

63-12 Broadway Rezoning

ULURP Nos.: C 250268 ZMQ and N 250269 ZRQ

September 17, 2025
Queens Community Board 2
Land Use Committee



Attachment 2
For the Land Use and Housing
Committee Meeting Minutes
9/17/2025

Project Description

- Broadwood Realty LLC, the Applicant, proposes the following land use actions:
 - (1) a zoning map amendment to change an existing (1) R5/C2-2 zoning district to an R7A/C2-4 zoning district and (2) R5/C2-2 zoning district to an R5/C2-4 zoning district on a portion of Queens Bock 1203, Lots 50, 51, 53, 54, 55, 56, 57, 58, 64 and p/o Lots 47, 49, 65 and 66 (the "Project Area") in the Woodside neighborhood of Queens Community District 2; and
 - A zoning text amendment to amend ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.
- The Proposed Actions will facilitate the development of a new nine-story plus cellar mixed-use commercial and residential building with approximately 55,498 sq. ft. of floor area (5.01 FAR) (the "Proposed Development") at 63-12 Broadway, Block 1203, Lot 58 (the "Proposed Development Site"). The Proposed Development will include approximately 67 dwelling units, including approximately 22 permanently affordable dwelling units pursuant to MIH Option 2.

Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
-  SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
-  AREA(S) REZONED

Effective Date(s) of Rezoning:
04-18-2024 C 240075 ZMQ

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

9a	9c	10a
9b	9d	10b
13a	13c	14a

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ZONING MAP 9d

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3261.

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.

63-12 Broadway, Queens

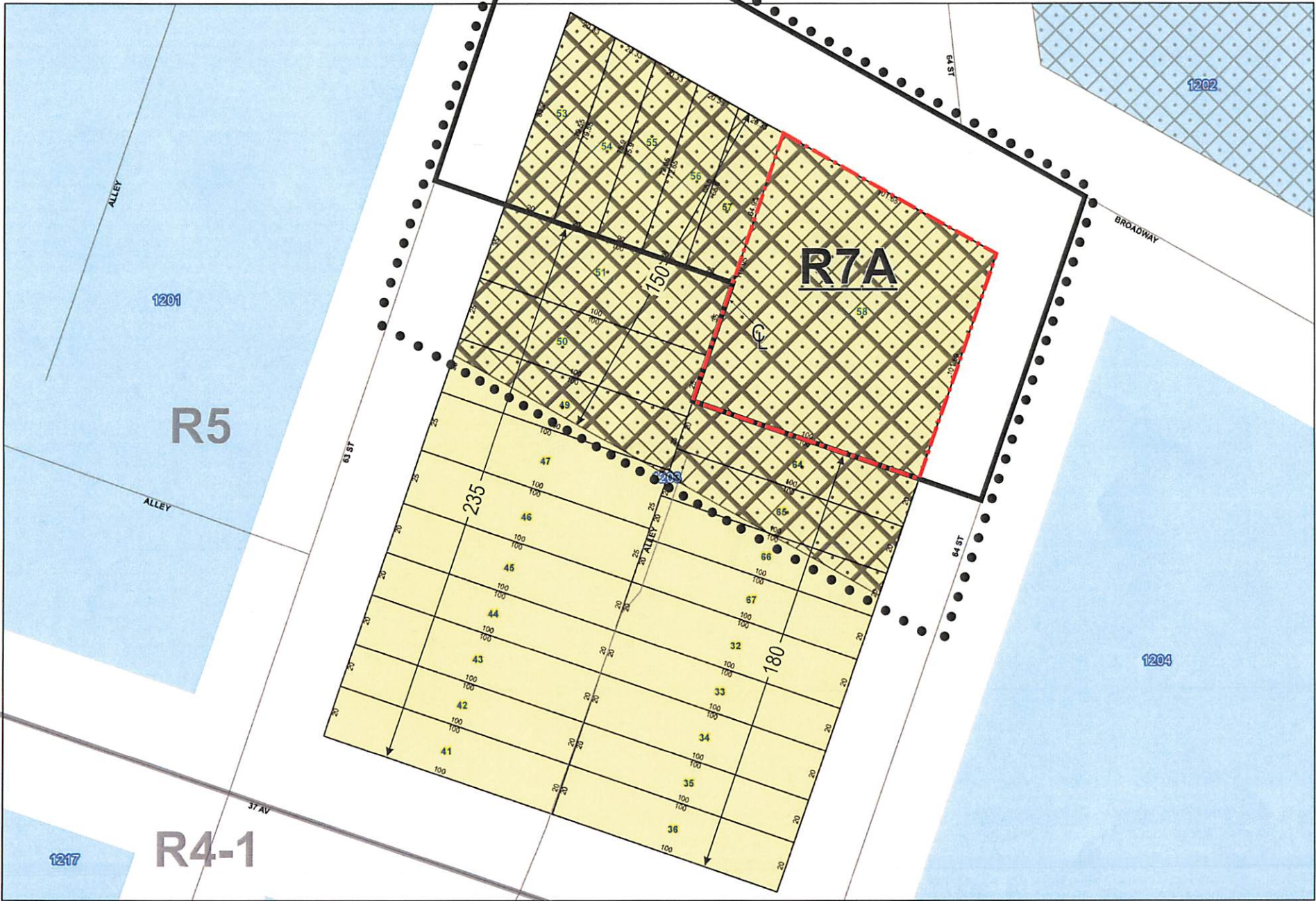


NYC Digital Tax Map

Effective Date : 12-07-2008 16:05:01
End Date : Current
Queens Block: 1203



- Legend
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Undewater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R5** Existing Zoning District
- Existing C2-2 Overlay
- R7A** Proposed Zoning District
- Proposed C2-4 Overlay



0 12.5 25 50 75 100 Feet

63-12 Broadway, Queens

Area Map

Block: 1203, Lots: 49 (p/o), 50, 51, 53-57, 58, 64, 65, 66 (p/o)

Project Information

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

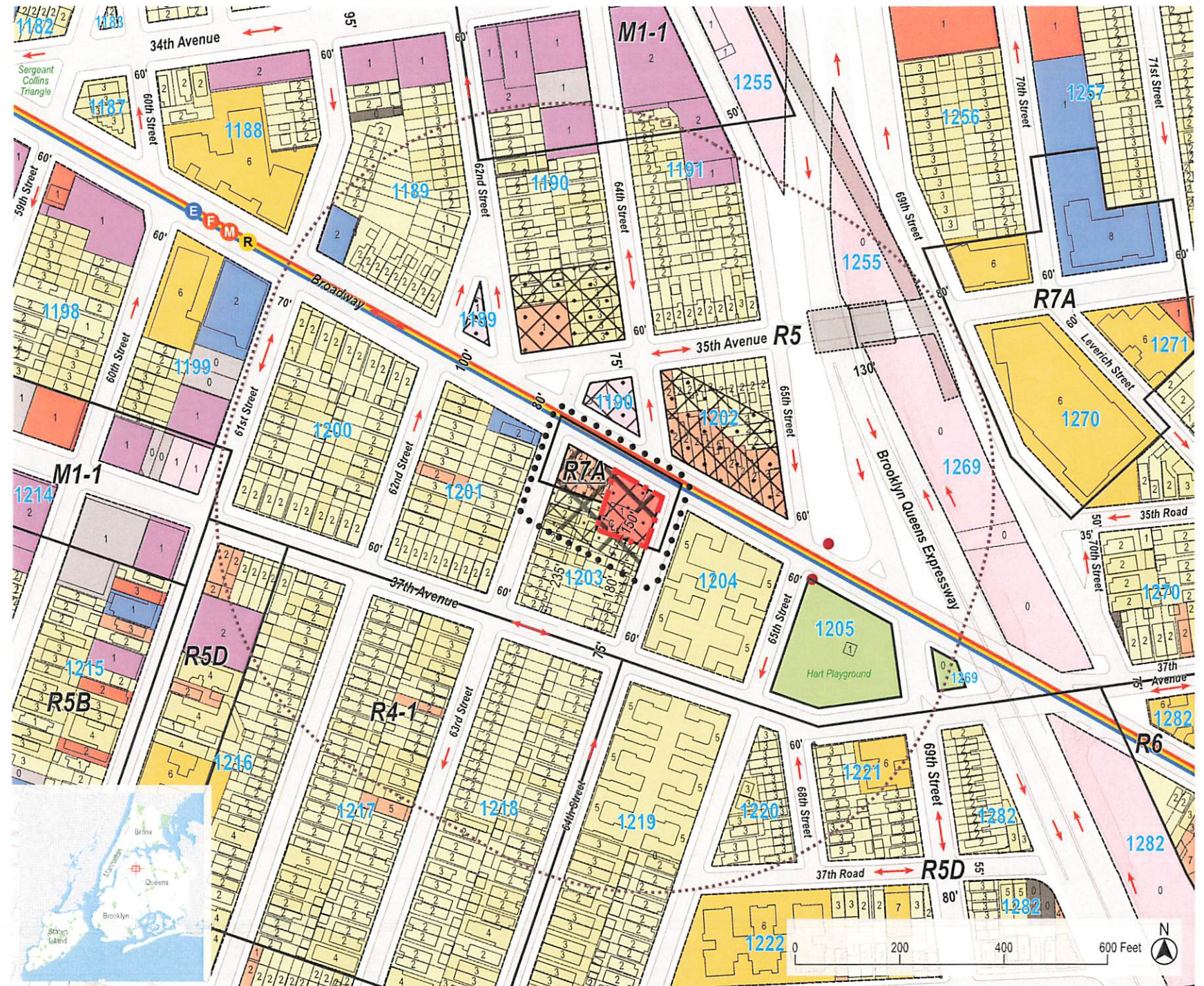
Existing Commercial Overlays & Zoning Districts

- | | | | | | |
|--|------|--|------|--|-------------------|
| | 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
-
- 5 Number of Floors

Land Uses

-
-
-
-
-
-
-
-
-
-
-
-



January 2025

Urban Cartographics



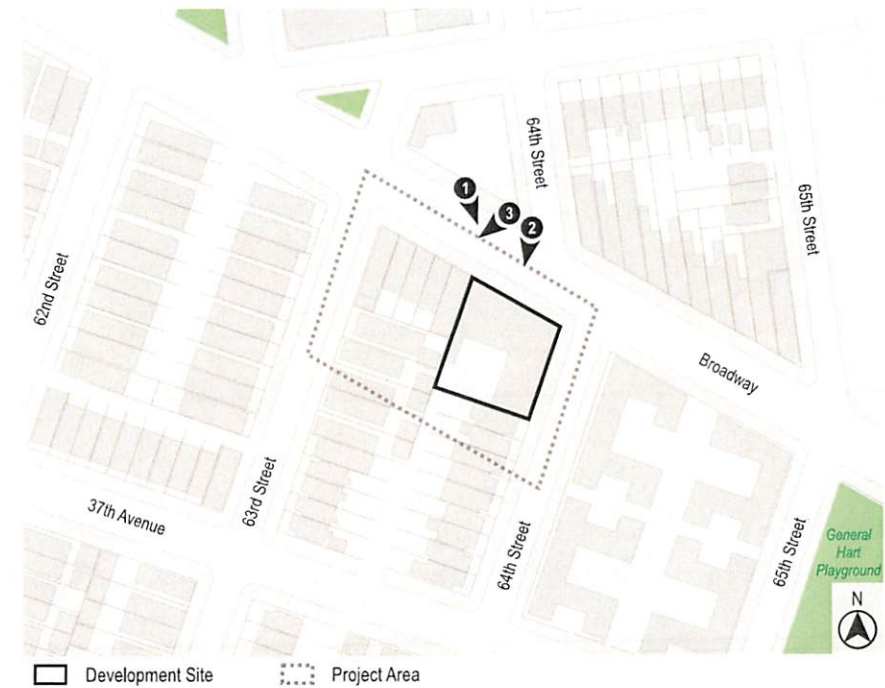
1. View of the Development Site facing southeast from Broadway.



2. View of the Development Site facing south from Broadway.



3. View of the Project Area facing southwest from Broadway.





4. View of 64th Street facing southwest from Broadway (Development Site at right).



5. View of the Development Site facing southwest from the intersection of Broadway and 64th Street.



6. View of Broadway facing northwest from 64th Street (Development Site at left).





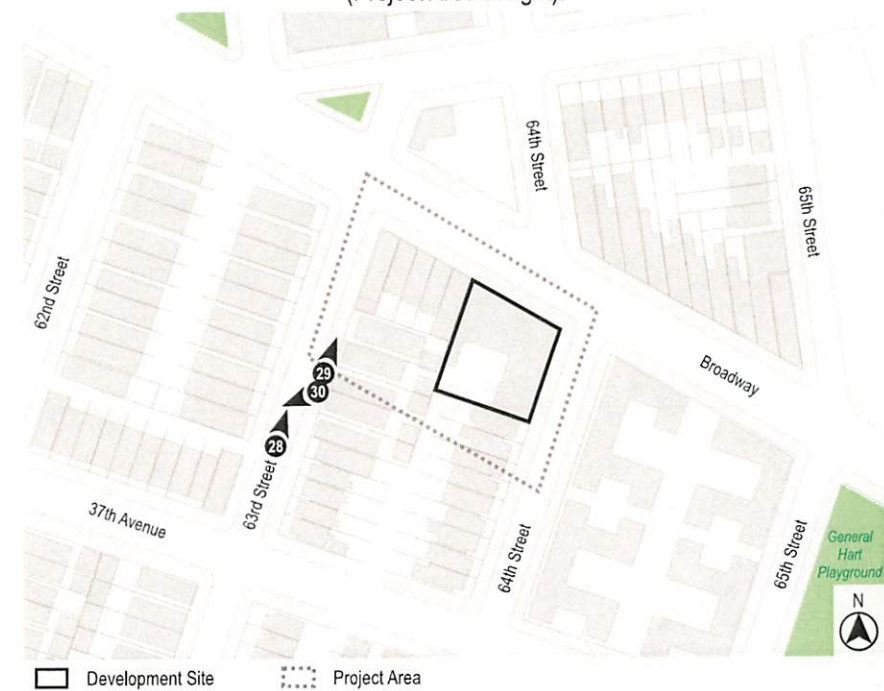
28. View of 63rd Street facing northeast (Project Area at right).



29. View of the sidewalk along the east side of 63rd Street facing northeast (Project Area at right).



30. View of the west side of 63rd Street facing southwest from the Project Area.



ADDRESS: 63-12 Broadway, Queens Block: 1203 Lot: 58 Zoning Map: 9d Lot Area: 11,082 SF Existing Zoning: R5/C2-2 Proposed Zoning: R7A/C2-4	REQUIRED ACTIONS: 1. Zoning Map Amendment from an R5/C2-2 Zoning District to an <u>R7A/C2-4</u> Zoning District;
(ZR 77-11) CONDITION FOR APPLICATION OF USE AND BULK REGULATION TO ENTIRE ZONING LOT	WHENEVER A ZONING LOT EXISTING ON DEC 15, 1961, IS DIVIDED BY A BOUNDARY BETWEEN DISTRICTS IN WHICH DIFFERENT USES ARE PERMITTED, THE USE REGULATIONS APPLICABLE TO THE DISTRICT IN WHICH MORE THAN 50% OF LOT AREA IS LOCATED MAY APPLY TO THE ENTIRE ZONING LOT. THE DISTRICT BOUNDARY MAY BE ASSUMED TO BE RELOCATED ACCORDINGLY, AND THE BULK, OFF-STREET PARKING AND LOADING, AND ALL OTHER REGULATIONS APPLYING TO SUCH EXPANDED DISTRICT SHALL APPLY TO THE ENTIRE ZONING LOT.

TITLE	PERMITTED/REQUIRED			PROPOSED	COMPLIANCE
(ZR 77-11) (ZR 77-211) CONDITION FOR APPLICATION OF USE AND BULK REGULATION TO ENTIRE ZONING LOT					
USES	USE GROUPS 1-9, 14			2 & 6	Y
FLOOR AREA RATIO (FAR)	RESIDENTIAL: 5.01 (MIH/ QUALIFYING AFFORDABLE HOUSING)			4.12	Y
	COMMERCIAL: 2.00			0.89	Y
	MAX. FAR PERMITTED: 5.01			5.01	Y
FLOOR AREA	RESIDENTIAL 11,082 SF x 5.01 = 55,520.82 SF			45,633.5 SF	Y
	COMMERCIAL 11,082 SF x 2.00 = 22,164.00 SF			9,864.0 SF	Y
	MAX. FA PERMITTED: 55,520.82 SF			55,497.5 SF	Y
LOT COVERAGE	RESIDENTIAL	W/IN 100' FROM CORNER	100%	60.1%	Y
		W/O 100' FROM CORNER	80%	0%	Y
	COMMERCIAL	N/A			
DENSITY	(MAX. ZFA - COM. ZFA)/ 680			45 (FREE MARKET) + 22 (AFFORDABLE) = 67 (TOTAL)	Y
	(55,520.82 - 9864)/ 680 = 67.14 = 67				
YARD REGULATIONS	FRONT:	W/O 25' FROM R5 DISTRICT	NONE	NONE	Y
		W/IN 25' FROM R5 DISTRICT	NONE	NONE	Y
	SIDE:	ADJ. TO R5 DISTRICT	NONE	NONE	Y
		OTHER	NONE OR 5'	18'	Y
	REAR:	NONE (CORNER LOT)		NONE	Y
HEIGHT AND SETBACK REGULATION					
BASE HEIGHT	MIN.: 40' MAX.: 85' (QAH)			83'	Y
MAX. BUILDING HEIGHT	W/O 25' FROM R5 DISTRICT		115' (QAH)	93'	Y
	W/IN 15' TO 25' FROM R5 DISTRICT		85'	83'	Y
	W/IN 15' FROM R5 DISTRICT		65'	13'	Y
SETBACK	64TH STREET	NARROW STREET	15'	15'	Y
	BROADWAY	WIDE STREET	10'	10'	Y
STREET WALL LOCATION	AT LEAST 70% OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED W/IN 8' OF THE STREET LINE AND SHALL EXTEND TO AT LEAST THE MIN. BASE HEIGHT, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS.				Y
ACCESSORY OFF-STREET PARKING SPACES					
RESIDENTIAL USE	15% OF STANDARD DWELLING UNIT			NONE	Y
	NONE (INNER TRANSIT ZONE)				
COMMERCIAL USE	RETAIL: 1 PER 1000 SF			NONE	Y
	9,734 / 1000 = 10 CARS				
	<= 40 CARS CAN BE WAIVED				
REQ'D OFF-STREET LOADING	RETAIL: FIRST 25,000 SF: NONE			NONE	Y
BICYCLE PARKING	RESIDENTIAL	1 PER 2 D.U.	45 / 2 = 23 BIKES	23 BIKES	Y
	COMMERCIAL	RETAIL: 1 PER 10,000 SF		NONE	Y
	<= 3 CAN BE WAIVED				

S M TAM ARCHITECT, PLLC
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CONSULTANT:	
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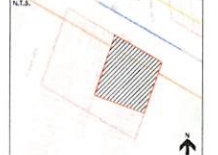
APPLICANT SEAL & SIGNATURE



PROJECT NAME:

DCP SUBMISSION
63-12 BROADWAY
QUEENS, NY 11377

KEY PLAN
N.T.S.



DRAWING TITLE:

APPROVAL STAMP

PROJECT ID#

DRAWN BY:	VZ	CHECK BY:	SNT
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QUEENS, NY 1137

KEY PLAN



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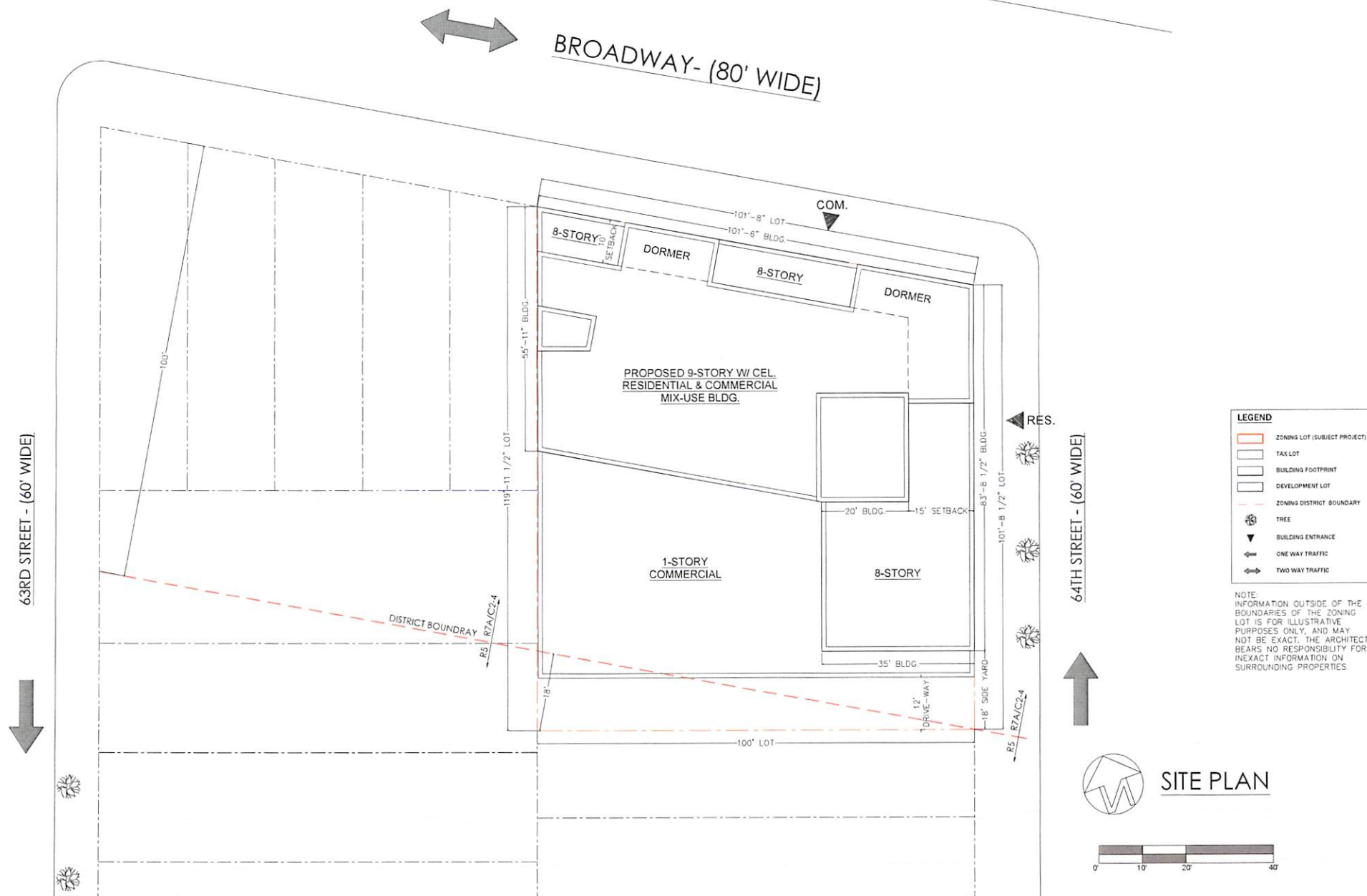
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5815 Fort Hamilton Parkway
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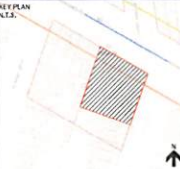
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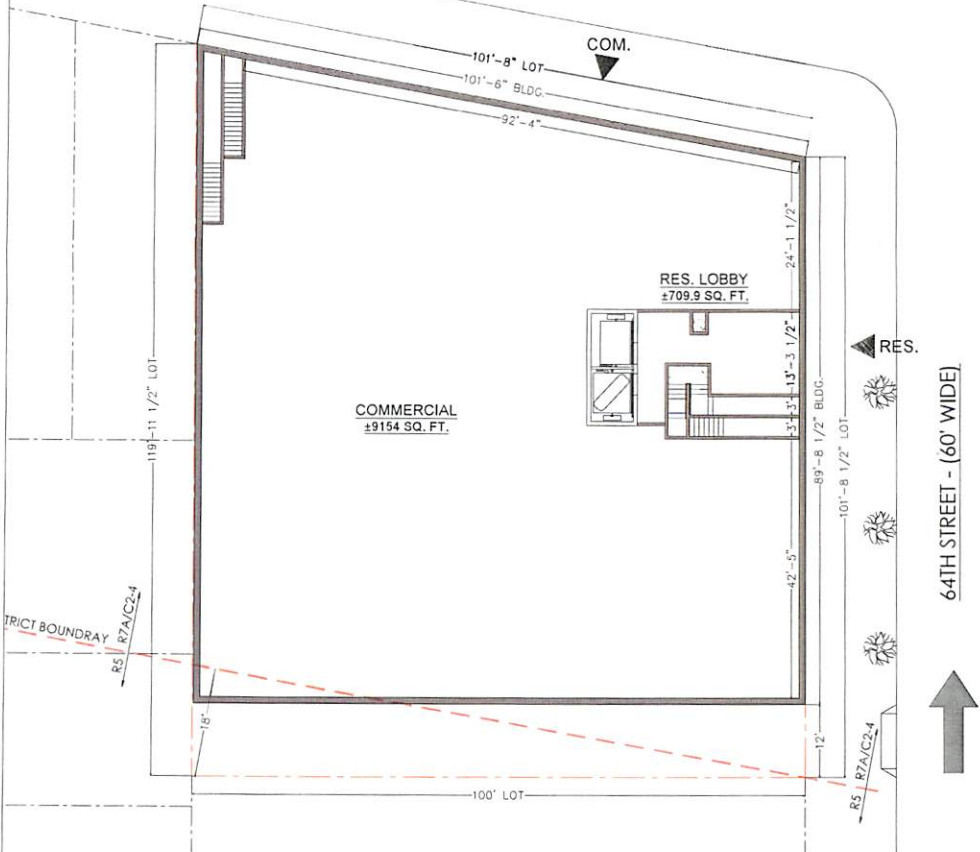
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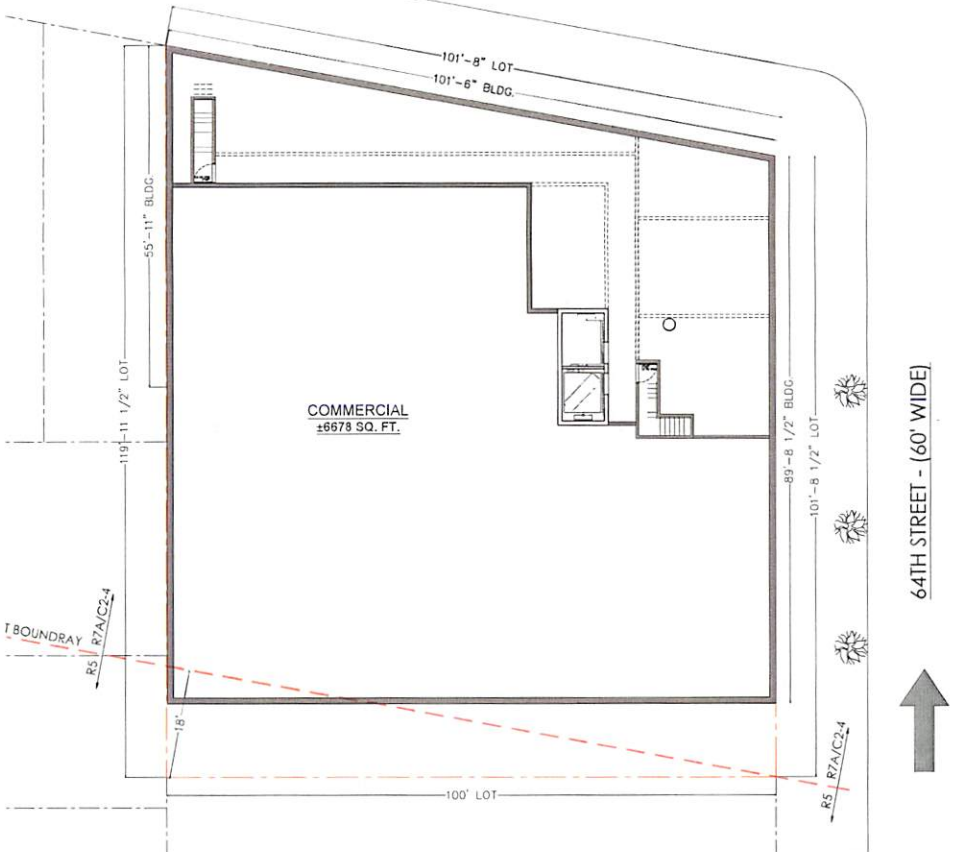
DRAWING NO:
Z-200.00

SHEET 03 OF 11

FLOOR AREA DISTRIBUTION					
FLR.	COM.	RES.		TOTAL	#DU
CEL		NOT COUNT AS ZONING FA			
1ST	9864.0	0.0	0.0	9,864.0	0
2ND	0.0	6665.8	726.6	5939.2	5,939.2
3RD	0.0	6665.8	726.6	5939.2	5,939.2
4TH	0.0	6665.8	726.6	5939.2	5,939.2
5TH	0.0	6665.8	726.6	5939.2	5,939.2
6TH	0.0	6665.8	726.6	5939.2	5,939.2
7TH	0.0	6665.8	726.6	5939.2	5,939.2
8TH	0.0	6665.8	726.6	5939.2	5,939.2
9TH	0.0	4616.3	557.0	4059.3	4,059.3
	9864.0	51276.9	5643.4	45633.5	55497.5
TOTAL	< 22164.0			< 55520.8	< 55520.8
REQ'D PARKING	RES.	MARKET	45 D.U.	NONE (TRANSIT)	
	COM.		9864 S.F.	10 (WAIVED)	



1ST FLOOR PLAN



CELLAR PLAN



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QUEENS, NY 11377

KEY PLAN



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PROJECT ID#:

DRAWN BY: 12 CHECK BY: 3981
SCALE: AS NOTED PROJ. # 2844
FILE: DATE: 01/25/2024

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SHEET 04 OF 11

FLOOR AREA DISTRIBUTION					
FLR.	COM.	RES.		TOTAL	#DU
CEL	NOT COUNT AS ZONING FA				
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2ND	0.0	6665.8	726.6	5939.2	5,939.2
3RD	0.0	6665.8	726.6	5939.2	5,939.2
4TH	0.0	6665.8	726.6	5939.2	5,939.2
5TH	0.0	6665.8	726.6	5939.2	5,939.2
6TH	0.0	6665.8	726.6	5939.2	5,939.2
7TH	0.0	6665.8	726.6	5939.2	5,939.2
8TH	0.0	6665.8	726.6	5939.2	5,939.2
9TH	0.0	4616.3	557.0	4059.3	4,059.3
	9864.0	51276.9	5643.4	45633.5	55497.5
TOTAL	< 22164.0			< 55520.8	< 55520.8
					67
REQ'D PARKING	RES.	MARKET	45 D.U.	NDNE (TRANSIT)	
	COM.		9864 S.F.	10 (WAIVED)	



2ND FLOOR PLAN

64TH STREET - (60' WIDE)



3RD~8TH FLOOR PLAN

64TH STREET - (60' WIDE)





5815 Fort Hamilton Parkway
Unit 402 & 412 Brooklyn, NY 11209
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CONSULTANT

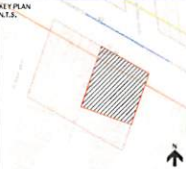
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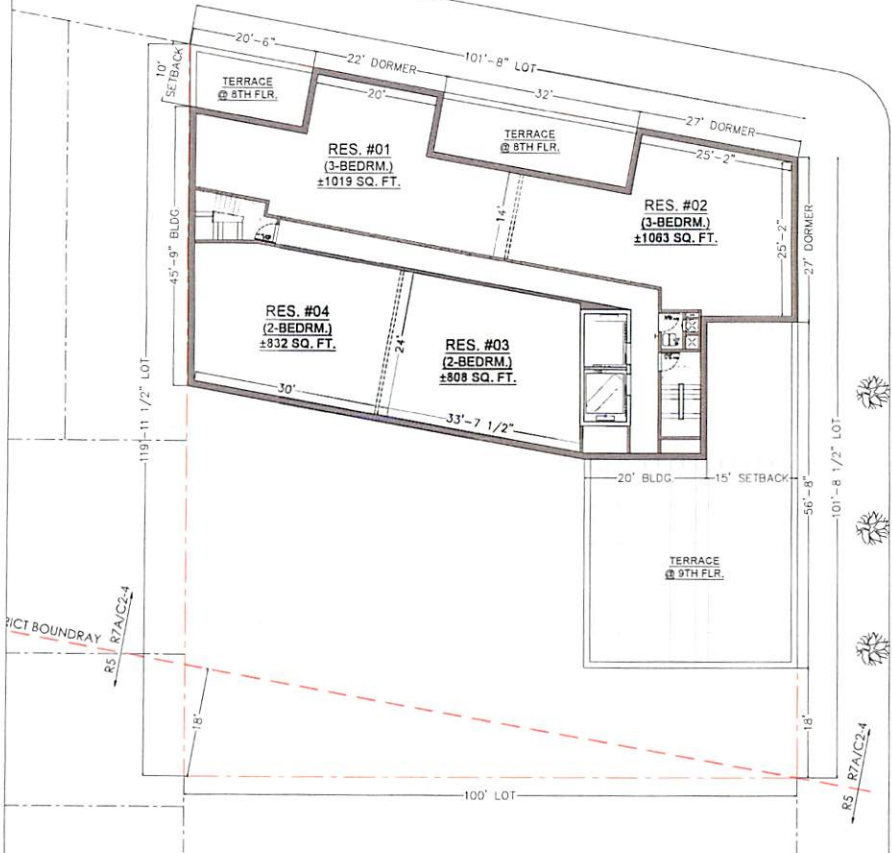
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SCALE: AS NOTED (PROJ. P. 2024)
FILE: DATE: 01/25/2024

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SHEET 05 OF 11

FLOOR AREA DISTRIBUTION					
FLR.	COM.	RES.		TOTAL	#DU
CEL.		NOT COUNT AS ZONING FA			
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2ND	0.0	6665.8	726.6	5,939.2	9
3RD	0.0	6665.8	726.6	5,939.2	9
4TH	0.0	6665.8	726.6	5,939.2	9
5TH	0.0	6665.8	726.6	5,939.2	9
6TH	0.0	6665.8	726.6	5,939.2	9
7TH	0.0	6665.8	726.6	5,939.2	9
8TH	0.0	6665.8	726.6	5,939.2	9
9TH	0.0	4616.3	557.0	4,059.3	4
	9864.0	31276.9	5643.4	45633.5	55497.5
TOTAL	< 22164.0			< 55520.8	< 55520.8
		RES.	MARKET	45 D.U.	NONE (TRANSIT)
REQ'D PARKING		COM.		9864 S.F.	10 (WAIVED)



9TH FLOOR PLAN



1 PROPOSED ELEVATION AT BROADWAY
SCALE: N.T.S.

S M TAM ARCHITECT, PLLC
ARCHITECTS & ENGINEERS



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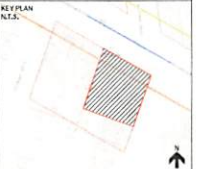
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SHEET 07 OF 11