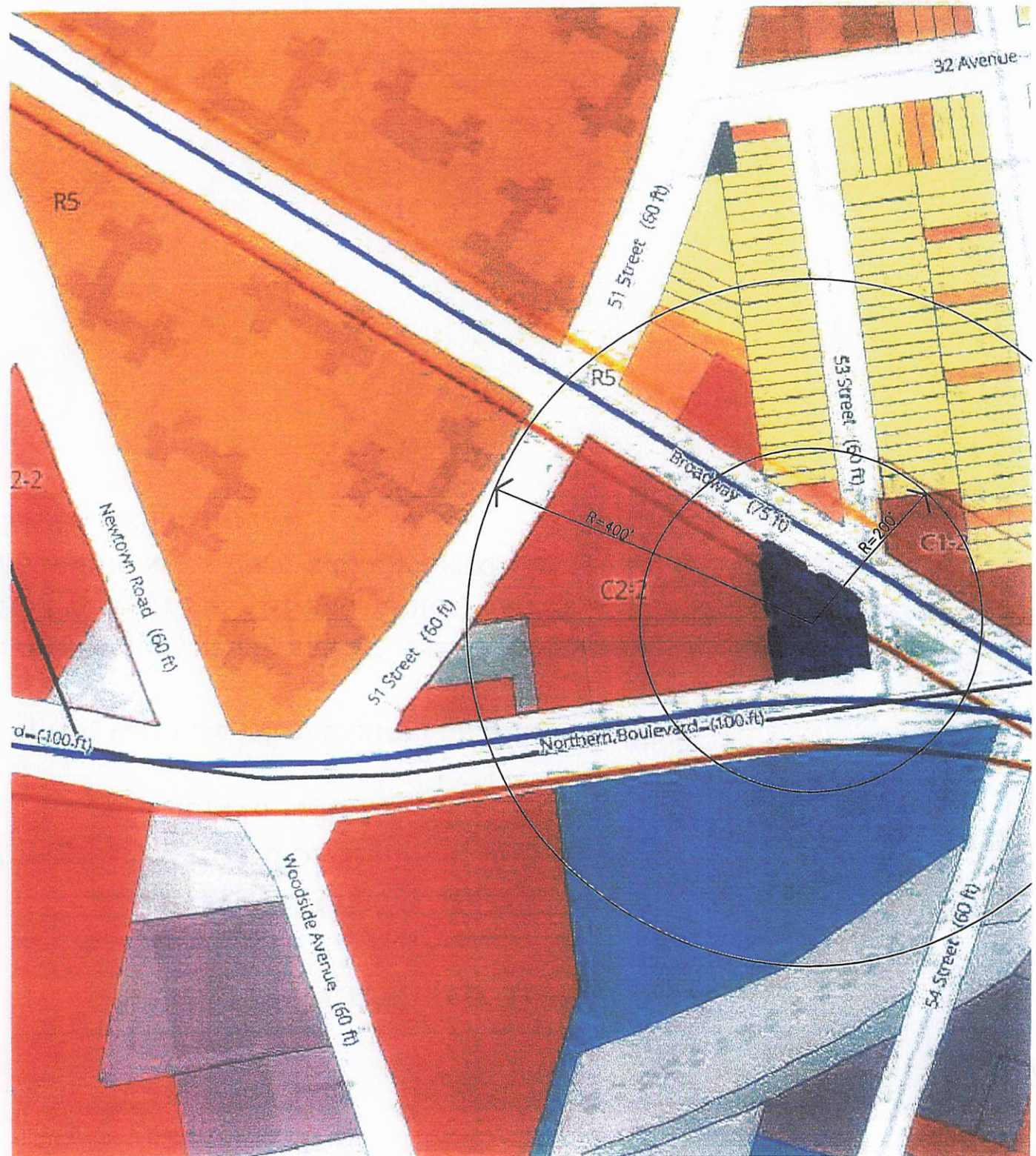
INTERSECTING MAP LAYERS

☒ FRESH Zone☒ Appendix I

ZONING DETAILS:

☒ Digital Tax Map☒ Zoning Map: 9d (pdf)☒ Historical Zoning Maps (pdf)

Owner	Show Owner
Land Use	Commercial & Office Buildings
Lot Area	12,762 sq ft
Lot Frontage	105 ft
Lot Depth	164.89 ft
Year Built	1961
Year Altered	2012
Building Class	Car Sales/Rental with Showroom (68)
Number of Buildings	1
Number of Floors	1
Gross Floor Area	4,395 sq ft
Total # of Units	2
Building Info	☒ BISWEB
Property Records	☒ View ACRIS
Housing Info	☒ View HPD's Building, Registration & Violation Records
Community District	☒ Queens Community District 1
City Council District	☒ Council District 25
School District	30
Police Precinct	114
Fire Company	L163
Sanitation Borough	4
Sanitation District	24



et (60 ft) 53 Street (60 ft)

Broadway (75 ft)

Broadway (75 ft)

SITE

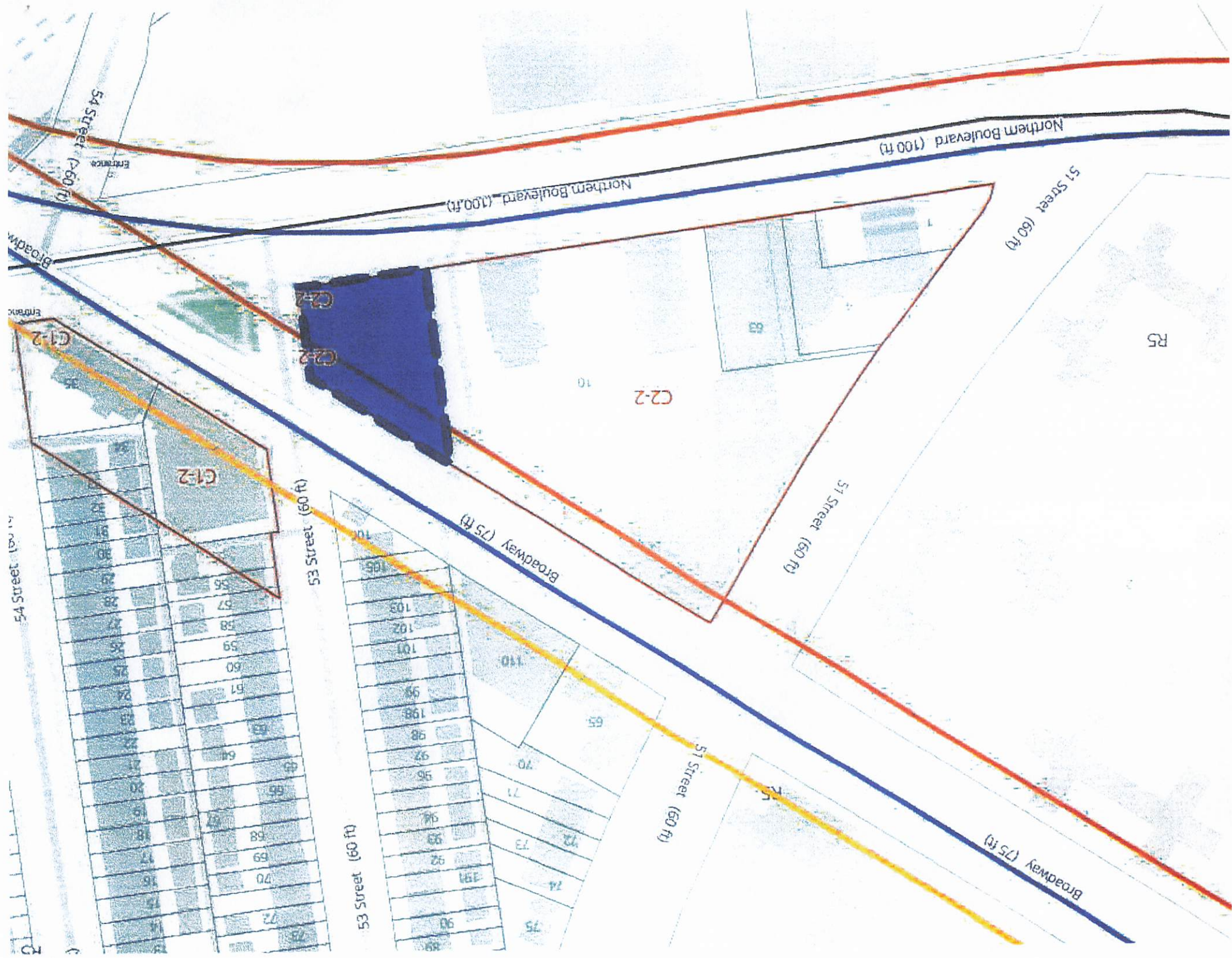
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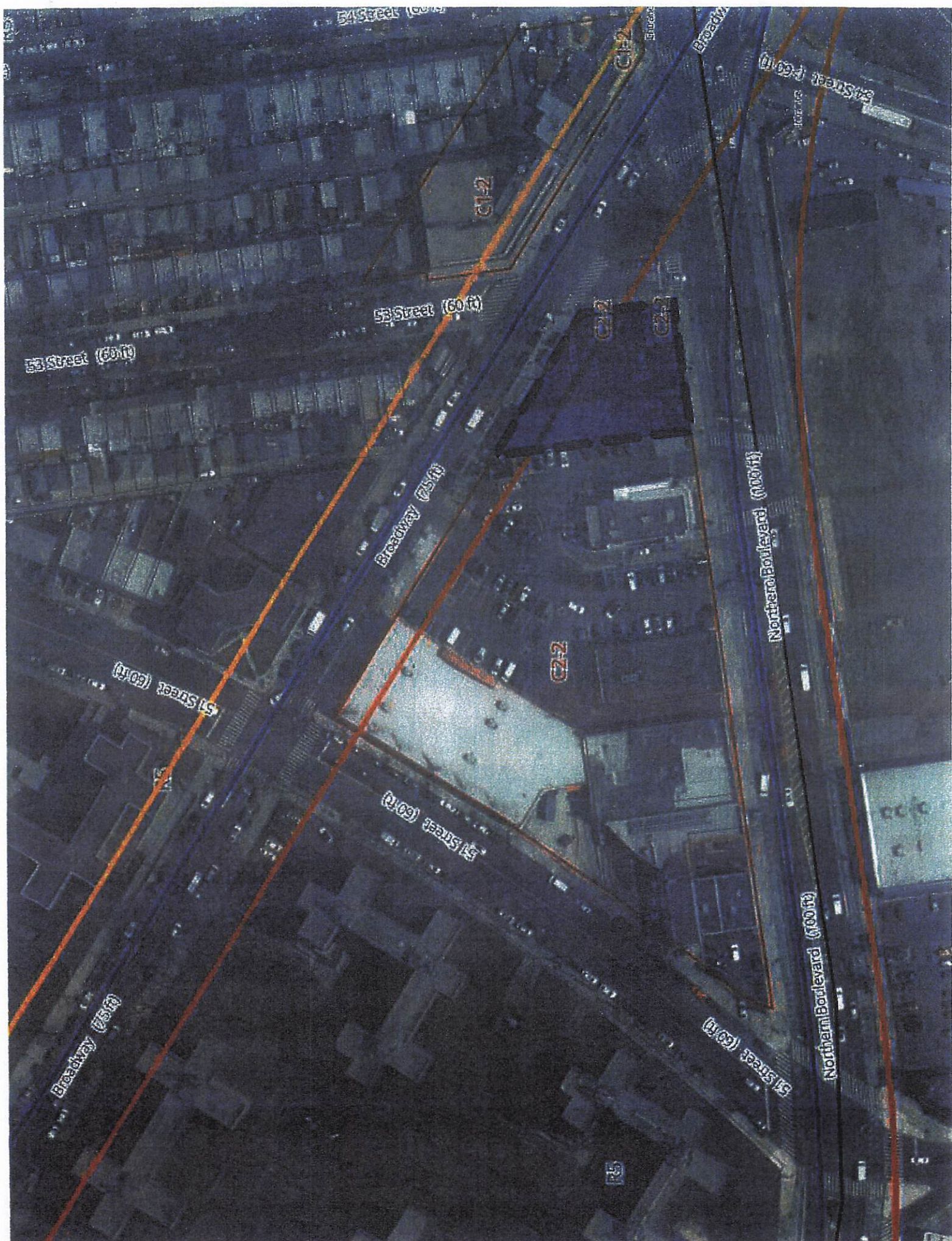
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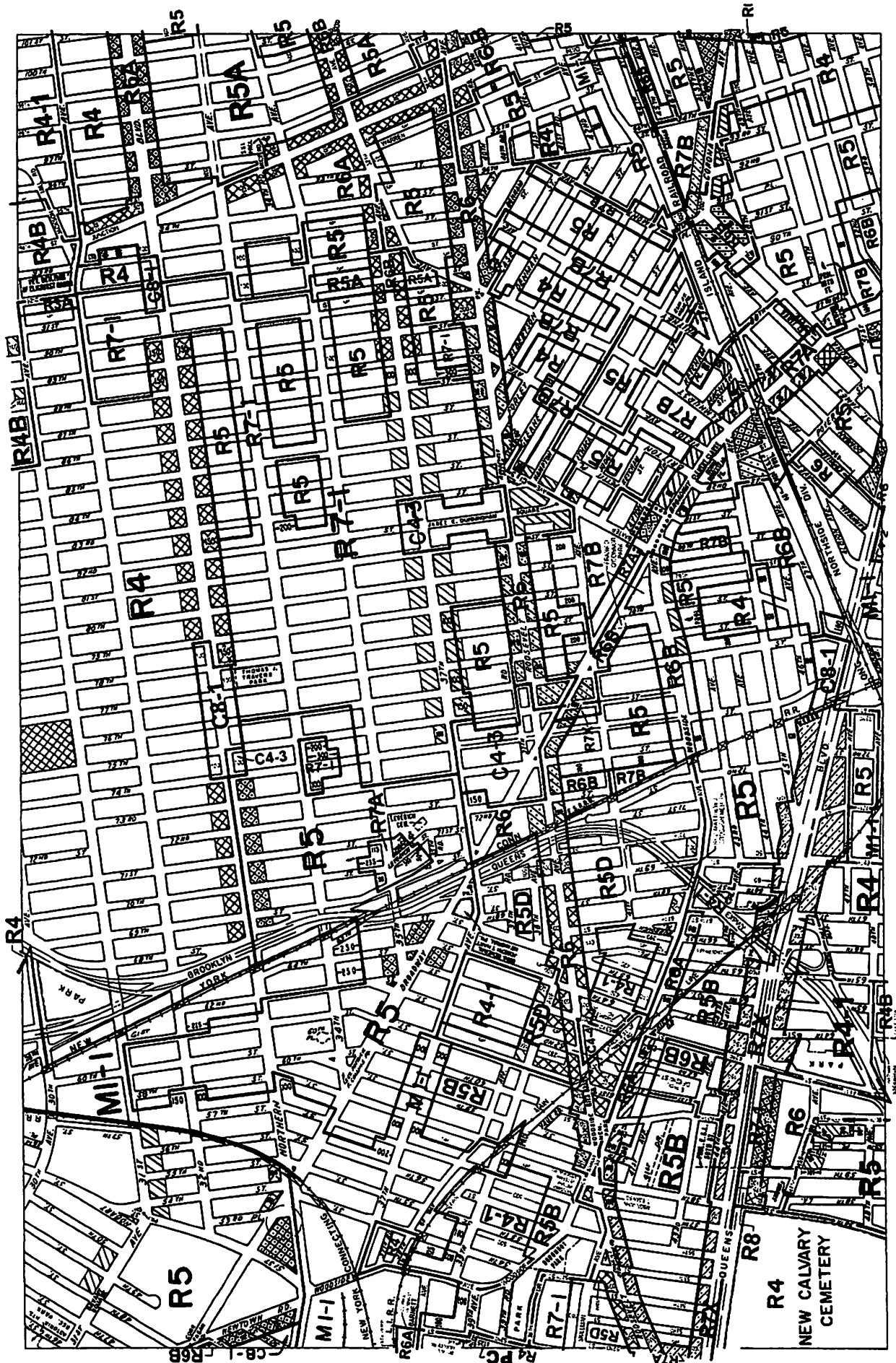
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C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
 NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

BSA Cal. No. 246-98-BZ

Premises: 53-21 Northern Boulevard, Queens

Update received 6/16/ 2025 for Full Board Review

June 15, 2025

Gerald Caliendo, Architect
138-72 Queens Boulevard
Briarwood, NY 11435

Re: BSA Cal. No. 246-98BZ
53-21 Northern Boulevard
Queens

Dear Mr. Caliendo,

Per your request, and in response to concerns expressed by Community Board #1 at their Land Use and Zoning Committee meeting, specifically with regard to the use of the site and traffic, please be advised of the following:

The existing site, historically, was originally occupied by a gasoline service station, and was then subsequently changed to a used car sales and automobile repair facility. The proposed project will eliminate the automobile repair facility use, to be replaced by an automobile showroom with a total of three (3) cars, with a total of 25 spaces in the open area for used car sales- 23 cars on display for sales and 2 spaces for customer parking.

The below examines future vehicle trips to generated by the existing automobile related use, as compared to a retail commercial use, community facility use, and restaurant use.

Table 1: Vehicle Trip Generation Comparison

	Auto Dealership 12,000 sf		Local Retail 12,000 sf		Community Facility (Medical Office) 12,000 sf		Restaurant 12,000 sf	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
Daily Person Trips/1,000 gsf	13 ⁽¹⁾	2.63 ⁽¹⁾	329 ⁽²⁾	358 ⁽²⁾	74.6 ⁽²⁾	37 ⁽²⁾	246 ⁽²⁾	358 ⁽²⁾
Auto Share	100% ⁽¹⁾	100% ⁽¹⁾	11% ⁽³⁾	8% ⁽³⁾	30% ⁽³⁾	30% ⁽³⁾	35% ⁽⁴⁾	35% ⁽⁴⁾
Auto Occupancy	1.3 ⁽¹⁾	1.5 ⁽¹⁾	1.2 ⁽³⁾	1.2 ⁽³⁾	1.5 ⁽³⁾	1.5 ⁽³⁾	2.2 ⁽⁴⁾	2.3 ⁽⁴⁾
Daily Auto Trips	13*12*1/1.3 =120	2.63*12*1/1.5 =21	329*12*0.11/ 1.2=362	358*12*0.08/ 1.2=286	74.6*12*0.3/ 1.5=179	37*12*0.3/ 1.5=89	246*12*0.35/2.2 =470	358*12*0.35/2.3 =654

Sources:

- (1). Innovation Queens FEIS, Table 13-7.
- (2). 2021 CEQR Technical Manual, Table 16-2.
- (3). Based on NYCDOT surveys on similar land uses in a Transit Zone in Brooklyn.
- (4). East New York Rezoning FEIS, Table 13-8.

As shown above, it is important to highlight that auto dealerships generate significantly fewer vehicle trips compared to other common commercial uses. According to the 2021 CEQR Technical Manual trip generation guidelines, land uses such as local retail, medical offices and restaurants typically produce much higher traffic volumes due to greater customer turnover and more frequent visits. In contrast, auto dealerships experience lower customer frequency and more controlled vehicle activity, leading to a reduced impact on local traffic conditions. As shown in the above comparison table, auto dealerships generate notably fewer daily vehicle trips than local retail, medical office and restaurant uses on both weekdays and Saturdays.

Respectfully Submitted,



Hiram A. Rothkrug

Gerald J. Caliendo, R.A, A.I.A.
Architect PC

138-72 Queens Boulevard
Briarwood, NY 11435
Tel # (718) 268-9098
Fax # (718) 268-9097

June 16, 2025

Queens Community Board 1
45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY 11105

Re: Cal. No. 246-98-BZ Premises: 53-15/21 Northern Boulevard, Queens

Dear Chair:

In response to issues raised at the Community Board 1Q Land Use Zoning Committee meeting on June 4, 2025 we submit the following for review and consideration:

- First Floor Plan (sheet P-2): three vehicles have been added to the showroom in the enclosed building.
- Vehicular Maneuverability Plan (sheet P-4): illustrates the egress and ingress of vehicles on the site mainly utilizing the existing 75 foot curb cut on Broadway.
- Letter from Environmental Studies Corporation, Inc. addressing the use the site as it relates to traffic.

Thank you for your consideration.

Sincerely,

Gerald J. Caliendo

Gerald J, Caliendo, RA, AIA

Cc: Chair, NYC Board of Standards and Appeals
Donovan Richards, Queens Borough President

List of Drawings

T-1	-	List of Drawings	
P-1	-	Existing/Proposed Conditions	- Site Plan
P-2	-	Existing/Proposed Conditions	- 1st Floor and Mezzanine Plan
P-3	-	Existing/Proposed Conditions	- Elevations and Section
P-4	-	Site Traffic Circulation	

BLOCK: 1153 LOT: 37
ZONING DISTRICT: C2-2 IN R3-2
EXIST. LOT AREA = 105.00' x 164.99' = 12,349.00' SF
LOT AREA = 12,349.00' SF (SEE LOT AREA DIAGRAM)
MAX. ALLOW. F.A.R.: (2R SEC. 33-121) = 1.0
MAX. ALLOW. F.A. = 12,349.00' x 1.0 = 12,349.00' SF
EXISTING / PROPOSED GROSS FLOOR AREA = 4007.5 + 450 = 4457.50 SF

YARD REGULATIONS:

SIDE YARD: (AS PER 33-25)

REQ'D: NOT REQUIRED

PERMITTED OBSTRUCTIONS IN REQUIRED REAR YARD: [AS PER 33-23(b)(3)]

REQ'D: BUILDING IS PERMITTED OBSTRUCTION IF IT DOES NOT EXCEED ONE STORY OR 30.00' IN HEIGHT
PROP. REAR YARD: NO PROPOSED OBSTRUCTIONS

REAR YARD: (AS PER 33-26)

REQ'D: 20.00' PROP.: N/A

HEIGHT & SETBACK REGULATIONS [AS PER ZR SEC. 33-431]

MAX. HEIGHT OF FRONT WALL: 30.00' OR 2 STORIES WHICHEVER IS LESS
REQUIRED FRONT SETBACK ON WIDE ST.: 15.00'
REQUIRED SKY EXPOSURE PLANE SLOPE: 5.6 TO 1
NO PROPOSED BUILDING, ACCESSORY TRAILER TO USED CAR DEALERSHIP

REQ'D ACCESSORY OFF-STREET PARKING (AS PER ZR SEC. 36-21 PRC-C)

FOR GENERAL RETAIL USES = 1 PER 300.00 SQ. FT.
4,457.50 SF / 600.00 SF = 7 PARKING ACCESS. OFF-STREET PARKING SPACES PERMITTED
PROPOSED OFF-STREET PARKING SPACES = 2

REQUIRED PARKING = NONE REQUIRED

WAIVER FOR VERY LOW PARKING REQUIREMENTS (AS PER ZR SEC. 36-21 PRC-C)

IF TOTAL # OF REQ'D ACCESSORY OFF-STREET PARKING SPACES IS LESS THAN 25 = 2 < 25 THEREFORE, NO SPACES ARE REQ'D!

LOADING BERTH REQUIREMENTS (AS PER ZR SEC. 36-62)

OFFICE VI USE: 25,000.00 SF OR LESS; NONE REQ'D
PROP. OFFICE F.A. = 390.00 SF < 25,000.00 SF THEREFORE NONE REQ'D

RETAIL VI USE: 8,000.00 SF OR LESS; NONE REQ'D
PROP. RETAIL F.A. = 390.00 SF < 8,000.00 SF THEREFORE NONE REQ'D

THE ADVERTISER SHALL NOT HAVE CONTROL, OR CHANGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION DETAILS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES OF PROCEDURE, OR FOR SAFETY REGULATIONS AND RECORDS IN CONNECTION WITH THE WORK. FOR THE AGENCY IN CONNECTION WITH THE CONTRACT, SUCH INFORMATION IS ANY OTHER PERSON RESPONSIBLE. ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. IN ALL CASES, THE ADVERTISER SHALL BE RESPONSIBLE FOR THE CONTRACT SPECIFICATIONS. IN ALL CASES, THE ADVERTISER SHALL BE RESPONSIBLE FOR THE CONTRACT SPECIFICATIONS. IN ALL CASES, THE ADVERTISER SHALL BE RESPONSIBLE FOR THE CONTRACT SPECIFICATIONS.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

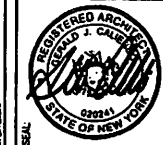
124-72 (Judson Boulevard)
Stamford N.Y. 11435

Architecture
Interior Design
Circle Consultant
Building Dept.
Expedition

LIST OF DRAWING / LIST OF REVISIONS
ZONING CALCULATIONS

53-15/21 NORTHERN BLVD
QUEENS, NEW YORK

DRAWN BY	CL	PREMISES
CHECKED BY	GJC	
JOB NO.	25067	
SCALE	AS NOTED	
DATE	04/18/2025	



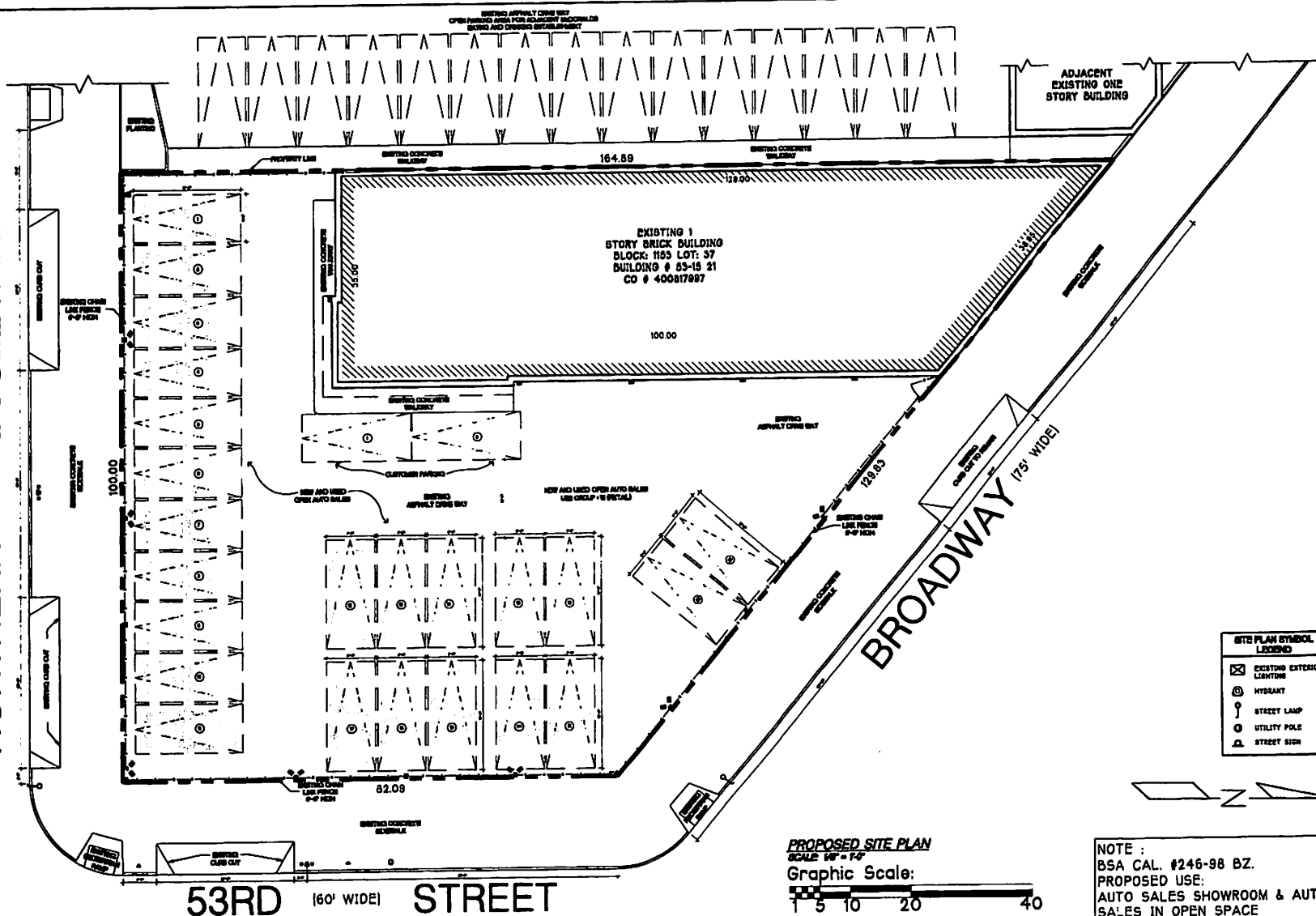
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BSA Cell#:	

T-1

BSA CAL. No. 246-98-BZ

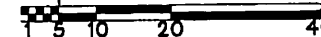
CURRENT REVISION DATE 06-11-2025

NORTHERN (100' WIDE) BOULEVARD



SITE PLAN SYMBOL LEGEND	
	EXISTING EXTERIOR LIGHTING
	HYDRANT
	STREET LAMP
	UTILITY POLE
	STREET SIGN

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
Graphic Scale:



NOTE:
BSA CAL. #246-98 BZ.
PROPOSED USE:
AUTO SALES SHOWROOM & AUTO
SALES IN OPEN SPACE
[USE GROUP VI - RETAIL]

BSA CAL. No. 246-98-BZ

CURRENT REVISION DATE 06-11-2025

- NOTE:
- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA
 - ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB
 - DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION
 - IRRESPECTIVE OF THE PLAN(S)/CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED
 - FLOOD REGULATIONS, INCLUDING ARTICLE 6, CHAPTER 4, OF THE ZONING RESOLUTION AND APPENDIX C OF THE NEW YORK CITY BUILDING CODE, AS APPLICABLE, SHALL BE COMPLIED WITH
 - AS REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDINGS
 - ALL EXTERIOR LIGHTING WILL BE POINTED DOWNWARD AND AWAY FROM ANY ADJACENT RESIDENTIAL USES. LIGHTING SHIELDS TO BE PROVIDED AS NEEDED.

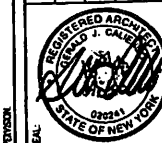
Architect
Interior Design
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Building Dept.
Licensing

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PLOT PLAN/SITE PLAN

53-15/21 NORTHERN BLVD
QUEENS, NEW YORK

DRAWING TITLE: PRELIMINARY	
CL	GIC
CHECKED BY:	25067
JOB NO.	AS NOTED
SCALE	DATE
04/18/2025	



BSA Cal #

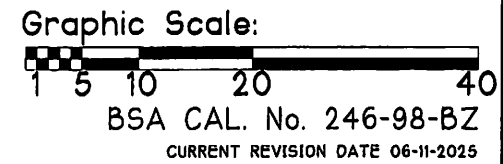
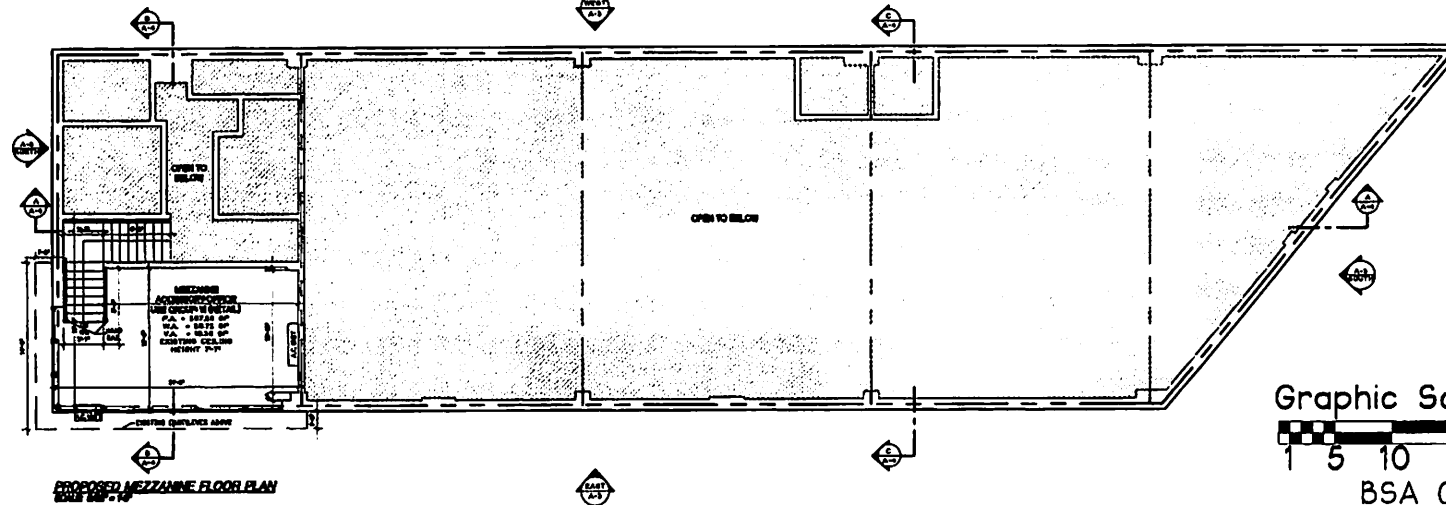
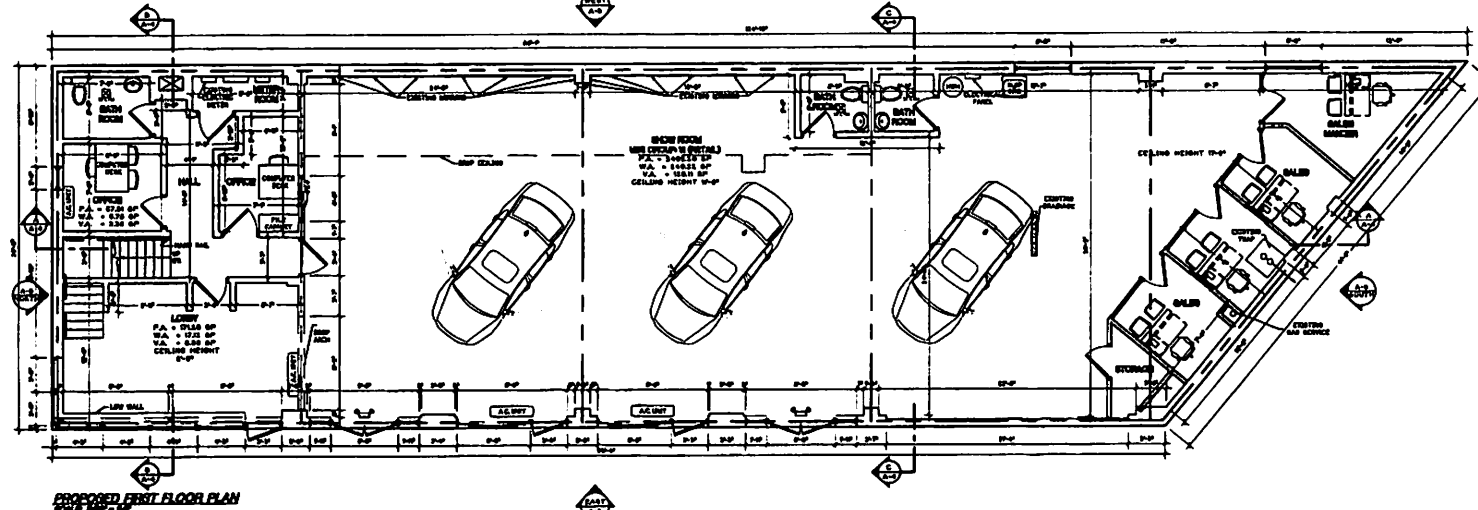
P-1

NOTE:

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FLOOR AREA TABLE	
LEVEL	UPPER FLOOR AREA
1ST FLOOR	4007.80 SF
MEZZANINE	410.00 SF
TOTAL	4417.80 SF

NOTE: INTERIOR PARTITIONS AND FURNITURE SUBJECT TO CHANGE



THE ARCHITECT SHALL HAVE CONTROL OF CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, SEQUENCES OF PROCEEDURES, OR RECORDS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR. SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALE. CONSULT ARCHITECT, P.C. AND CITY PLANNING DEPARTMENT FOR ANY CONSTRUCTION SUPERVISION.

Gerardo Caliendo, R.A., A.I.A.
Architect, P.C.

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(718) 261-2000
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EXISTING / PROPOSED CONDITIONS
1ST FLOOR AND MEZZANINE PLAN

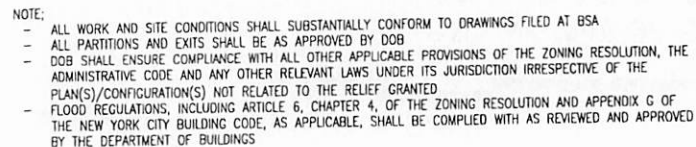
53-15/21 NORTHERN BLVD
QUEENS, NEW YORK

CL GJC
25067
AS NOTED
04/18/2025

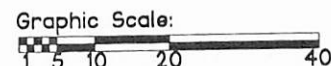
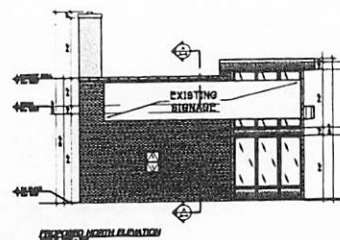
REGISTERED ARCHITECT
STATE OF NEW YORK
000841

BSA Cal #:

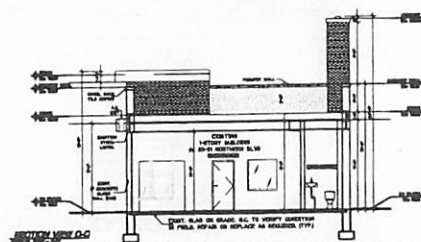
P-2



<u>53RD PLACE</u> HEIGHT [FT][ZR 32-655]	<u>ALLOWED</u> 25 FT	<u>EXISTING</u> 10.33 FT
SURFACE AREA [SF] VOLKSWAGEN VINYL SIGN	$3 \times (89 + 129) = 633$	<u>350 SF</u> [EXIST. COMPLIANT]
<u>NORTHERN BLVD.</u> HEIGHT [FT][ZR 32-655]	<u>ALLOWED</u> 25 FT	<u>EXISTING</u> 10.75 FT
SURFACE AREA [SF] VOLKSWAGEN VINYL SIGN	$3 \times 100 = 300$	<u>140 SF</u> [EXIST. COMPLIANT]



BSA CAL. No. 246-98-BZ
CURRENT REVISION DATE 06-11-2025

[illegible]

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**EXISTING / PROPOSED CONDITIONS
ELEVATIONS AND SECTIONS**

53-15/21 NORTHERN BLVD
QUEENS, NEW YORK

DRUG TITLE

DRAWN BY:	CL
CHECKED BY:	GJC
JOB No:	25067
SCALE	AS NOTED
DATE	04/18/2025



SEAL:	STATE OF NEW YORK	
DRAWING No.:	OF 6	
BSA Cell#:		

P-3