32nd Street Demapping, Queens

October 2025

Queens Community Board 1

Urban Cartographics

32nd Street Demapping, Queens

Bird's Eye View of Area to be Demapped

Urban Cartographics

32nd Street Demapping, Queens
Project Overview

Existing Conditions

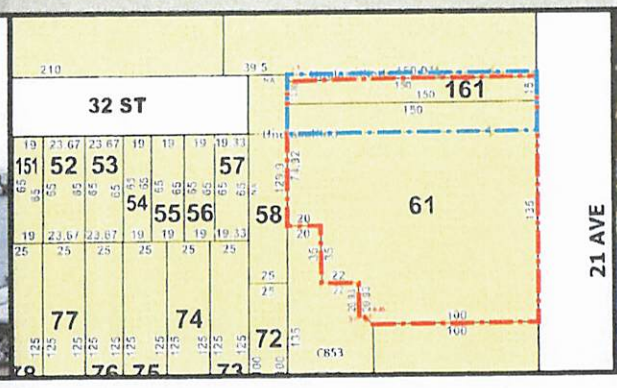
- **Applicant's Site:** Block 831, Lots 61 & 161
- **Total Lot Area:** 19,662 sf
- **Existing Uses:** Community Facility (Church, School)
- **Existing Zoning:** R5B
- **Neighborhood:** Astoria
- **Community District:** Qn 1
- **City Council District:** 22 - Tiffany Cabán

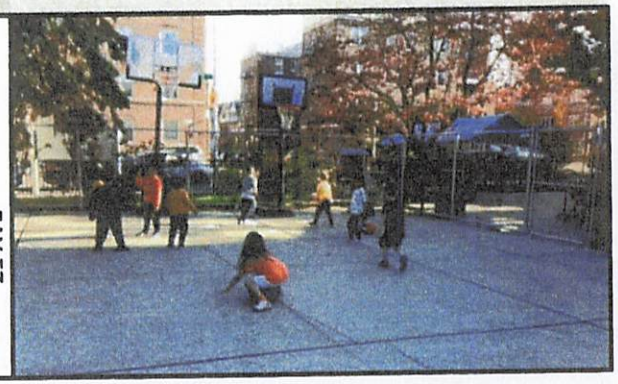
Proposed Actions

- **Amendment to the City Map** to eliminate, discontinue, and close an **unbuilt portion of 32nd Street** southwest of 21st Avenue **(Demapping application)**.

Existing/Proposed Use

- The portion of 32nd Street to be demapped is owned and used by Grace Lutheran Evangelical Church as a **playground for children attending Astoria Lutheran School**. Demapping the street would ensure the **continued use of the playground** for the school and church in the future.





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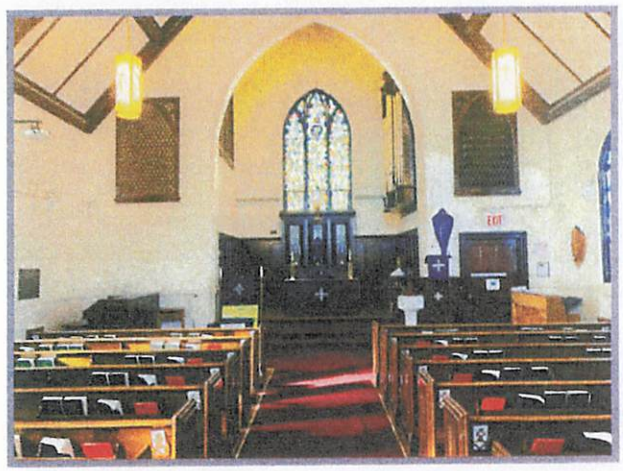


History of Grace Lutheran Church

The congregation at Grace Lutheran Church was founded in 1923 by members of Trinity Lutheran, Long Island City who lived in northern Astoria and desired to have a local church. The first service was conducted in a rented store, with 23 new members. Three years later, it outgrew the store and broke ground for a new church building in 1926. In 1960, the education building was added.

Grace Lutheran Church and the Community

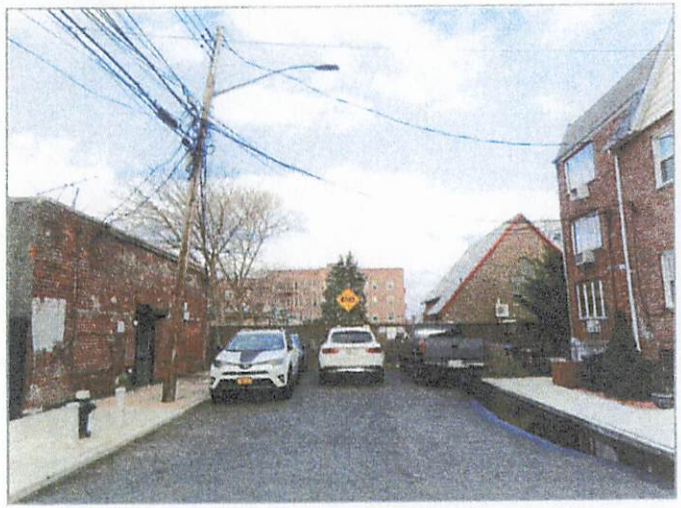
In addition to religious services on Sundays and Wednesdays, the Church provides pastoral care, hosts life events, offers bible classes for adults, and runs a food pantry. We also organize social activities throughout the year as well as a youth summer camp, and provide space for a senior social group, Alcoholics Anonymous, and Girl Scout meetings.

Astoria Lutheran School At Grace

The Astoria Lutheran School's mission is to nurture in students a love of learning and faith in God, and to equip them to meet the challenges of the 21st Century with confidence, integrity, and respect for others. This is achieved through providing small class sizes, church and community participation, and innovative programs and instructional strategies that foster well-rounded development. The School offers free 3-K and PreK (funded by the Department of Education & licenced by the NYC Department of Health). It also provides NYS Core Curriculum-based education for grades Kindergarten through eight. Religion, music, art, physical education, and Spanish are also all parts of this tuition-based program.

32nd Street Demapping, Queens

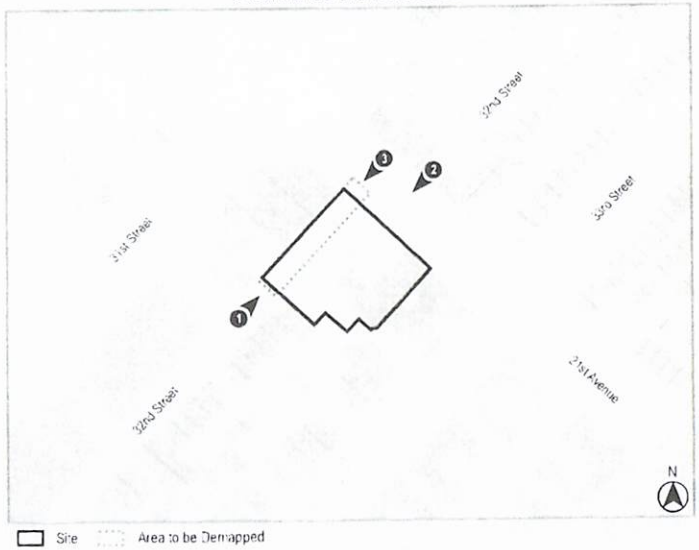
Photographs



1. View of the Area to be Demapped facing northeast from 32nd Street

2. View of the Site facing southwest from the intersection of 21st Avenue and 32nd Street

3. View of the Area to be Demapped facing southwest from 21st Avenue (Site at left)



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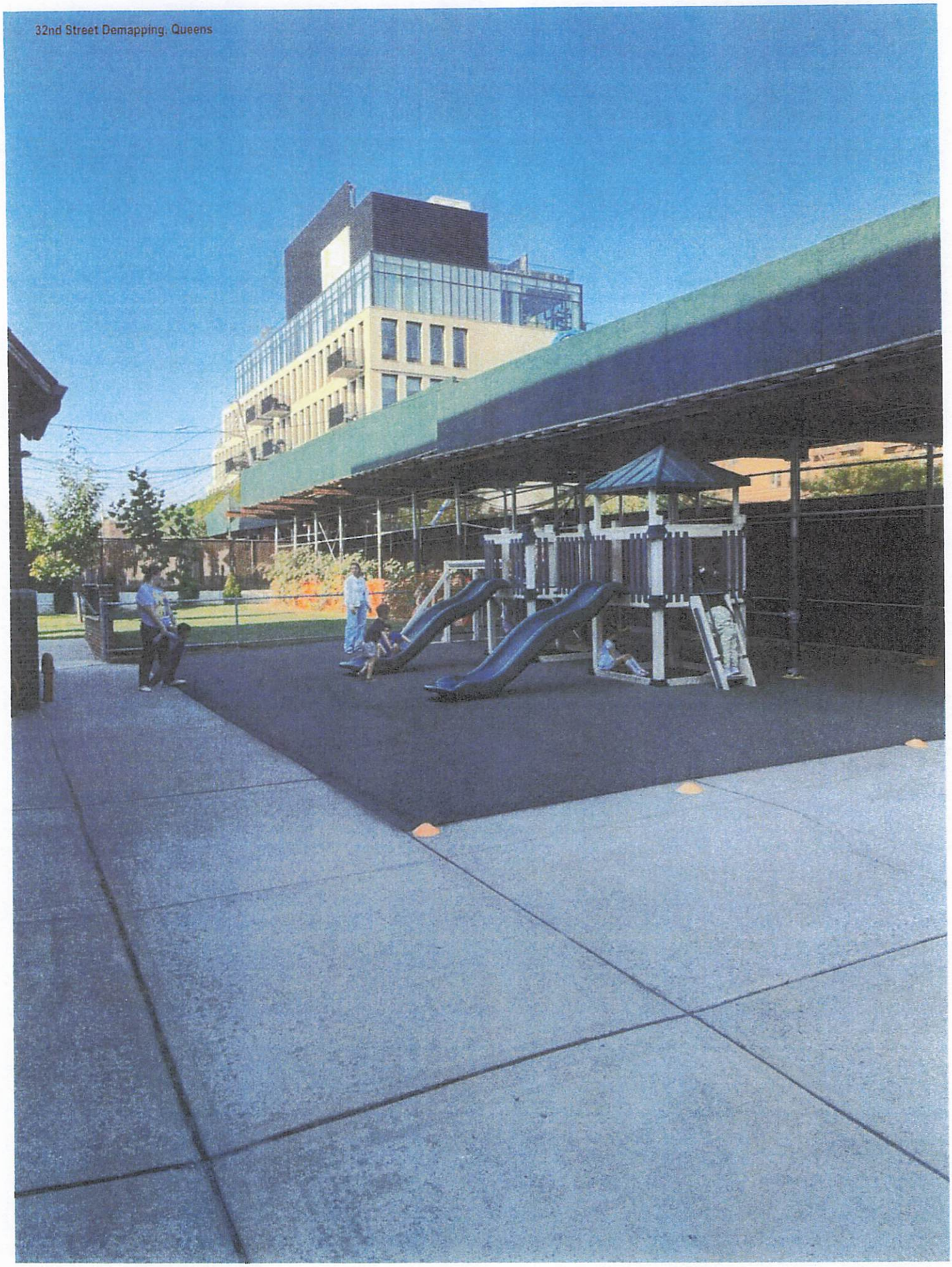

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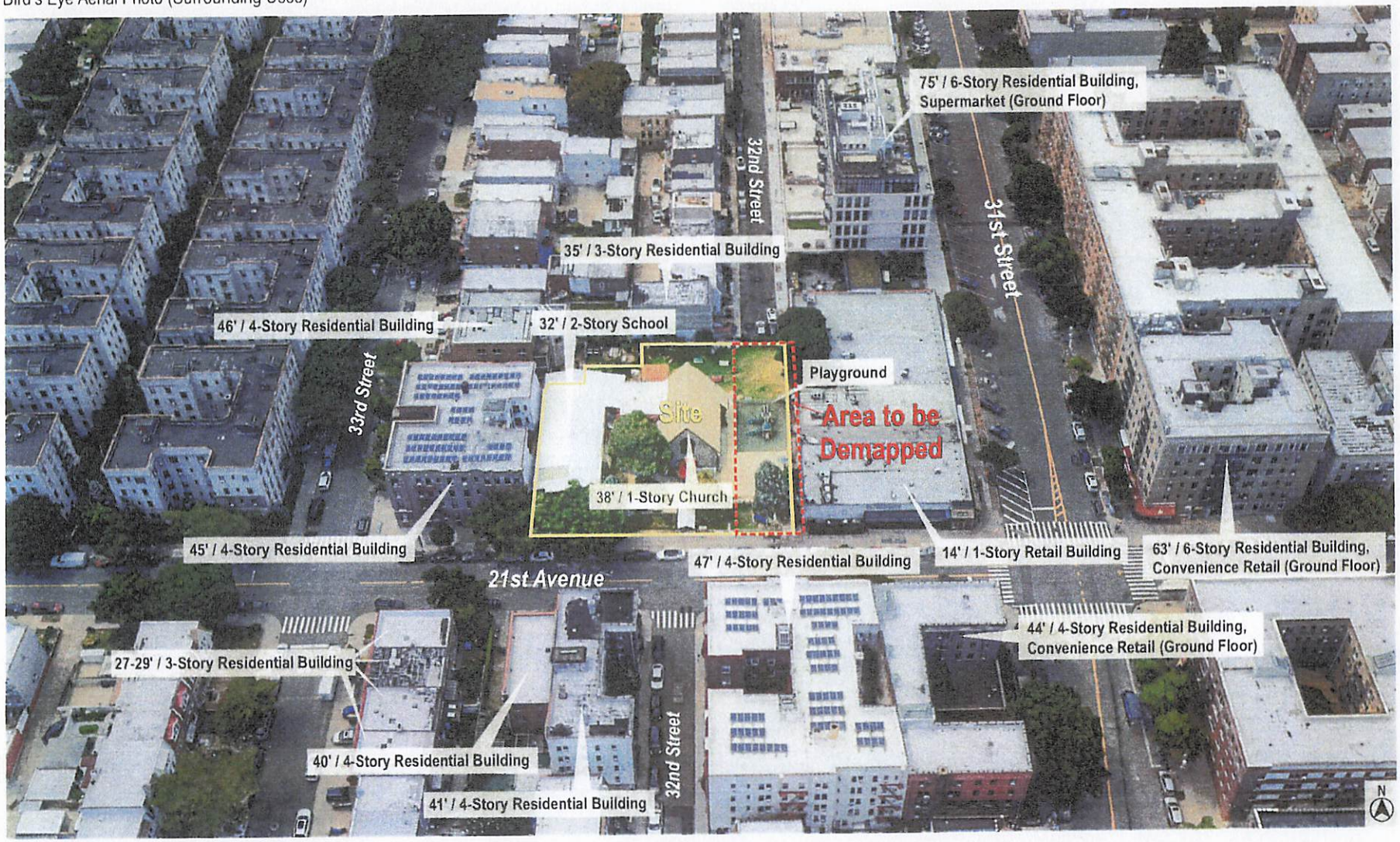
Bird's Eye Aerial Photo (Surrounding Uses)



Urban Cartographics

32nd Street Demapping, Queens

Light and Air Easement Agreement

Urban Cartographics

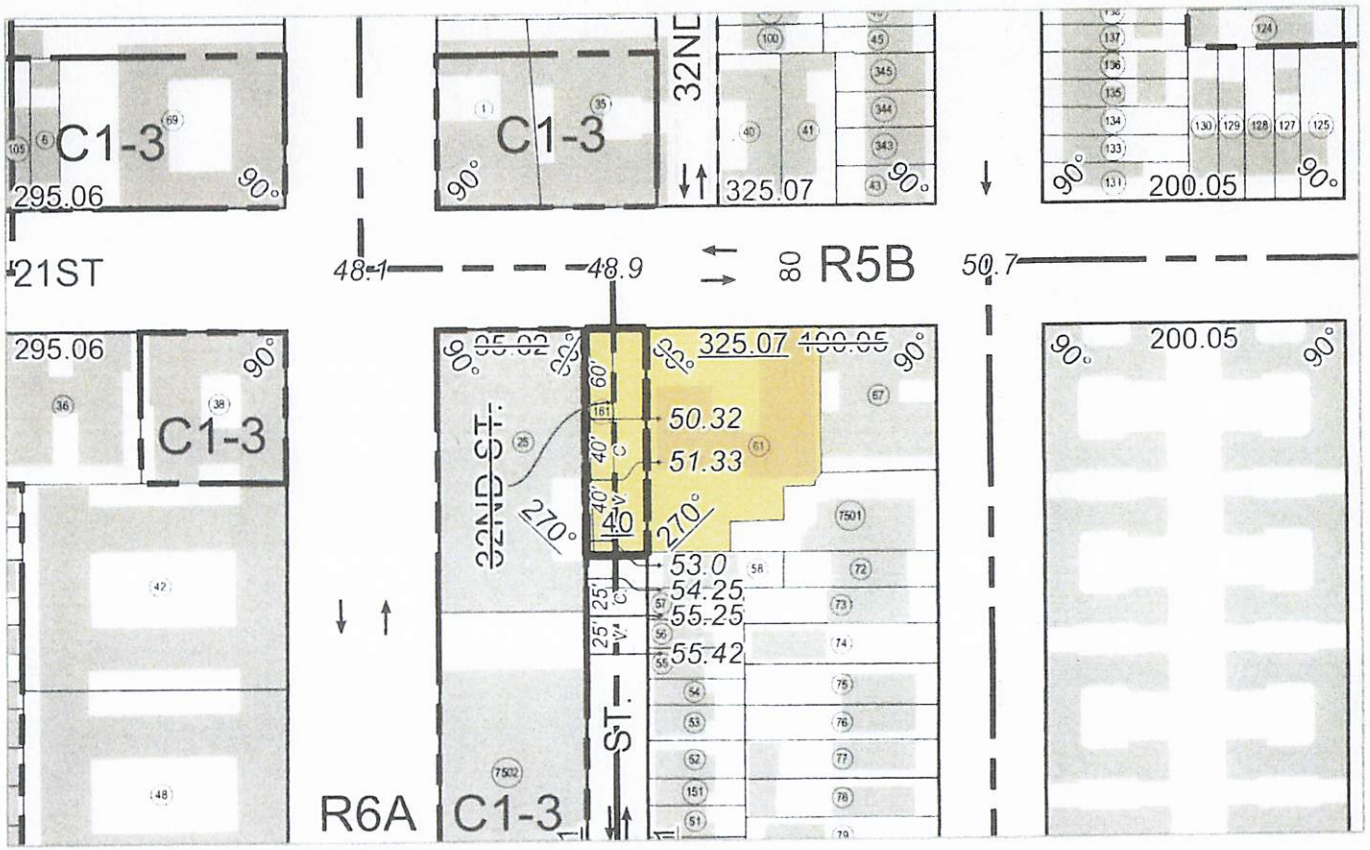
32nd Street Demapping, Queens

Zoning Lots

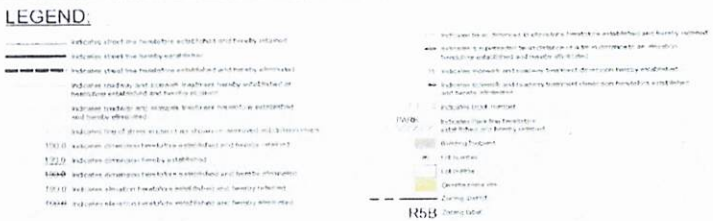
Urban Cartographics

32nd Street Demapping, Queens
City Map Area Map (Zoomed In)

DISCONTINUANCE AND CLOSING MAP:



LEGEND:



Urban Cartographics

MAP NO. 5046

THE ELIMINATION

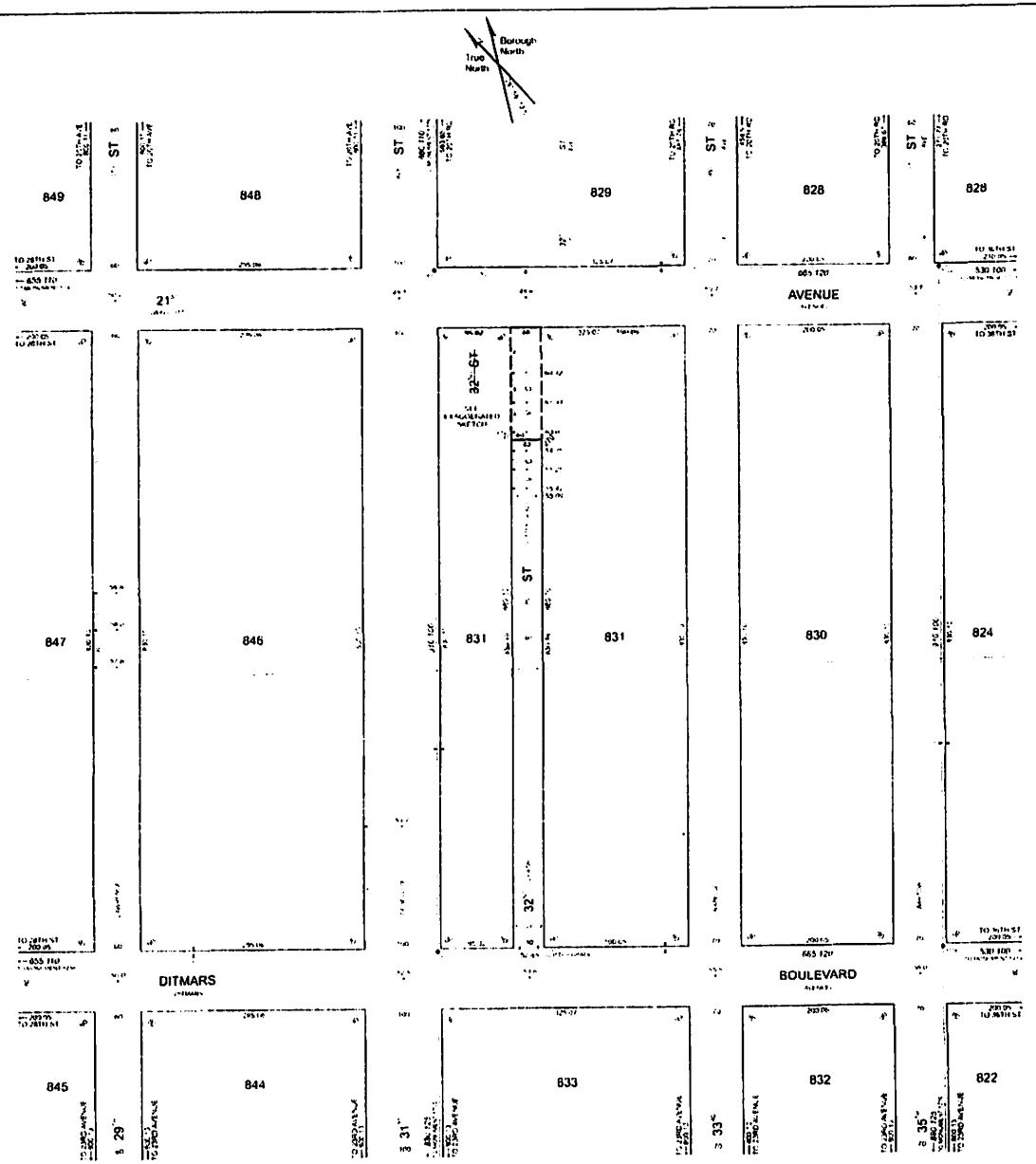
A PORTION OF 32ND STREET

BETWEEN

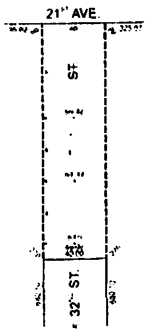
21ST AVENUE AND DITMARS BOULEVARD

AND

THE ADJUSTMENT OF GRADES NECESSITATED THEREBY



EXAGGERATED SKETCH



NOTE

831

I, Secretary of the City Planning Commission, do hereby certify that this map is one of eight series maps approved by the City Planning Commission on 2025 (Calendar No.), and subsequently approved by the City Council on 2025 (Res. No.) which action completed final approval and that this map was filed on the date of this certification and will take effect on the following day.

Dated: New York

Secretary of the City Planning Commission

AREA = 10.86 SQ. FT.

ALT. MAP NO. 5046 (C.P.C. NO. 250068 MMO)

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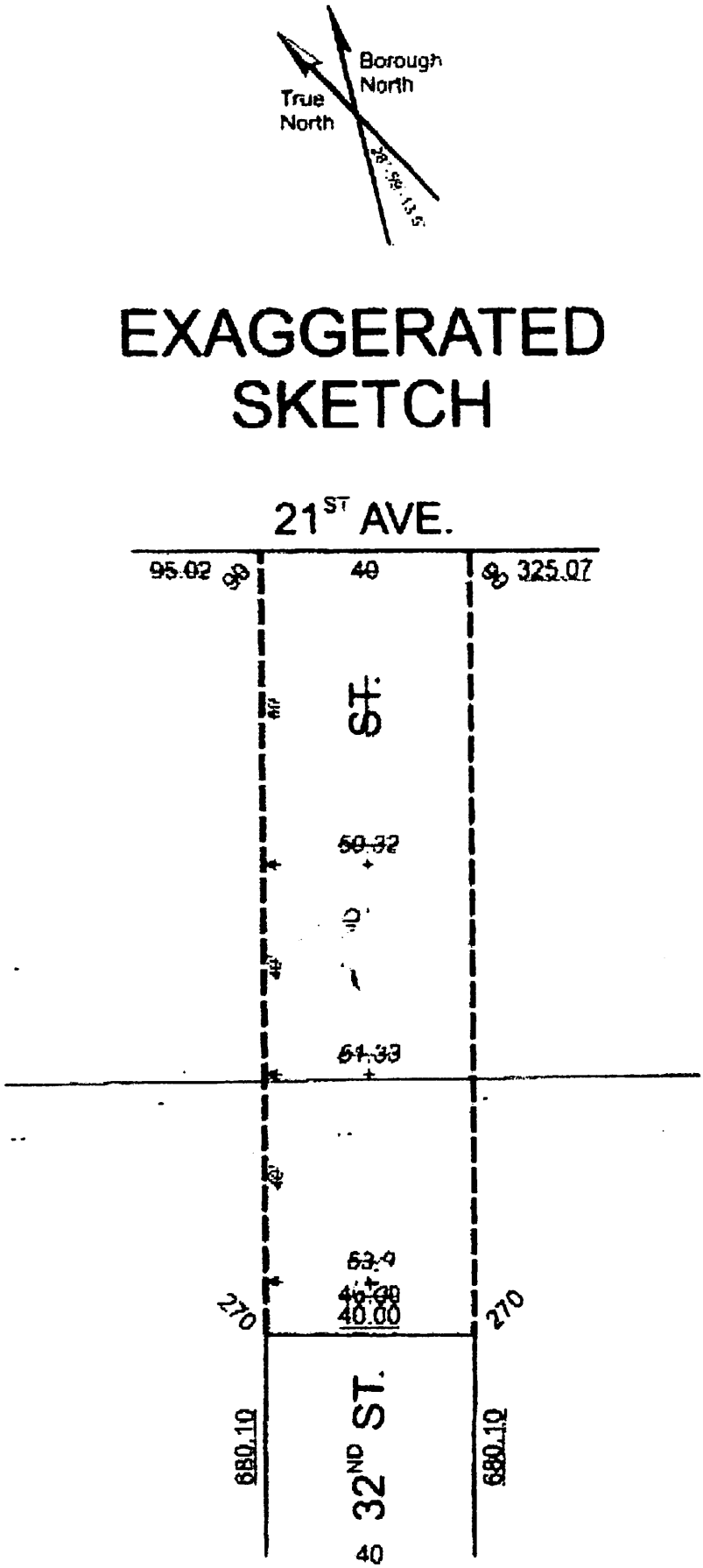


EXAGGERATED SKETCH

From everyone at Grace Lutheran, thank you!

Appendix

Area Map · City Map Change Area Map · Zoning Map · Tax Map · Flood Map

32nd Street Demapping, Queens

Area Map

Block: 831, Lots: 61 & 161

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Demapped

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

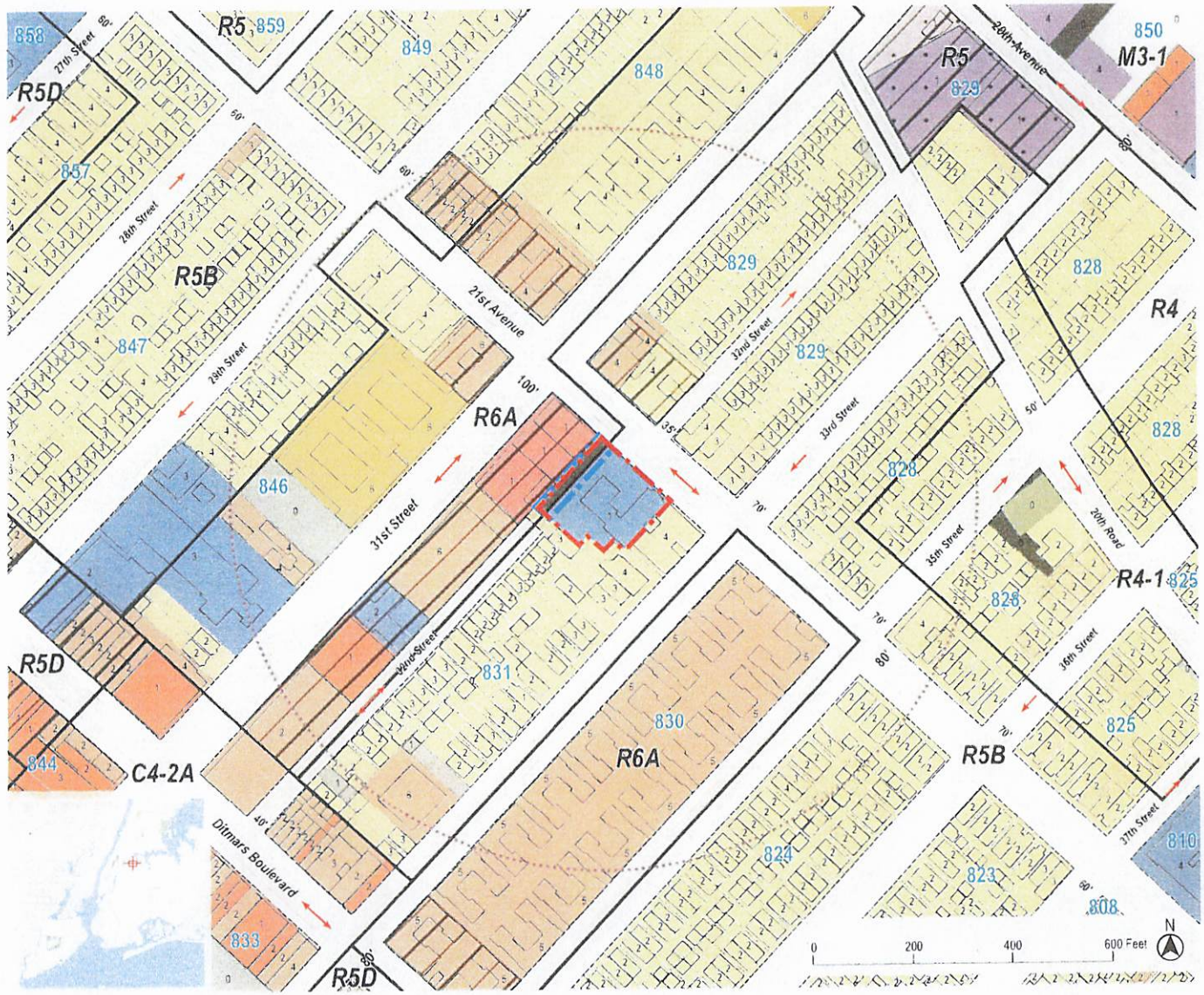
5037 Block Numbers

Property Lines

5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



January 2024

Urban Cartographics

AREA MAP

SHOWING THE

ELIMINATION, DISCONTINUANCE AND CLOSING

OF

32ND STREET

BETWEEN 21ST AVE and DITMARS BLVD

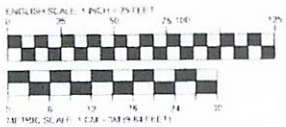
AND

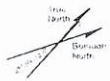
THE ADJUSTMENT OF BLOCK DIMENSIONS AND LEGAL GRADES NECESSITATED THEREBY

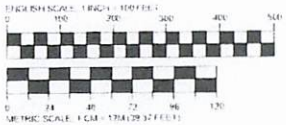
BOROUGH OF QUEENS

AMENDMENT TO SECTION 318

DISCONTINUANCE AND CLOSING MAP:

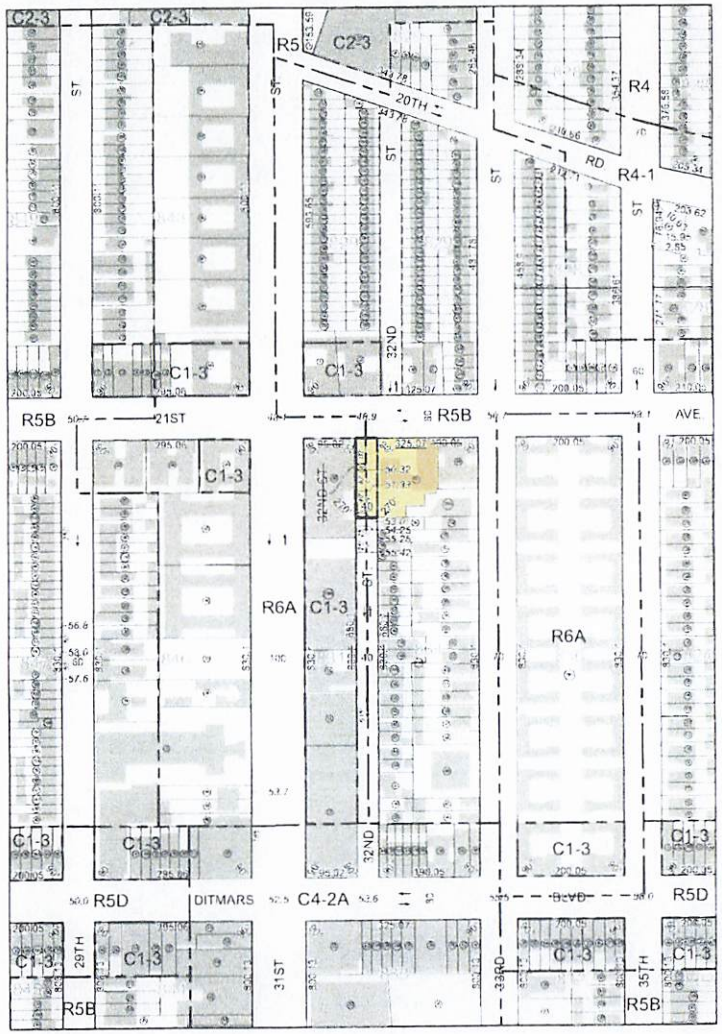






REFERENCE MAPS:

CITY MAP		7454
ACCESS MAPS	Tax Map	1114
	Date	4/24/1941



LEGEND:

- Indicates street line heretofore established and hereby retained
- Indicates street line hereby established
- Indicates street line heretofore established and hereby eliminated
- Indicates roadway and sidewalk treatment hereby established or heretofore established and hereby retained
- Indicates roadway and sidewalk treatment heretofore established and hereby eliminated
- Indicates line of street shown on an alteration approved subsequent map
- 190.0 Indicates dimension heretofore established and hereby retained
- 190.0 Indicates dimension hereby established
- 190.0 Indicates dimension heretofore established and hereby eliminated
- 190.0 Indicates street line heretofore established and hereby retained
- ~~190.0~~ Indicates elevation heretofore established and hereby eliminated
- Indicates beam distance to elevation heretofore established and hereby retained
- Indicates a superscribed beam distance or a beam distance to an elevation heretofore established and hereby eliminated
- Indicates sidewalk or roadway treatment dimension hereby established
- Indicates sidewalk and roadway treatment dimension heretofore established and hereby eliminated
- Indicates block number
- PARK Indicates Park line heretofore established and hereby retained
- Building footprint
- Lot number
- Lot outline
- Development site
- Zoning district
- R5B Zoning district

ELEVATIONS APPLY TO CENTER LINE OF STREETS UNLESS OTHERWISE INDICATED.

ELEVATIONS REFER TO QUEENS DATUM WHICH IS 2.725 FEET ABOVE THE U.S.C. &G. DATUM AT SANDY HOOK.

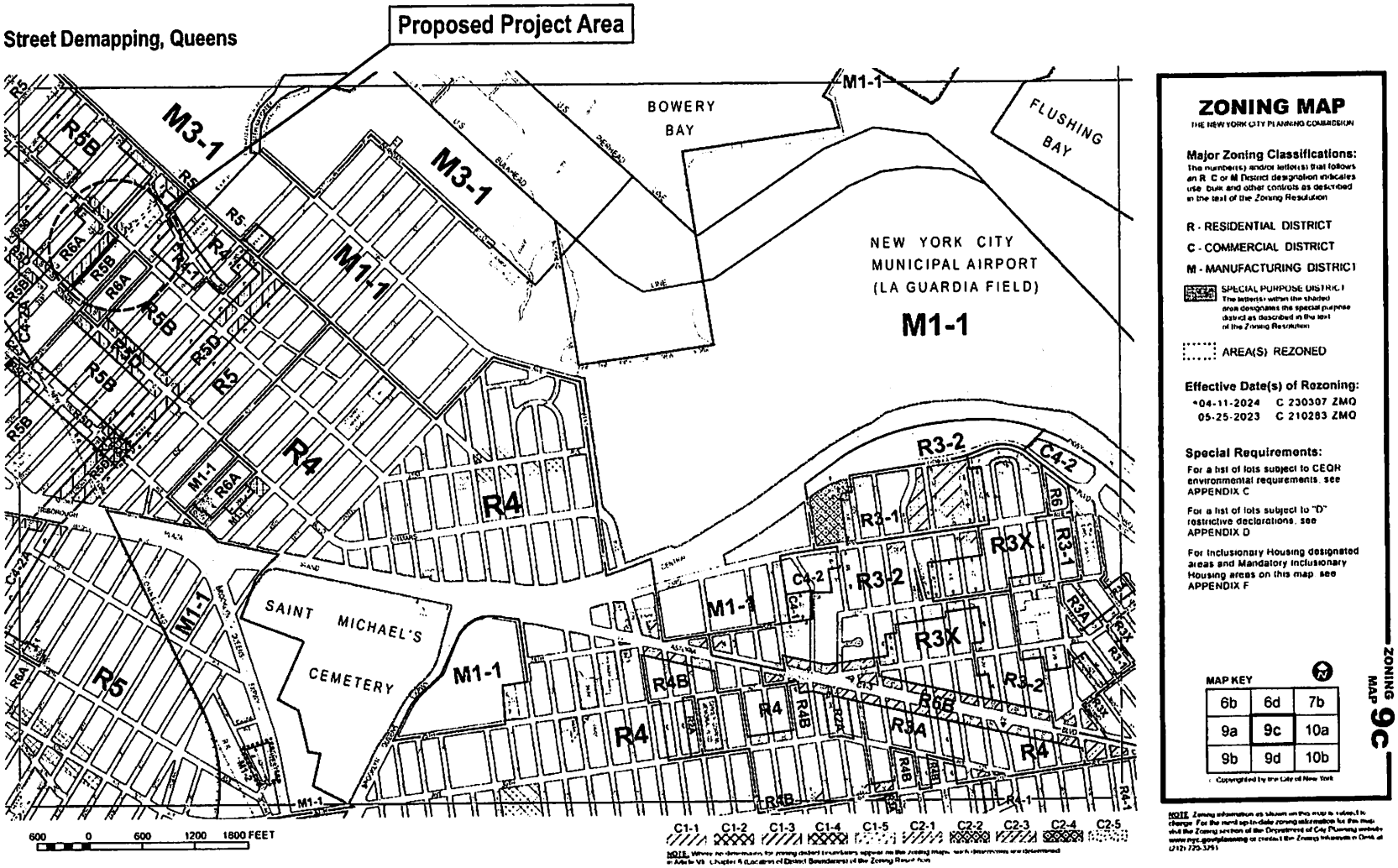
APPLICANT

Hirschen Singer & Epstein LLP
902 Broadway, Floor 13
New York, NY 10010

DRAWING PREPARED BY

Urban Cartographics
420 Lexington Avenue, Suite 300
New York, NY 10170

32nd Street Demapping, Queens



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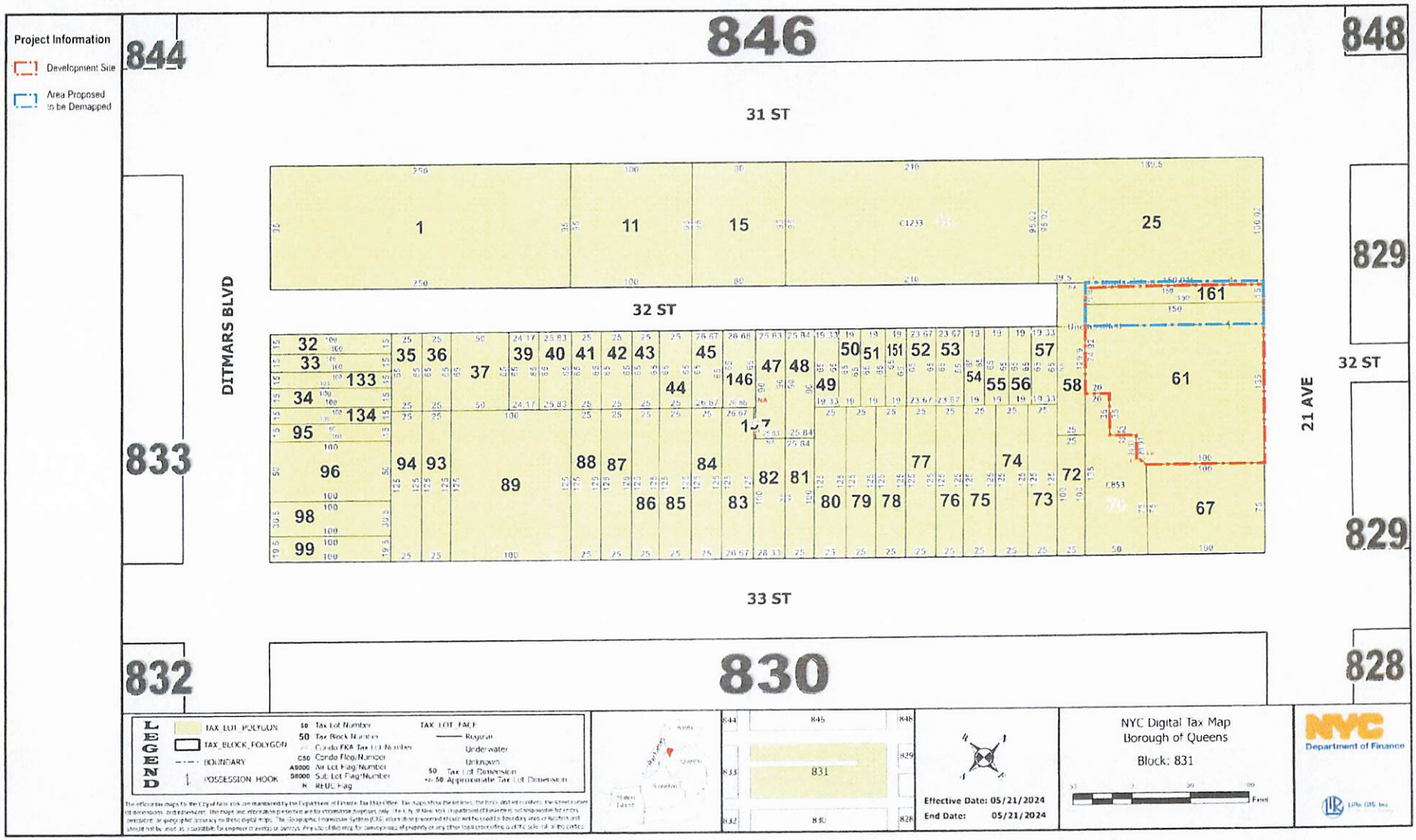

32nd Street Demapping, Queens

Flood Rate Insurance Map

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone
- Shaded X Zone

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