50-01 Queens Boulevard Rezoning

ULURP Nos.: C260267ZMQ, N260268ZRQ

Queens Community Board 2

Special Land Use Committee Meeting

September 3, 2026



Project Description

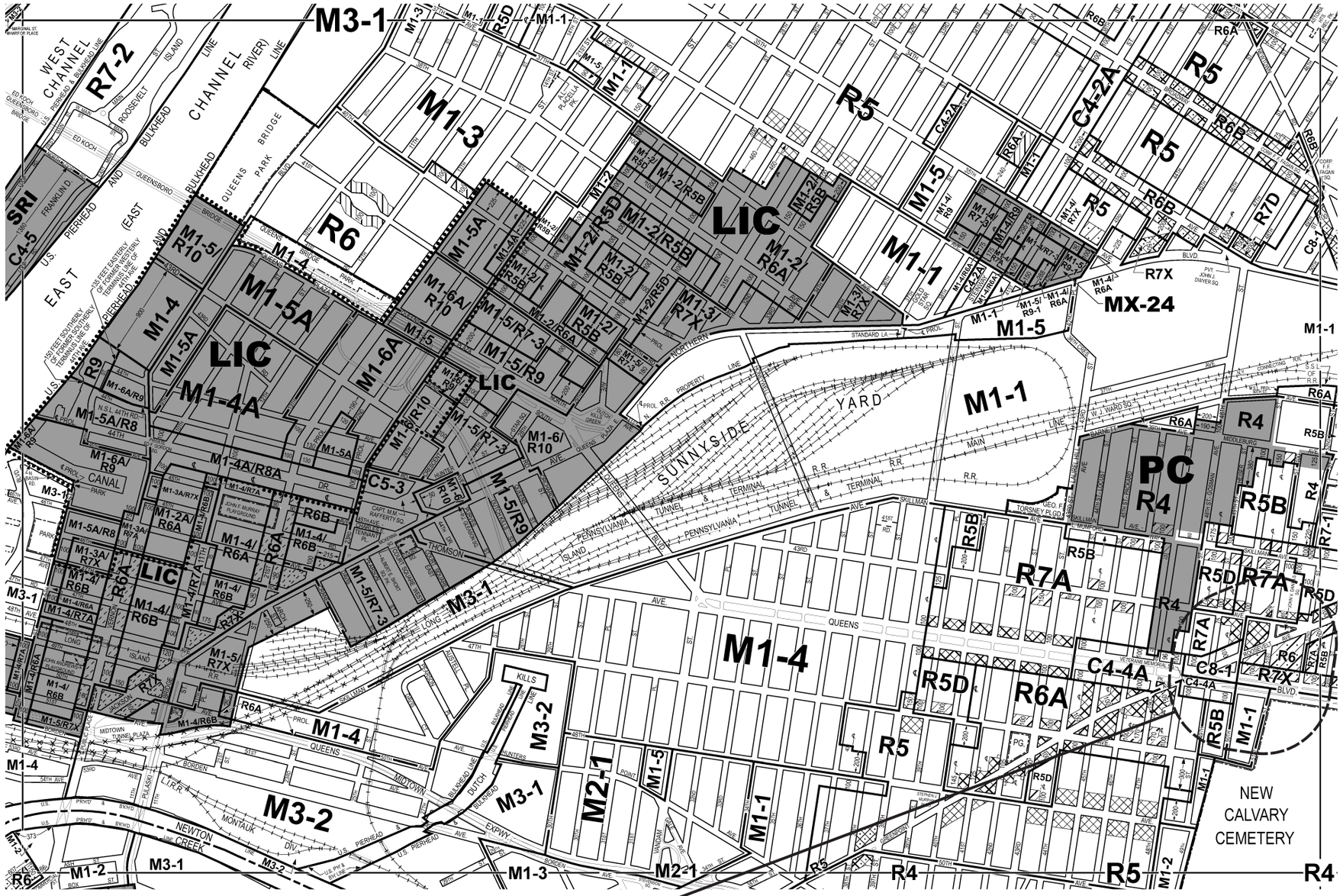
- The Applicant seeks the following land use actions with respect to Block 1319, Lots 1, 12, and 21 ("Project Area"):
  - A zoning map amendment to change existing R6/C2-3 and R7X/C2-3 zoning districts to R8A/C2-4 zoning districts; and
  - A zoning text amendment of ZR Appendix F: Mandatory Inclusionary 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.
- This application was presented at the June 17th Land Use Committee meeting.

Proposed Development

50-01 Queens Boulevard (Block 1319, Lot 1)

Number of Stories	13 stories
Floor Area/FAR	117,750 sq. ft. (7.2 FAR) • 105,979 sq. ft. of residential use (6.48 FAR) • 6,870 sq. ft. of commercial uses (0.42 FAR) • 4,900 sq. ft. of community facility uses (0.3 FAR)
Building Height	135 ft.
Parking	None Provided.
Units	138 dwelling units • 29 studio (21%) • 43 one-bedroom (31%) • 40 two-bedroom (30%) • 26 three-bedroom (18%)
Affordable Units	28-41 dwelling units.

50-01 Queens Boulevard, Queens



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.

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:
11-12-2025 C 250176 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

8c	9a	9c
8d	**9b**	9d
12c	13a	13c

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ZONING MAP **9b**

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) 720-3291.

50-01 Queens Boulevard, Queens

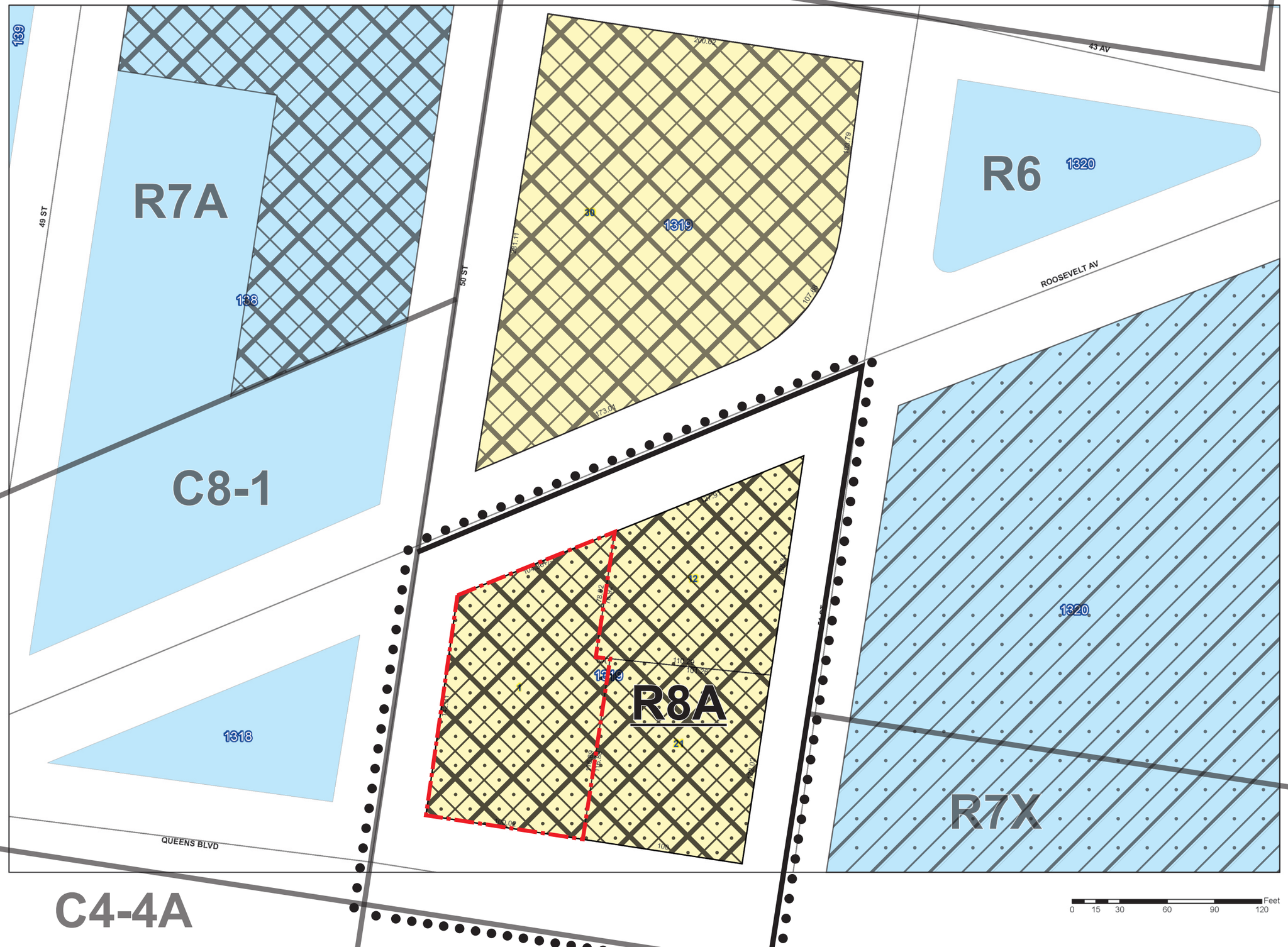
FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-07-2008 16:52:22
End Date : Current

Queens Block: 1319



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R7X Existing Zoning District
- Existing C1-4 Overlay
- Existing C2-3 Overlay
- R8A Proposed Zoning District
- Proposed C2-4 Overlay

50-01 Queens Boulevard, Queens

Area Map

Block: 1319, Lots: 1, 12 & 21

Project Information

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

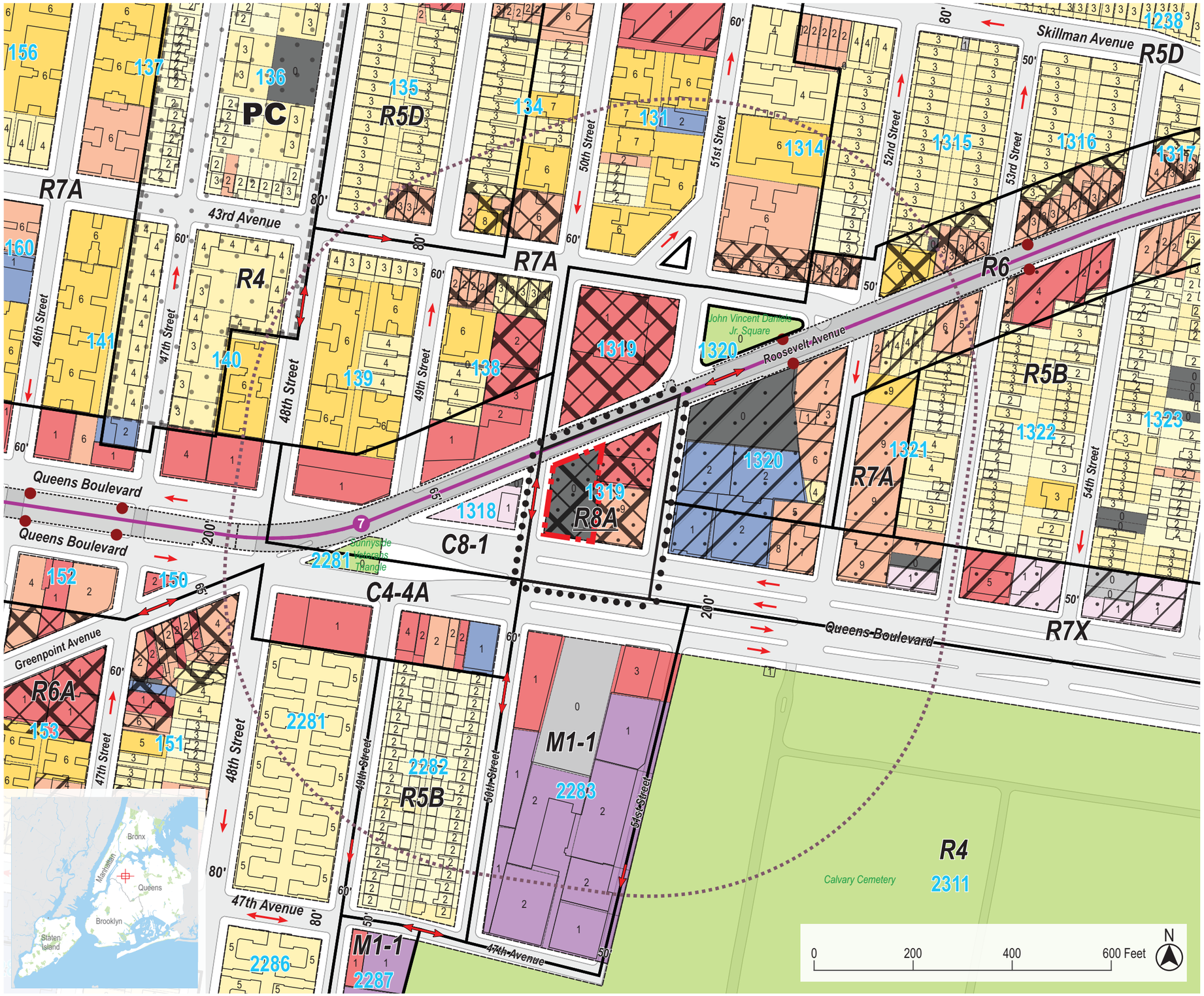
Existing Commercial Overlays & Zoning Districts

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

- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 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



October 2025

Urban Cartographics



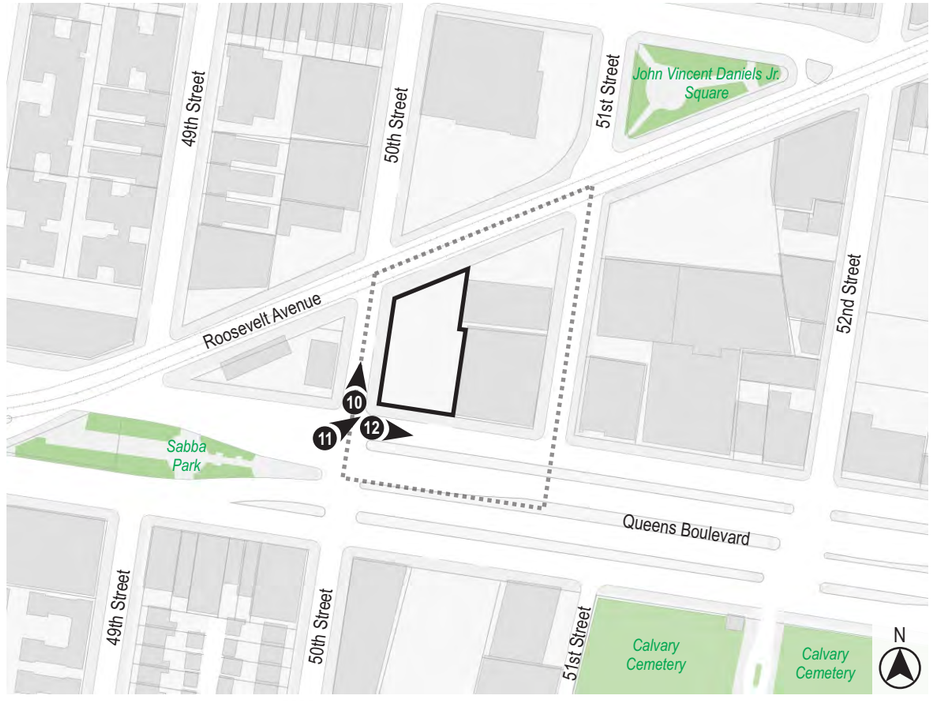
10. View of 50th Street facing north from Queens Boulevard (Development Site at right).



11. View of the Development Site facing northeast from the intersection of 50th Street and Queens Boulevard.



12. View of Queens Boulevard facing east from 50th Street (Development Site at left).





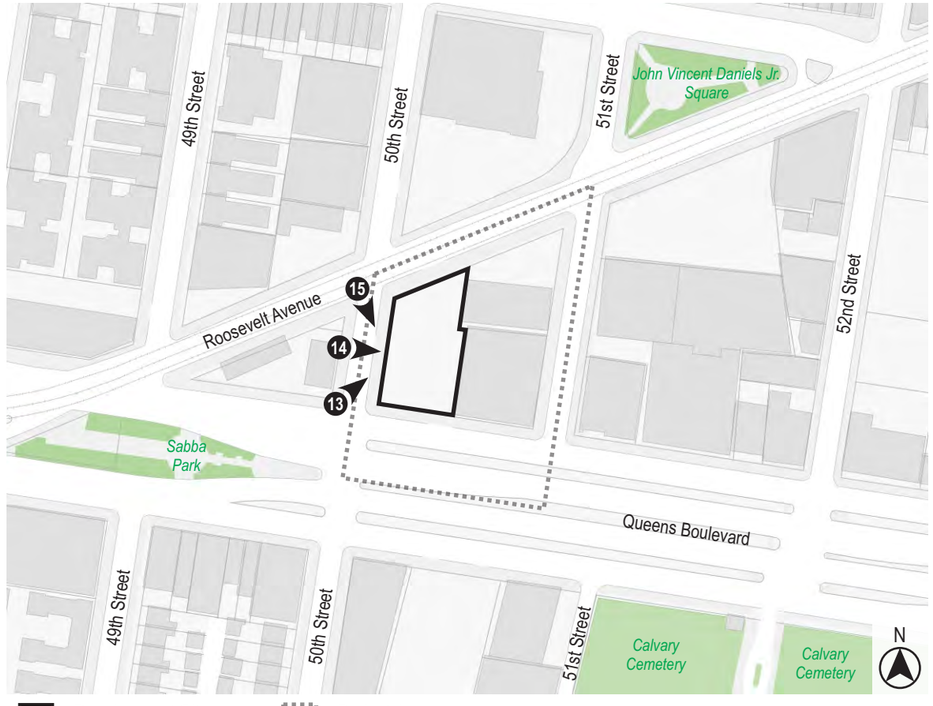
13. View of the Development Site facing northeast from 50th Street.



14. View of the Development Site facing east from 50th Street.

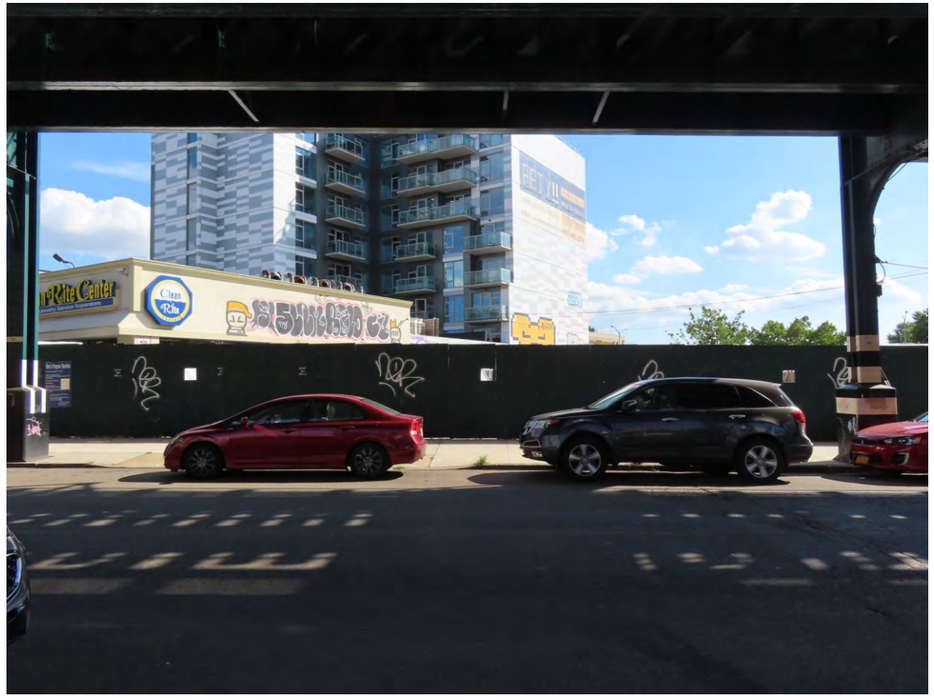


15. View of the Development Site facing southeast from 50th Street.





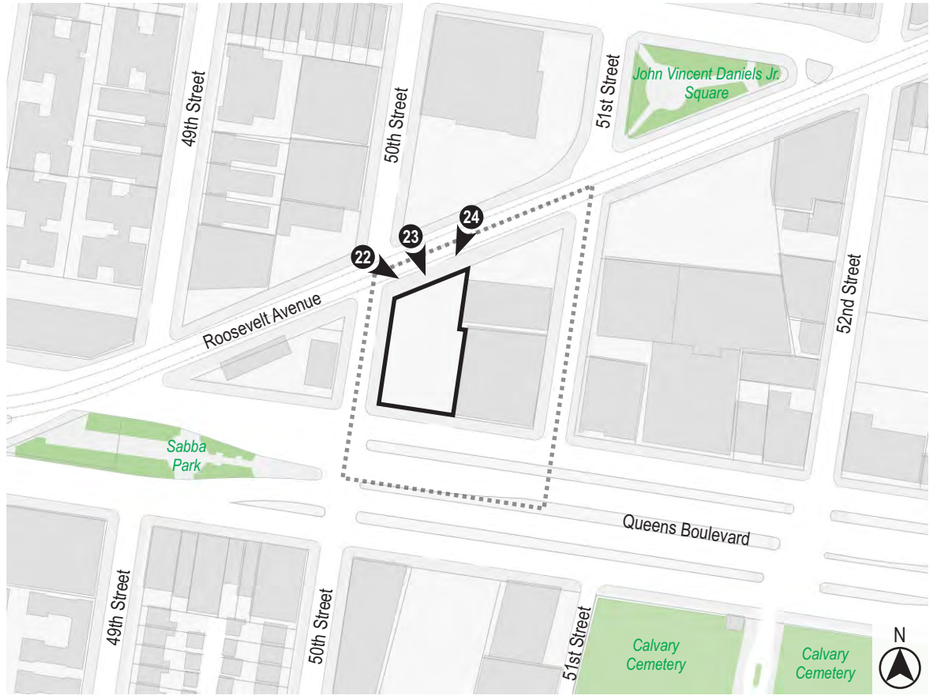
22. View of the Development Site facing southeast from Roosevelt Avenue.



23. View of the Development Site facing southeast from Roosevelt Avenue.

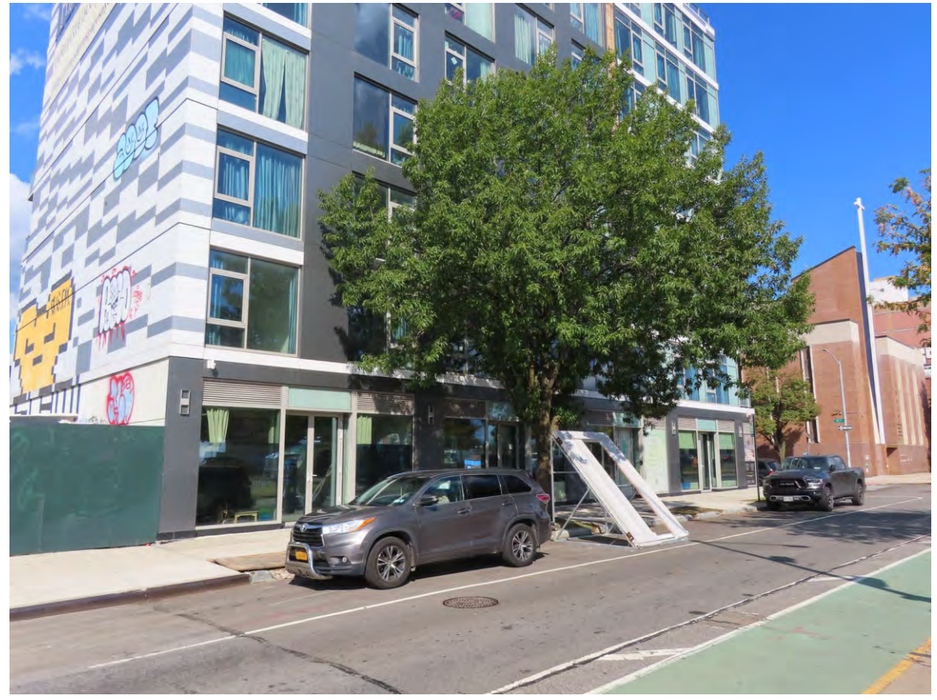


24. View of the Development Site facing southwest from Roosevelt Avenue.





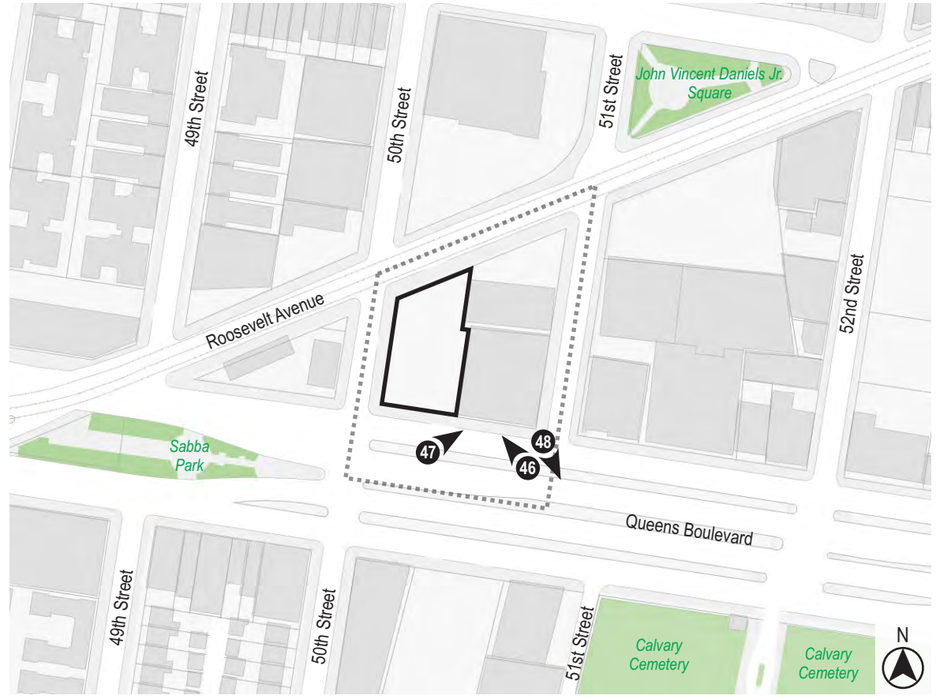
46. View of the Project Area facing northwest from Queens Boulevard.



47. View of the Project Area facing northeast from Queens Boulevard.



48. View of the south side of Queens Boulevard facing southeast from the Project Area.



Urban Cartographics



50-01 QUEENS BOULEVARD

Queens CB2 Land Use Presentation | September 3, 2026

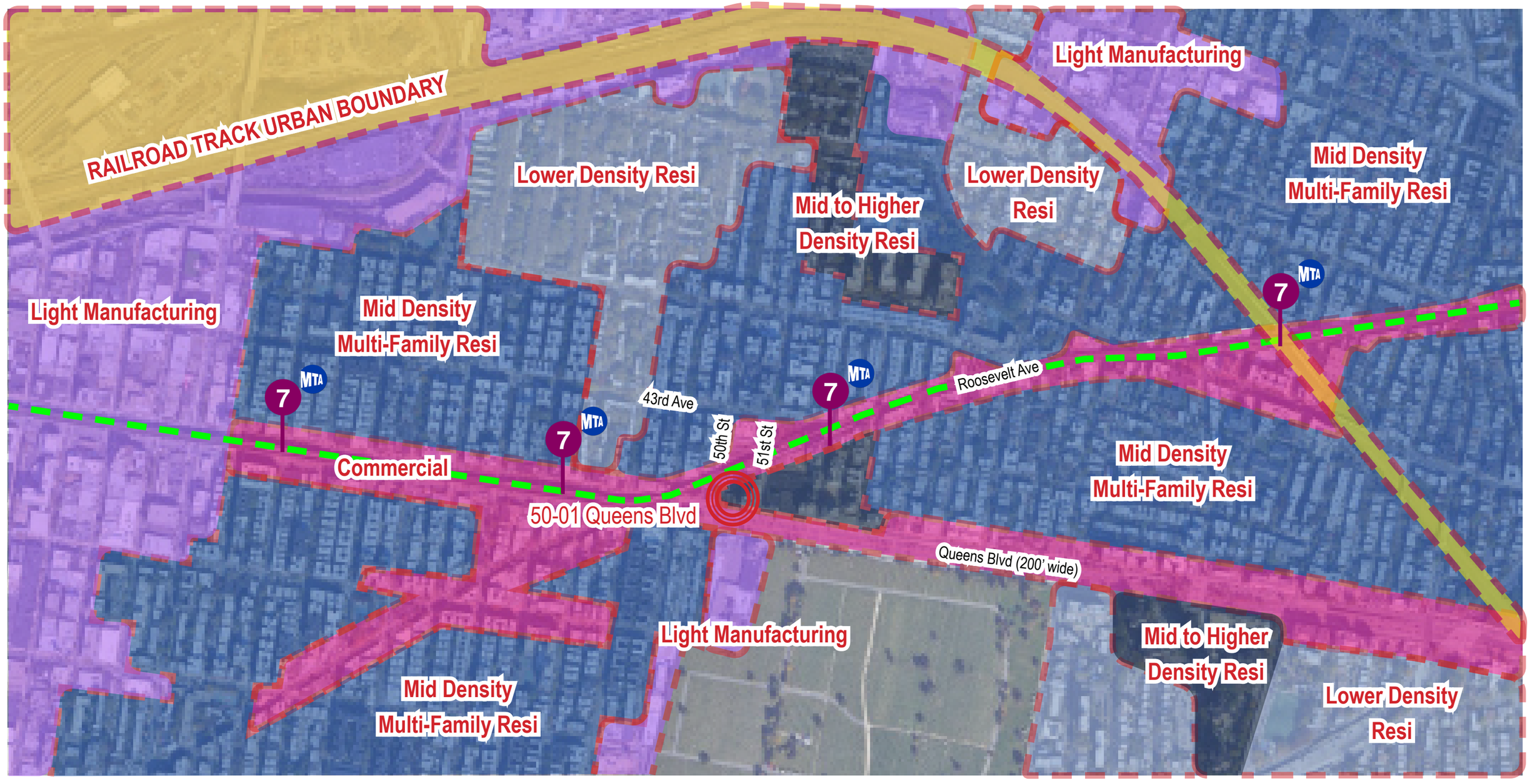
ARCHIMÆRA

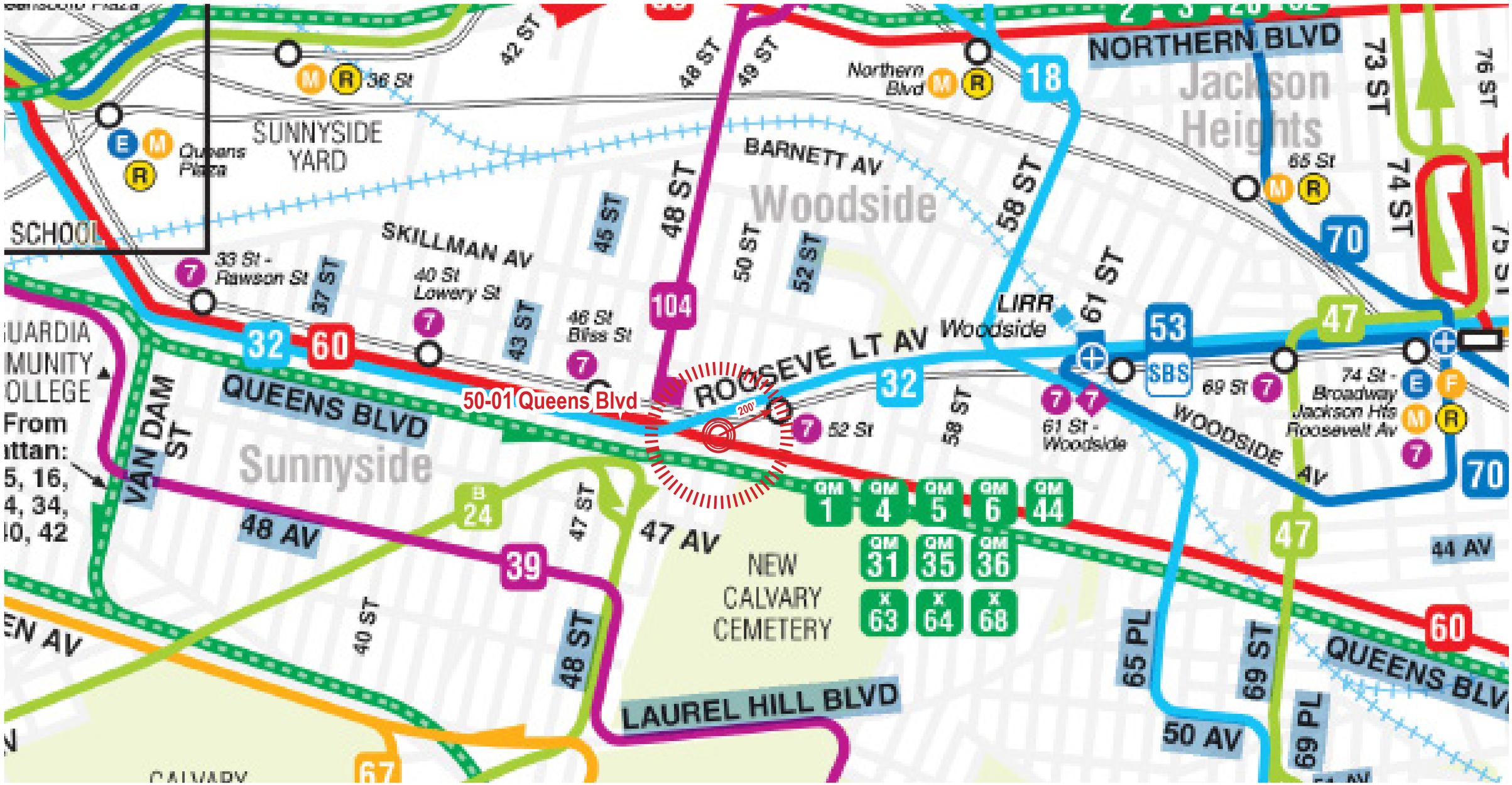
01_Context

02_Zoning Site Plan, and Massing and Zoning Analysis for Proposed District

03_Renderings

Lower Density Residential
Mid Density Multi-Family Residential
High Density Residential
Commercial Corridor
Light Manufacturing
Railroad Track Urban Boundary
Elevated Train Path




50-01 Queens Blvd
200'
NORTHERN BLVD
Jackson Heights
Woodside
SUNNYSIDE YARD
Queens Plaza
Northern Blvd
36 St
65 St
42 ST
48 ST
49 ST
73 ST
74 ST
76 ST
BARNETT AV
58 ST
45 ST
50 ST
52 ST
SKILLMAN AV
33 St - Rawson St
40 St Lowery St
37 ST
43 ST
46 St Bliss St
104
LIRR
Woodside
61 ST
ROOSEVELT AV
52 St
58 ST
61 St - Woodside
69 St
74 St - Broadway Jackson Hts Roosevelt Av
WOODSIDE AV
18
70
53
SBS
47
32
60
39
24
QUEENS BLVD
Sunnyside
VAN DAM ST
48 AV
47 ST
47 AV
40 ST
48 ST
44 AV
NEW CALVARY CEMETERY
LAUREL HILL BLVD
65 PL
69 ST
69 PL
50 AV
67
QM 1
QM 4
QM 5
QM 6
QM 44
QM 31
QM 35
QM 36
X 63
X 64
X 68

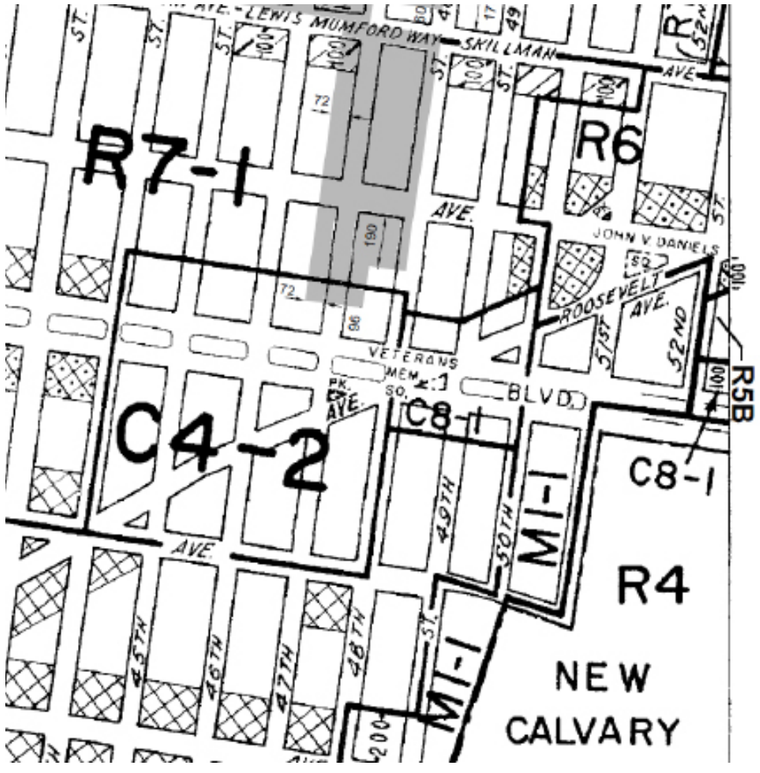
Contemporary

Post-2006 Era

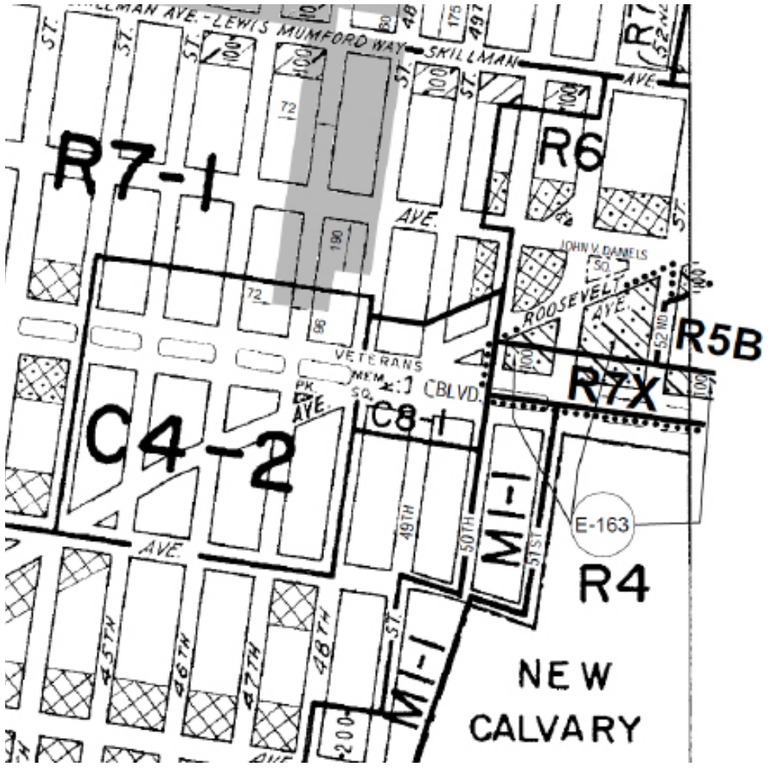
1960s Era Development

Pre-1960s Era Development

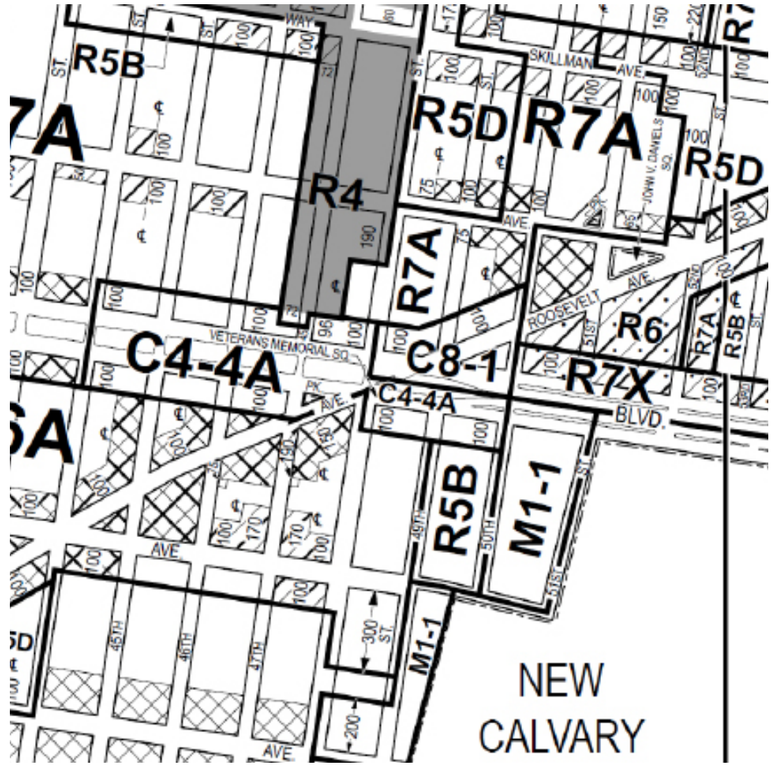




2006

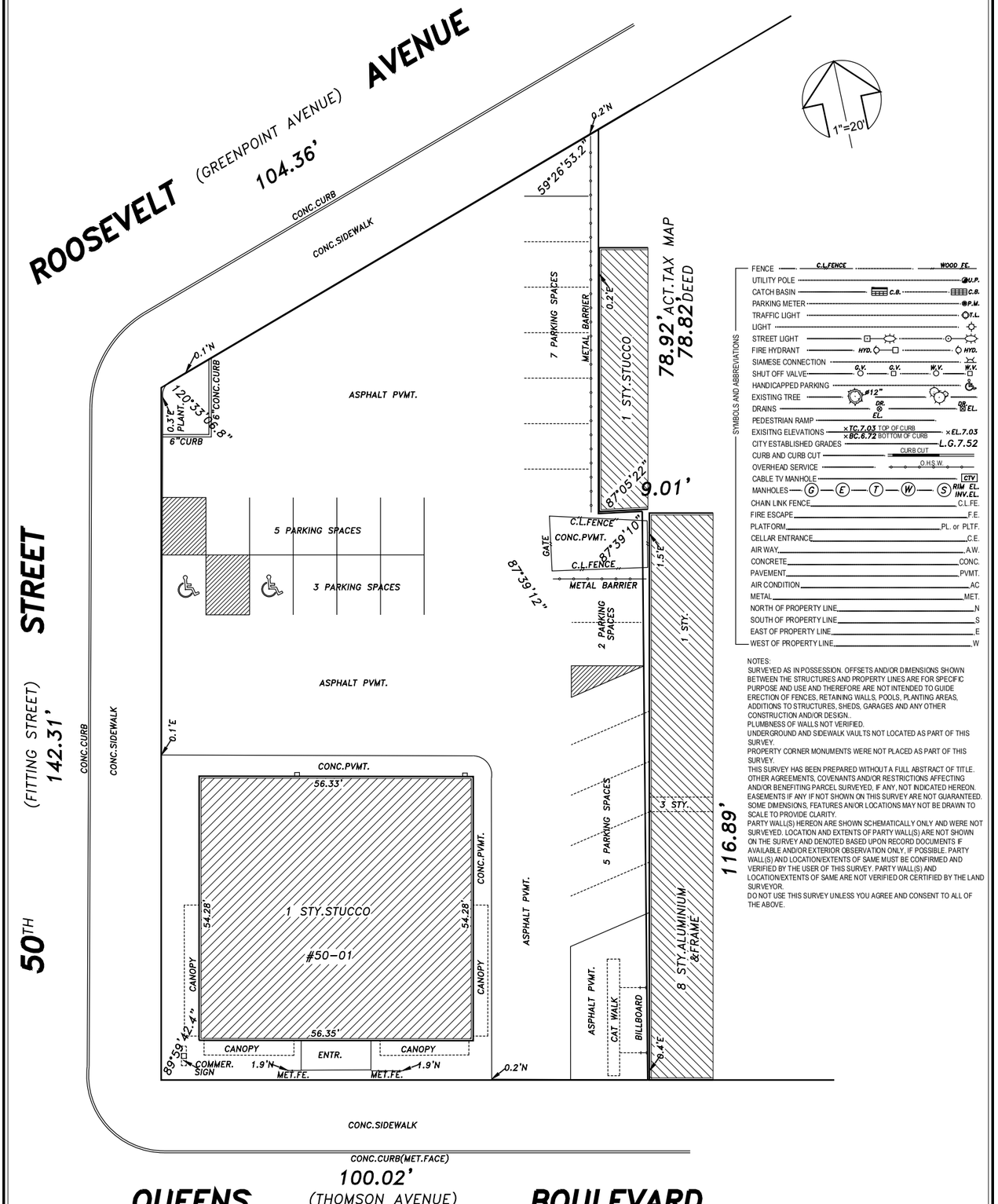


2006



2023

JOB NUMBER: Q1319-1
PROPERTY ADDRESS:
50-01 QUEENS BOULEVARD
TITLE NUMBER: 24-7406-61673-Q
TITLE PURPOSES ONLY



NOTES:
SURVEYED AS IN POSSESSION. OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION AND/OR DESIGN.
PLUMBINESS OF WALLS NOT VERIFIED.
UNDERGROUND AND SIDEWALK VAULTS NOT LOCATED AS PART OF THIS SURVEY.
PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL ABSTRACT OF TITLE. OTHER AGREEMENTS, COVENANTS AND/OR RESTRICTIONS AFFECTING AND/OR BENEFITING PARCEL SURVEYED, IF ANY, NOT INDICATED HEREON. EASEMENTS IF ANY IF NOT SHOWN ON THIS SURVEY ARE NOT GUARANTEED. SOME DIMENSIONS, FEATURES AN/OR LOCATIONS MAY NOT BE DRAWN TO SCALE TO PROVIDE CLARITY.
PARTY WALL(S) HEREON ARE SHOWN SCHEMATICALLY ONLY AND WERE NOT SURVEYED. LOCATION AND EXTENTS OF PARTY WALL(S) ARE NOT SHOWN ON THE SURVEY AND DENOTED BASED UPON RECORD DOCUMENTS IF AVAILABLE AND/OR EXTERIOR OBSERVATION ONLY, IF POSSIBLE. PARTY WALL(S) AND LOCATION/EXTENTS OF SAME MUST BE CONFIRMED AND VERIFIED BY THE USER OF THIS SURVEY. PARTY WALL(S) AND LOCATION/EXTENTS OF SAME ARE NOT VERIFIED OR CERTIFIED BY THE LAND SURVEYOR.
DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE.

ka3A surveying
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338 JERICHO TURNPIKE, FLORAL PARK, NY 11001
SURVEYS@KABAPLS.COM

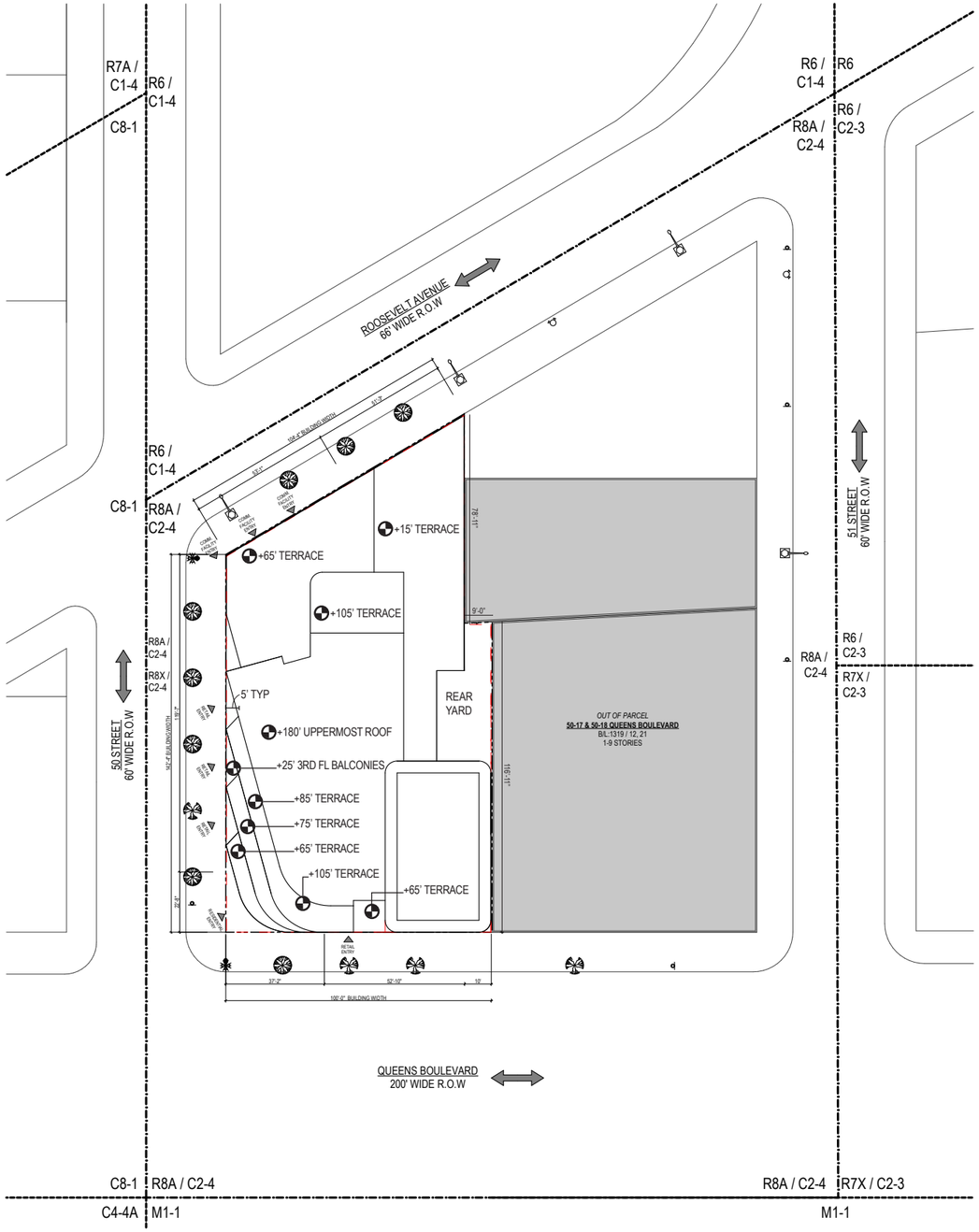
STATE OF NEW YORK
JAROSLAW W. KRAWCZYK
No. 050750
LICENSED LAND SURVEYOR

BOROUGH: QUEENS
TOWN: WOODSIDE
BLOCK: 1319 LOT: 1
SURVEYED:
FEBRUARY 1, 2024

SURVEYED & GUARANTEED FOR:
ZDJ QUEENS 50 LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF **THE NEW YORK STATE EDUCATION LAW.** COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERRABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

01_Context
02_Zoning Site Plan, Massing and Zoning Analysis for Proposed District
03_Renderings



N

ZONING SITE PLAN

SCALE: NTS

ARCHIMÆRA

LEGEND

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

EXISTING BUILDINGS

PROPOSED CONCEPT

EXISTING STREET TREE

PROPOSED STREET TREE

ROAD DIRECTION

M1-1 ZONING DISTRICT

ZONING LOT LINE

ZONING DISTRICT BOUNDARY

PROPOSED ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING LINE

(100') ILLUSTRATIVE BUILDING HEIGHT

CITY BIKE

TRAFFIC LIGHT

TRAFFIC SIGN

FIRE HYDRANT

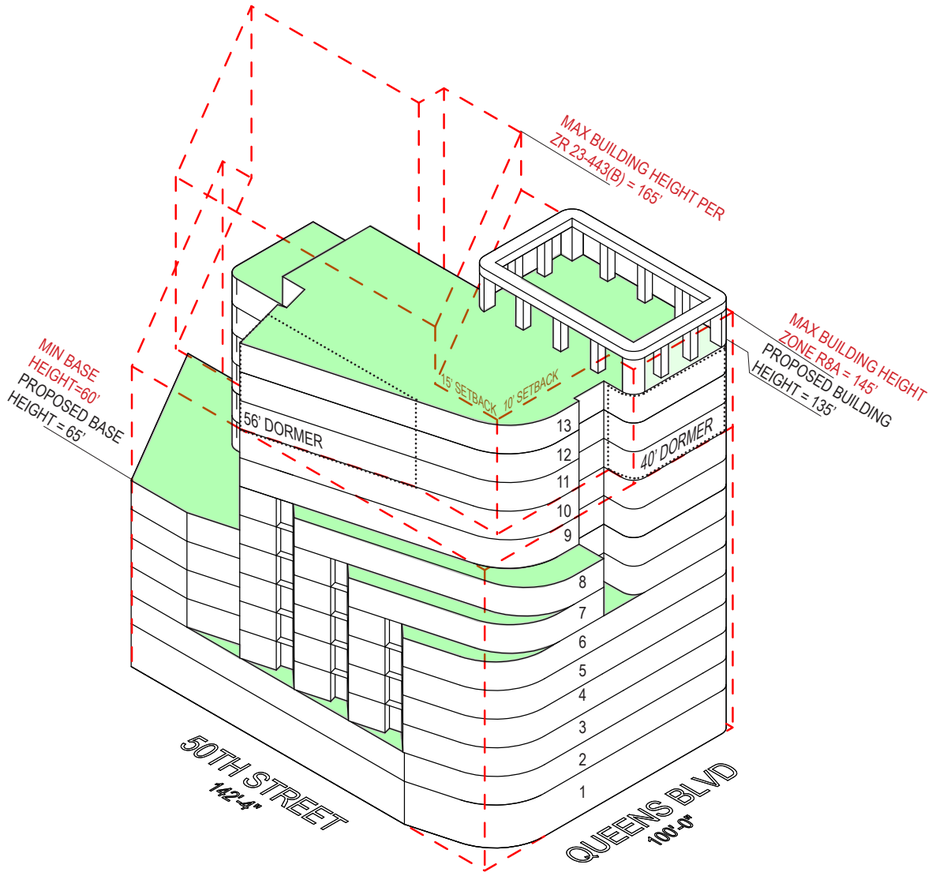
EXISTING MANHOLE

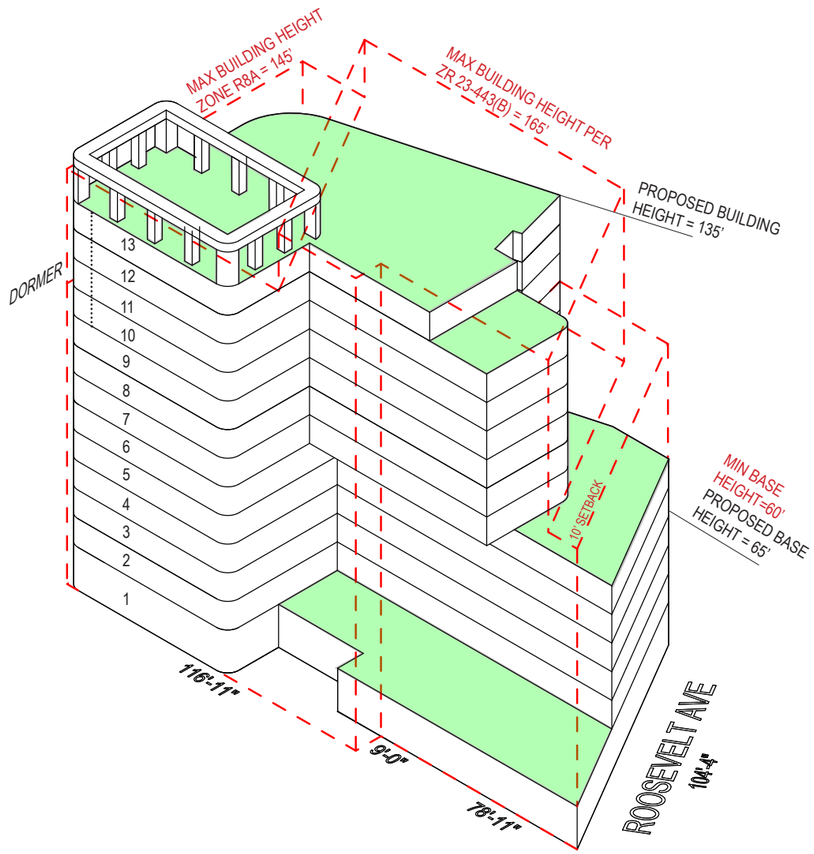
BUS STOP

STREET LAMP

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.09S FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK. NJ.
2. BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE. ESTIMATED ZFA PER NYC ZOLA WEBSITE
6. PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF
7. CONTEXT BUILDING LINES ARE ILLUSTRATIVE
8. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH REQUIREMENTS OF ZR SECTION 25-631; REQUIRED PARKING TO BE THE LESSER OF 80 SPACES OR THE NUMBER OF SPACES REQUIRED BY APPLICABLE ZONING REGULATIONS

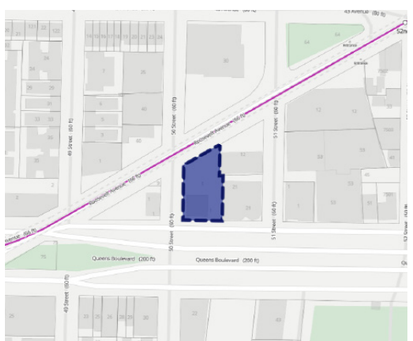




50-01 QUEENS BOULEVARD			
Floor	ZSF	GSF	Dwellings
13	5,402.00	8,632.00	7
12	7,685.00	8,539.00	10
11	7,685.00	8,539.00	10
10	7,685.00	8,539.00	10
9	7,685.00	9,240.00	11
8	8,305.00	9,584.00	12
7	7,668.00	12,146.00	10
6	10,178.00	11,346.00	13
5	10,178.00	11,346.00	13
4	10,178.00	11,346.00	13
3	10,178.00	11,543.00	14
2	10,389.00	15,127.00	15
1	14,533.00	15,298.00	0
TOTAL	117,749.00	141,225.00	138

16,354 SF Site * 7.2 FAR = 117,749 zsf

50-01 Queen Blvd	ZSF / GSF	Total Units	Affordable Units
R8A	117,749 / 141,225	138	35-41



SITE DATA	
BLOCKS	1319
LOTS	1
STREET ADDRESS	50-01 QUEENS BOULEVARD
EXISTING ZONING	R7-X / C2-3 // R6 / C2-3
REZONING DISTRICT	R8A / C2-4
COMMUNITY DISTRICT	QUEENS DISTRICT 2
ZONING SECTION MAP	9B
ZONING LOT AREA	16,354 SF
TRANSIT ZONE	INNER TRANSIT ZONE

LIST OF REQUIRED ACTIONS

1. Zoning Map Change from R7-X / C2-3 // R6 / C2-3 to R8A / C2-4
2. Zoning Text Ammendment to Appendix F to designate Project Area as a MIH Development

ZR SECTION		PERMITTED / REQUIRED	PROPOSED
32-00, 22-111	GENERAL AND SPECIAL USE REGULATIONS	USE GROUP II, III, IV, VI, VII, VIII, IX, X	UGII MULTI-FAMILY, UG III SCHOOLS, UG VI RETAIL
35-30, 23-22	MAX TOTAL RESI FAR	6.02 FAR MARKET RATE FAR / 7.20 FAR TOTAL RESI INCL. QUALIFYING AFFORDABLE HOUSING	**6.41 FAR** = 105,979 ZSF
33-121	MAX TOTAL COMMERCIAL FAR	2.0 FAR FOR C2-4 IN	**0.42 FAR** = 6,870 ZSF
33-121, 24-10, 24-11	MAX TOTAL COMMUNITY FACILITY FAR	6.50 FAR FOR R8A PORTION	**0.30 FAR** = 4,900 ZSF
35-31, 35-24, 23-22	MAX TOTAL TOTAL FAR	7.2 FAR	**7.2 FAR** = 117,749 ZSF
35-40, 23-52	MAX NUMBER OF DWELLING UNITS	FACTOR = 680 105, 979 / 680 = 156 UNITS MAX	**138 UNITS PROPOSED**
23-12	MIN. LOT SIZE	AREA: 1,700 SF / WIDTH: 18' (R6-R12)	23,774.7 SF
123-632, 23-36, 24-11	OPEN SPACE	RESI - 100% WITHIN 100' OF CORNERS, 80% FOR INTERIOR LOTS CF - 75% WITHIN 100' OF CORNERS, 65% FOR INTERIOR LOTS	74% AVERAGE FOR BOTH ZONING LOTS PORTIONS - COMPLIANT FOR BOTH PORTIONS
35-52, 23-334	SIDE YARD	NO SIDE YARD REQUIRED	NO SIDE YARDS PROPOSED
35-53, 23-41, 23-342, 23-343, 23-344	REAR YARD	20' REAR YARD SHALL BE PROVIDED BELOW 75' 30' REAR YARD SHALL BE PROVIDED ABOVE 75'	20' REAR YARD MIN. PROVIDED BELOW 75' 30' REAR YARD MIN. PROVIDED ABOVE 75'
123-651, 23-436, 26-10	STREET WALL LOCATION	At least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and shall extend to at least the minimum base height specified in Section 123-652 or the height of the building, whichever is less. Up to 30 percent of the aggregate width of street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than 10 feet along a wide street or 15 feet along a narrow street are located within an outer court. However, where the street walls surrounding the subject building are located on a block with a prevailing street wall frontage that is located further from the street line than the applicable provisions of this paragraph, the line-up provisions of paragraph (a) of Section 23-431 may be applied. In all districts, and along all frontages, street wall articulation, including, but not limited to, window recesses and structural expression on the building facade, shall be permitted to project or recess beyond the street wall locations established in paragraphs (a) or (b) of this Section, provided that such articulation does not exceed a depth or projection of 12 inches. In addition, to accommodate other forms of street wall articulation, such as bay windows, and facade recesses, up to 50 percent of the aggregate width of street wall, at any level, may recess or project beyond such street wall location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet, as measured perpendicular to the street wall, or portion thereof. No projection shall extend beyond the street line, except where encroachments into the public right-of-way are permitted by the New York City Administrative Code.	
35-22, 35-60, 23-433, 23-443(b)	HEIGHTS AND SETBACKS	**MIN/MAX BASE within 100' of Train:** 60'/125', **MAX HT within 100' of Train:** 165' **MIN/MAX BASE beyond 100' of Train**: 60'/105', **MAX HT beyond 100' of Train**: 145'	**PROPOSED BASE** = 65'-0" **PROPOSED MAX HT** = 135'-0"
123-71, 123-72 25-21, 25-23, 25-251, 44-20	PARKING	NONE REQUIRED IN INNER TRANSIT ZONE FOR PROPOSED USES	NONE PROPOSED
123-71, 123-72, 25-72	LOADING BERTHS	FOR COMMERCIAL LRC-B IN GREATER TRANSIT ZONE FIRST 25000 --NONE	LOADING BERTH = 1 PROVIDED
36-71, 25-80	BICYCLE PARKING	1 PER 2 DU. 138/2 = 69 SPOTS 1 PER 10,000 SF COMMERCIAL UG VI = 1 SPOTS 1 PER 10,000SF FOR COMMUNITY FACILITY UG III = 1 SPOTS	BIYCLE PARKING =71 PROVIDED
26-41	STREET TREE PLANTING	1 REQUIRED FOR EVERY 25' FEET OF FRONTAGE - 15 TREES REQUIRED	15 TREES PROPOSED+A14:D29C25A2:D29A2:D29C25A2:D29C25A2:D29A1:D29

Ground Floor

2nd Floor

2x Studios
8x 1-Bedroom Units
3x 2-Bedroom Units
2x 3-Bedroom Units
15 Total Units

3rd Floor

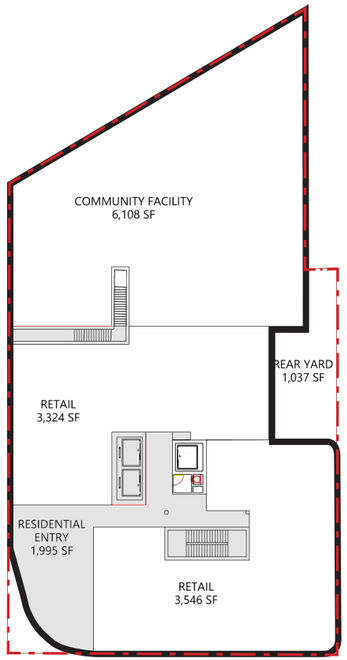
3x Studios
6x 1-Bedroom Units
3x 2-Bedroom Units
2x 3-Bedroom Units
14 Total Units

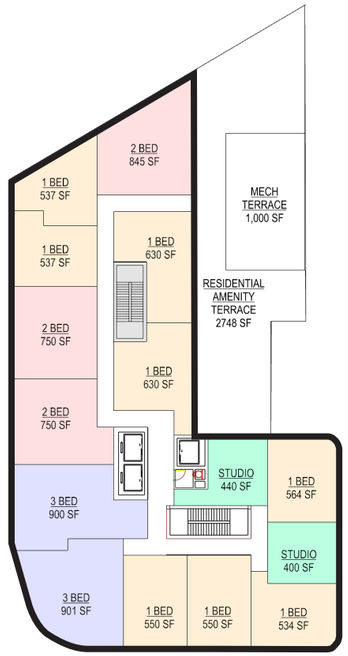
Floors 4-6

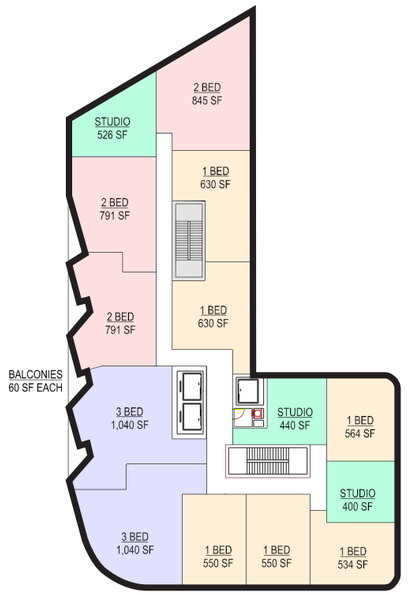
2x Studios
6x 1-Bedroom Units
2x 2-Bedroom Units
3x 3-Bedroom Units
39 Total Units
13 Units per Level

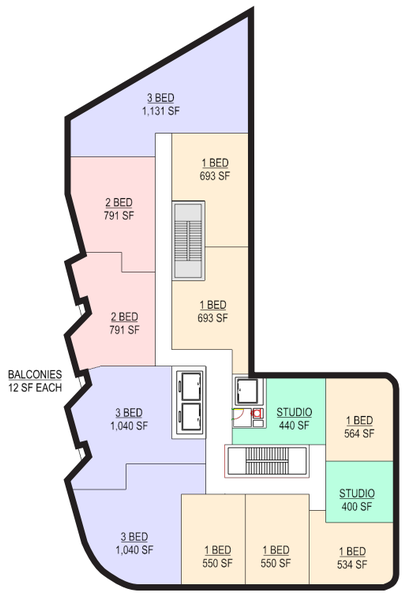
7th Floor

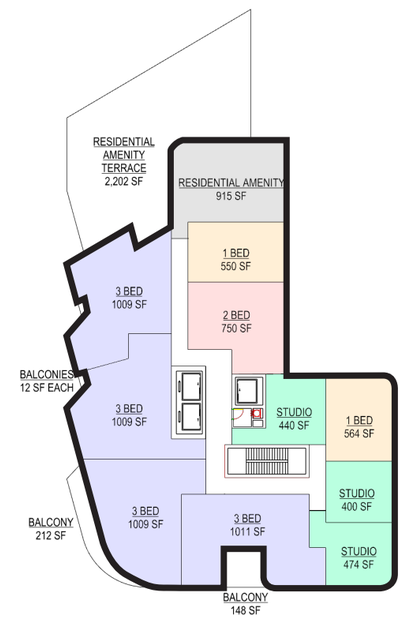
3x Studios
2x 1-Bedroom Units
1x 2-Bedroom Units
4x 3-Bedroom Units
10 Total Units











Key - 138 Total Apartments

Studios
29 Total

1-Bedroom Units
43 Total

2-Bedroom Units
40 Total

3-Bedroom Units
26 Total

8th Floor

4x Studios
2x 1-Bedroom Units
5x 2-Bedroom Units
1x 3-Bedroom Units
12 Total Units

9th Floor

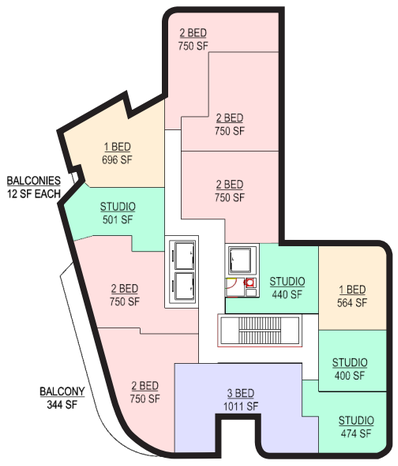
3x Studios
2x 1-Bedroom Units
5x 2-Bedroom Units
1x 3-Bedroom Units
11 Total Units

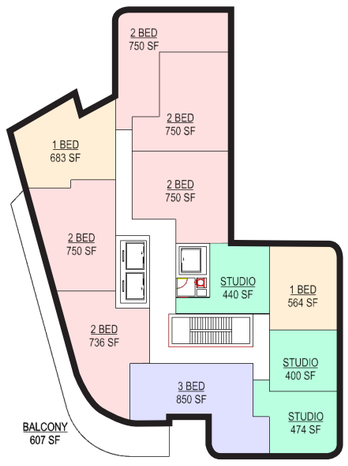
Floors 10-12

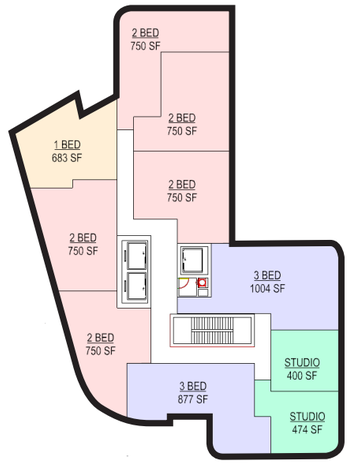
2x Studios
1x 1-Bedroom Units
5x 2-Bedroom Units
2x 3-Bedroom Units
10 Total Units

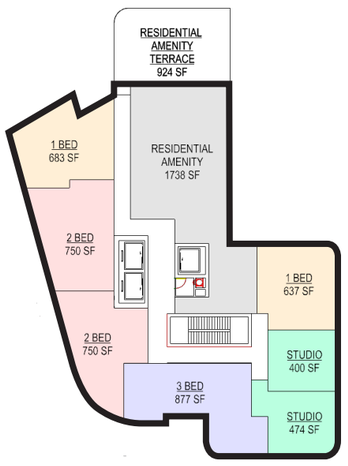
11th Floor

2x Studios
2x 1-Bedroom Units
2x 2-Bedroom Units
1x 3-Bedroom Units
7 Total Units









Key - 138 Total Apartments

Studios
29 Total

1-Bedroom Units
43 Total

2-Bedroom Units
40 Total

3-Bedroom Units
26 Total

01_Context

02_Zoning Site Plan, and Massing and Zoning Analysis for Proposed District

03_Renderings








ALIGNMENT
INSPECTION

Current Conditions

- In response to the comments raised during the last hearing regarding the existing fence, all necessary updates and repairs have been completed. The below photos were sent to the Community Board on August 5th









50-01 Queens Boulevard Rezoning

ULURP Nos.: C260267ZMQ, N260268ZRQ

Queens Community Board 2

Special Land Use Committee Meeting

September 3, 2026



2026 Area Median Income

Family Size	40%	60%	80%	100%	130%
1	$47,520	$71,280	$95,040	$118,800	$154,440
2	$54,280	$81,420	$108,560	$135,700	$176,410
3	$61,080	$91,620	$108,560	$152,700	$198,510
4	$67,840	$101,760	$135,680	$169,600	$220,480

Unit Size	40% AMI	60% AMI	80% AMI	100% AMI	130% AMI
Studio	$1,134	$1,701	$2,268	$2,835	$3,685
One-bedroom	$1,215	$1,822	$2,430	$3,037	$3,948
Two-bedroom	$1,458	$2,187	$2,916	$3,645	$4,738
Three-bedroom	$1,685	$2,527	$3,370	$4,212	$5,476