

**58-02 Northern Blvd. Rezoning (2020Q0495)**  
**Queens Community District 2**  
**Council District 26**

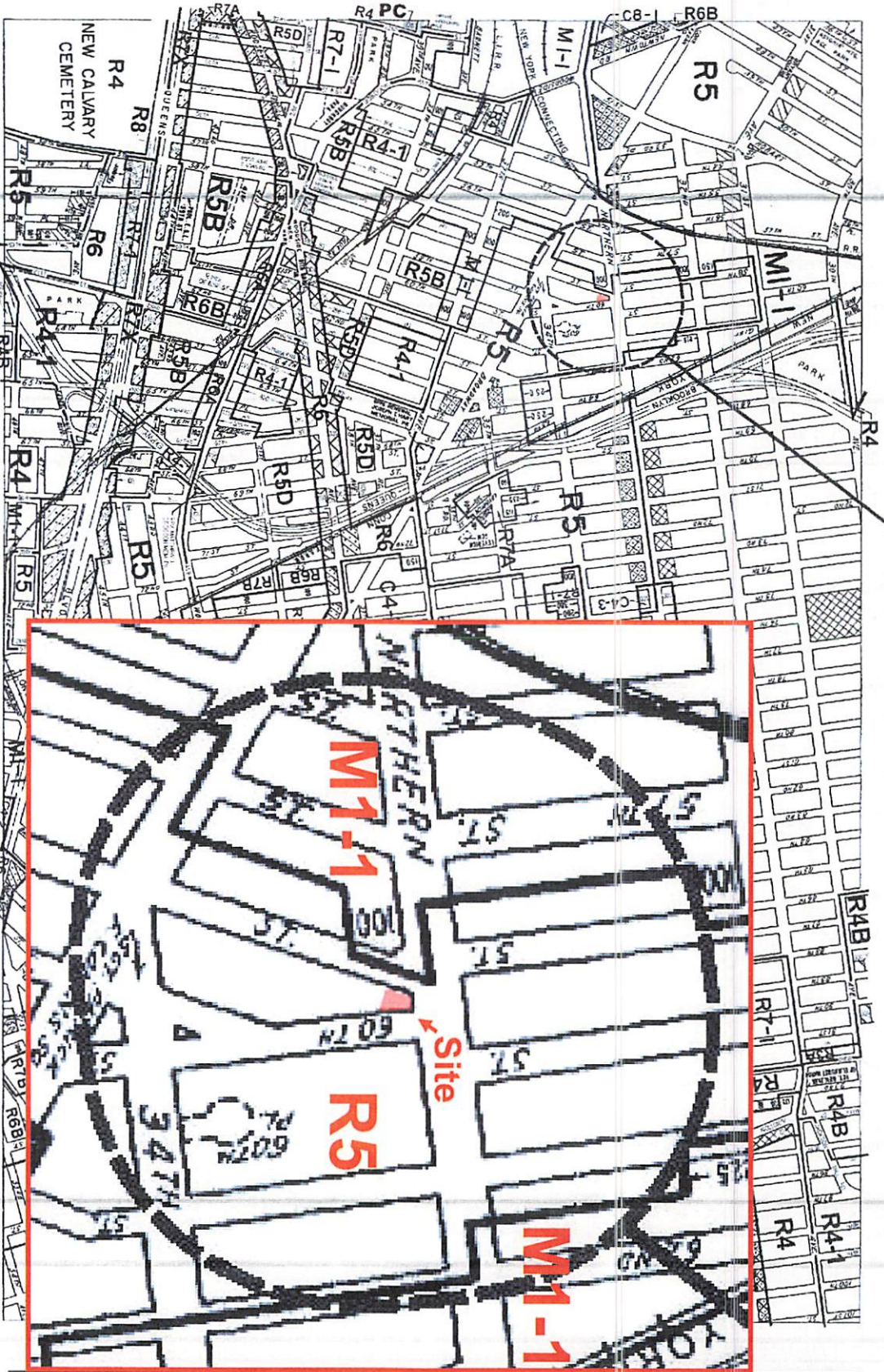
April 20, 2022  
Land Use and Housing Committee  
Meeting  
Attachment #1



Applicant: 58-02 Northern Blvd LLC  
ULURP Nos. 210389 ZMQ & N 210390 ZRQ  
Representatives: Constantinople & Vallone and Akerman LLP

# Zoning Map 9d & Detail

Proposed Project Area



- C1-1
  - C1-2
  - C1-3
  - C1-4
  - C1-5
  - C2-1
  - C2-2
  - C2-3
  - C2-4
  - C2-5
- NOTE: Where an exemption for zoning order boundaries applies, or the zoning map, such exemptions are identified in Article VII, Chapter 3 (Location of Certain Boundaries), of the Zoning Resolution.

## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SP – SPECIAL PURPOSE DISTRICT

Effective Date(s) of Rezoning:  
 C1-1 – C1-5, C2-1 – C2-5, C2-3, C2-4, C2-5

**Special Requirements:**

For a list of the subject DTGP environmental requirements, see Appendix B.

For a list of lots subject to 20' residential restrictions, see Appendix D.

For indicators, hearing designated areas and locating indicators, hearing areas, etc., see Appendix E.

**MAP KEY**

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

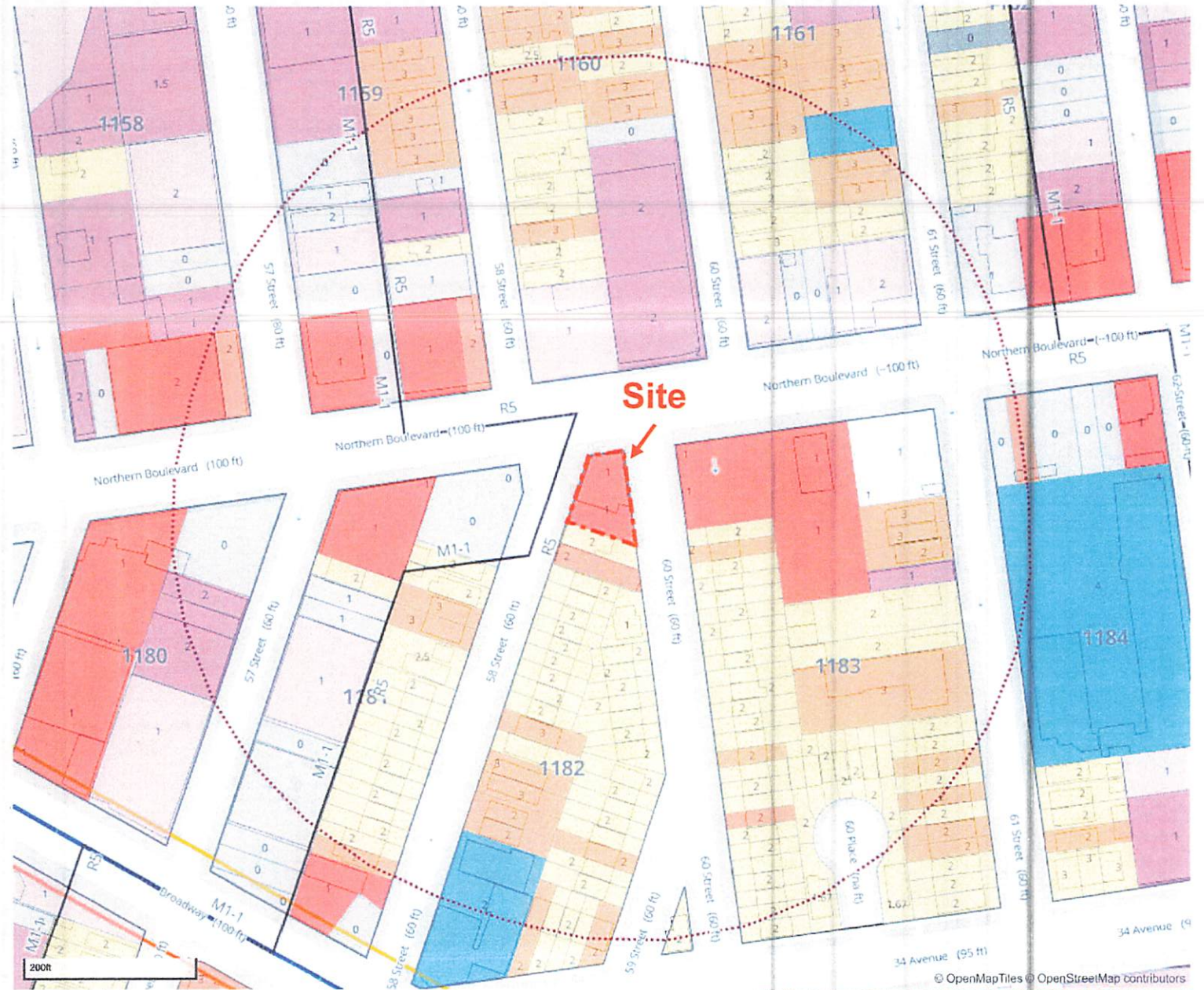
Copyright by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information, see the map on the City of New York Planning Department website at [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Office at (212) 720-5281.

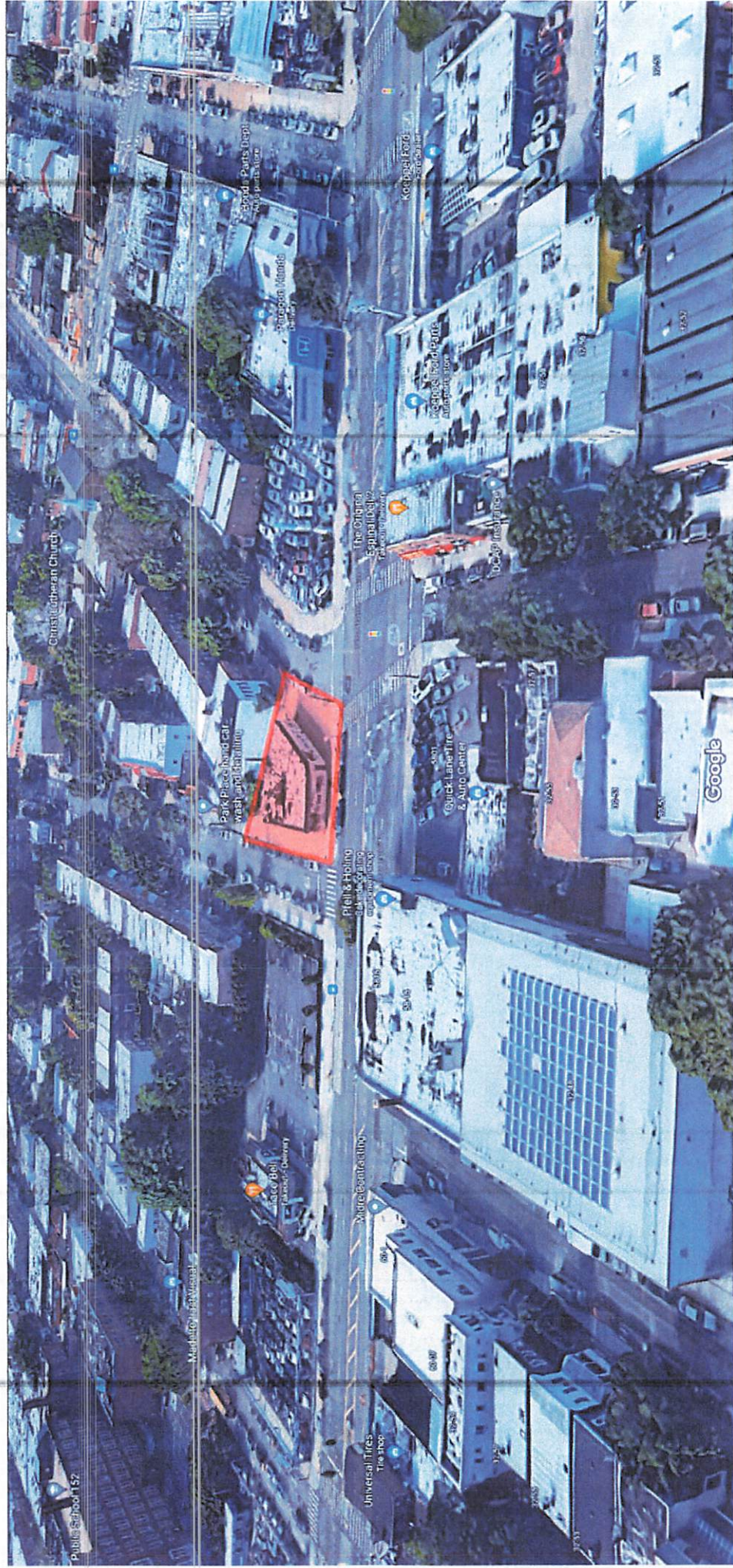
# Land Use Surrounding Proposed Development Site

## 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



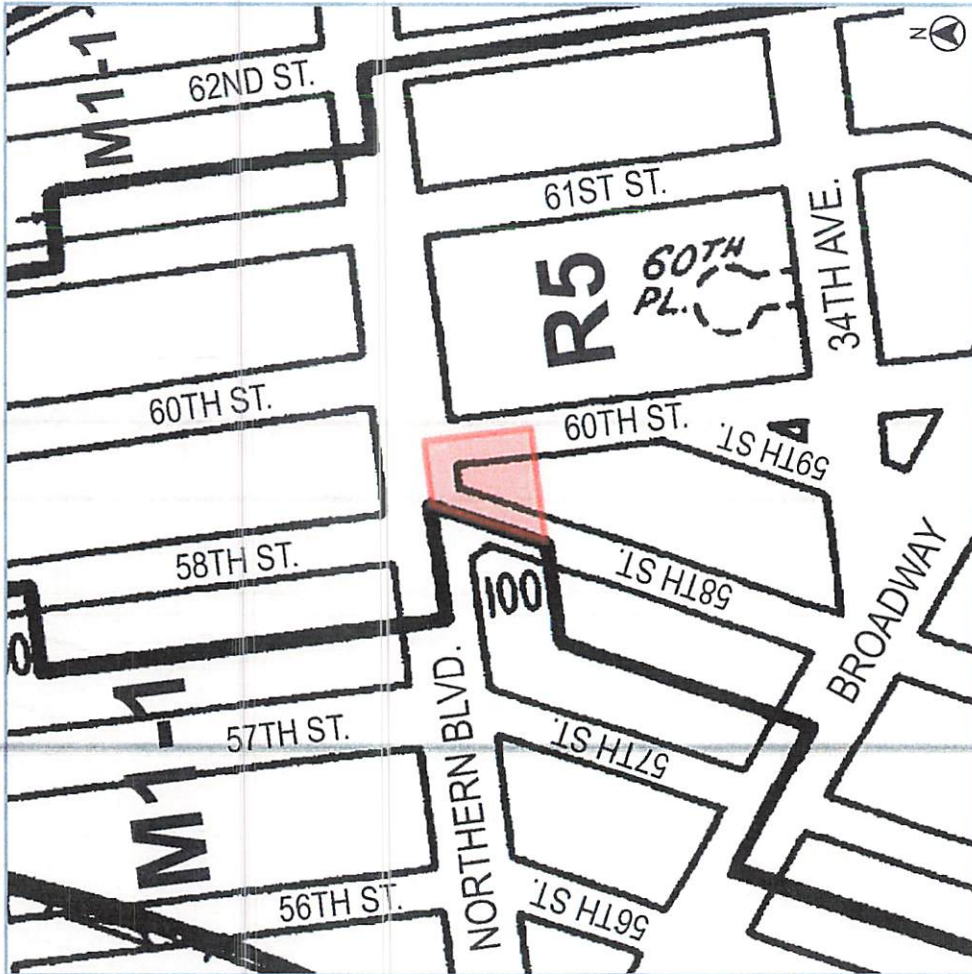
# Aerial View of Development Site from North



# Aerial View of Development Site from South



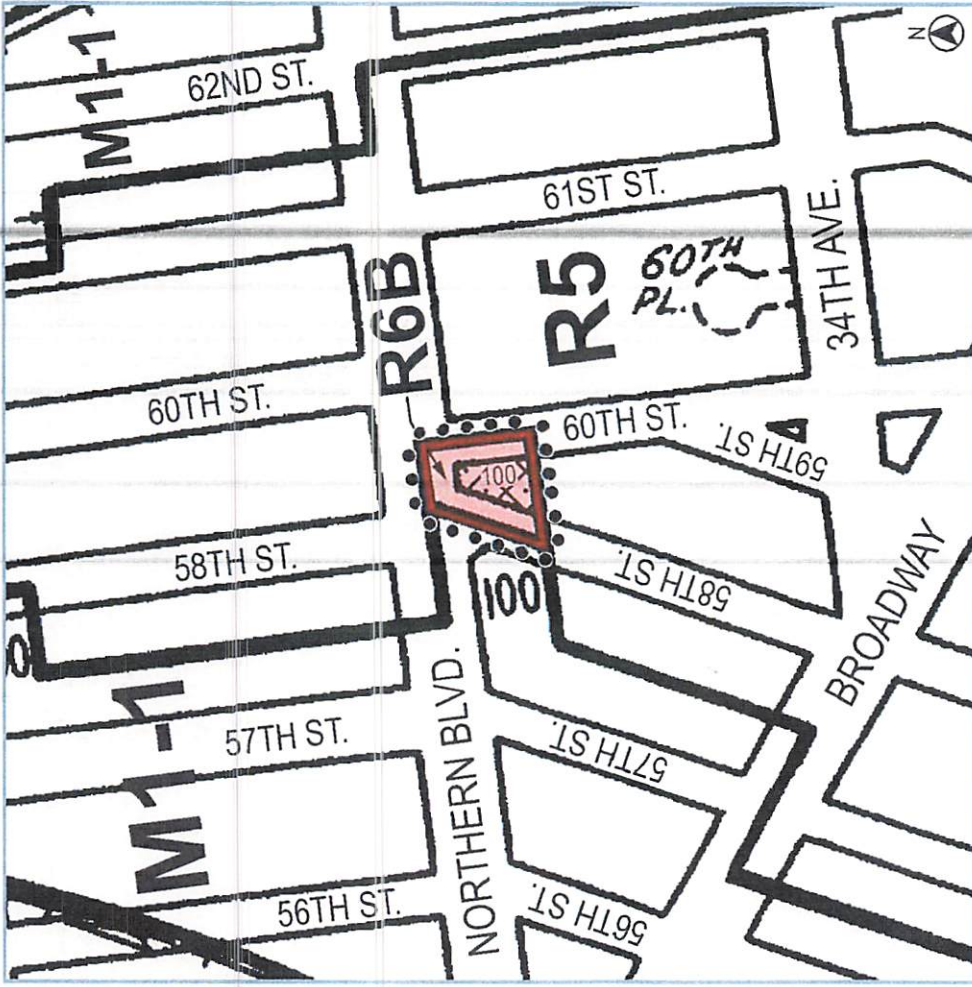
# Zoning Change Map



Current Zoning Map (9d)

- 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.



Proposed Zoning Map (9d) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to R6B/C2-2

## Proposed Auto Showroom

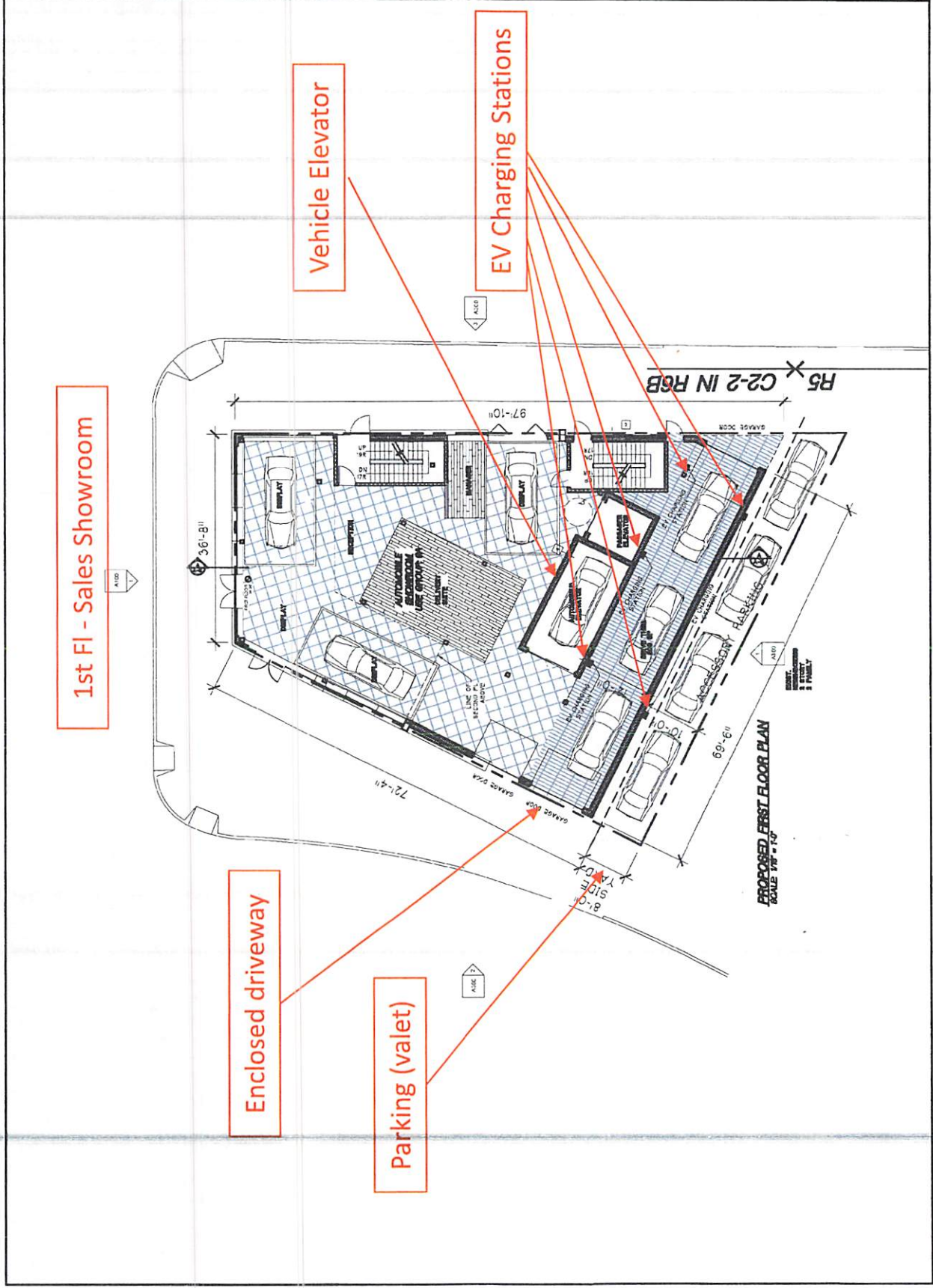
- New 2-story boutique auto sales showroom (focus on online sales)
- 8,349 sq ft of commercial floor area
- 1.59 FAR
- 21-foot building height
- 4 parking spaces
- 5 EV charging stations
- Rooftop solar panels
- Changes in response to CB2 comments:
  - Added rooftop solar panels
  - Added 2 EV charging stations
  - Parking area widened to 10 ft
  - Street trees shown on site plan







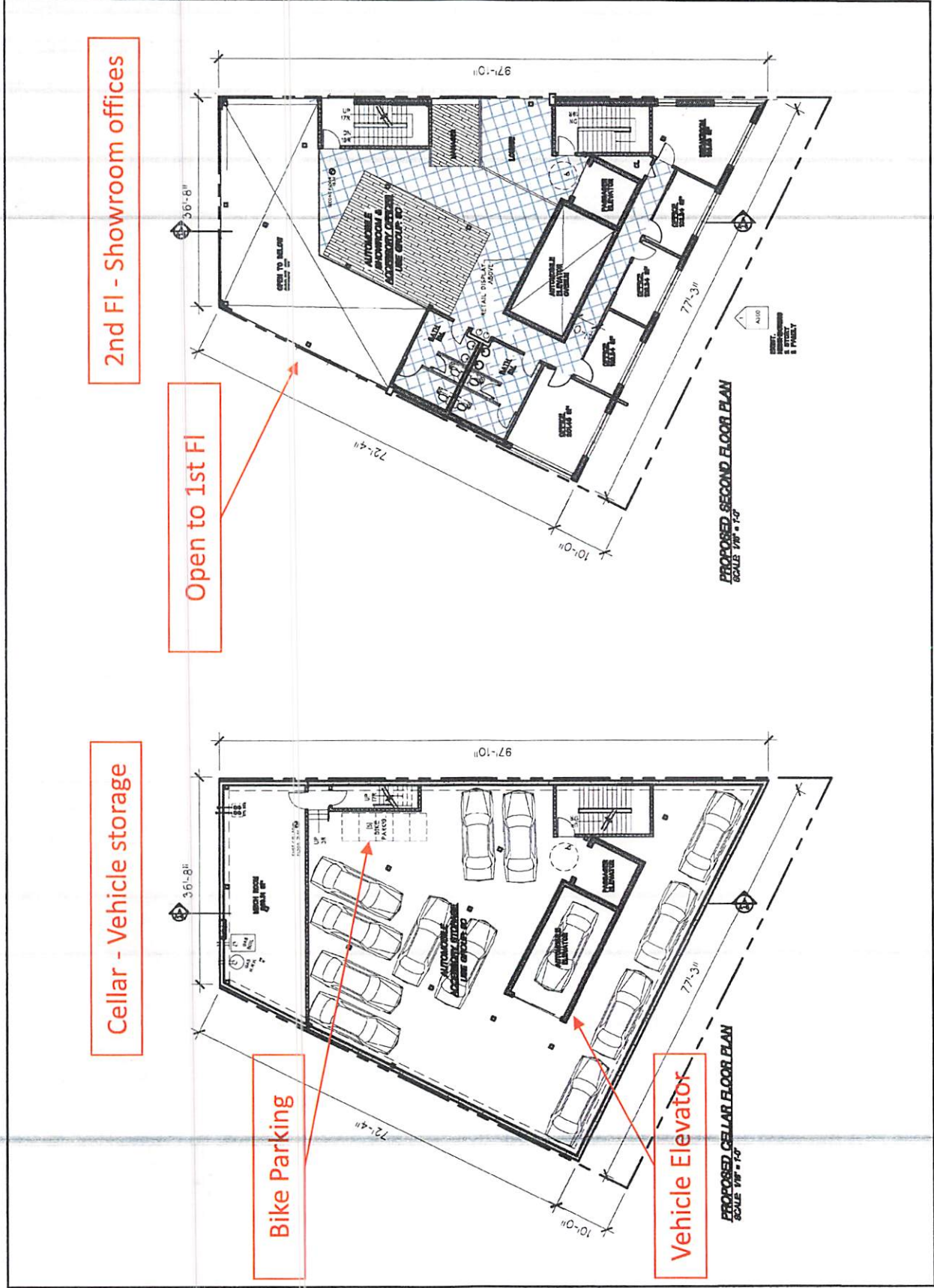
# Illustrative First Floor Plan



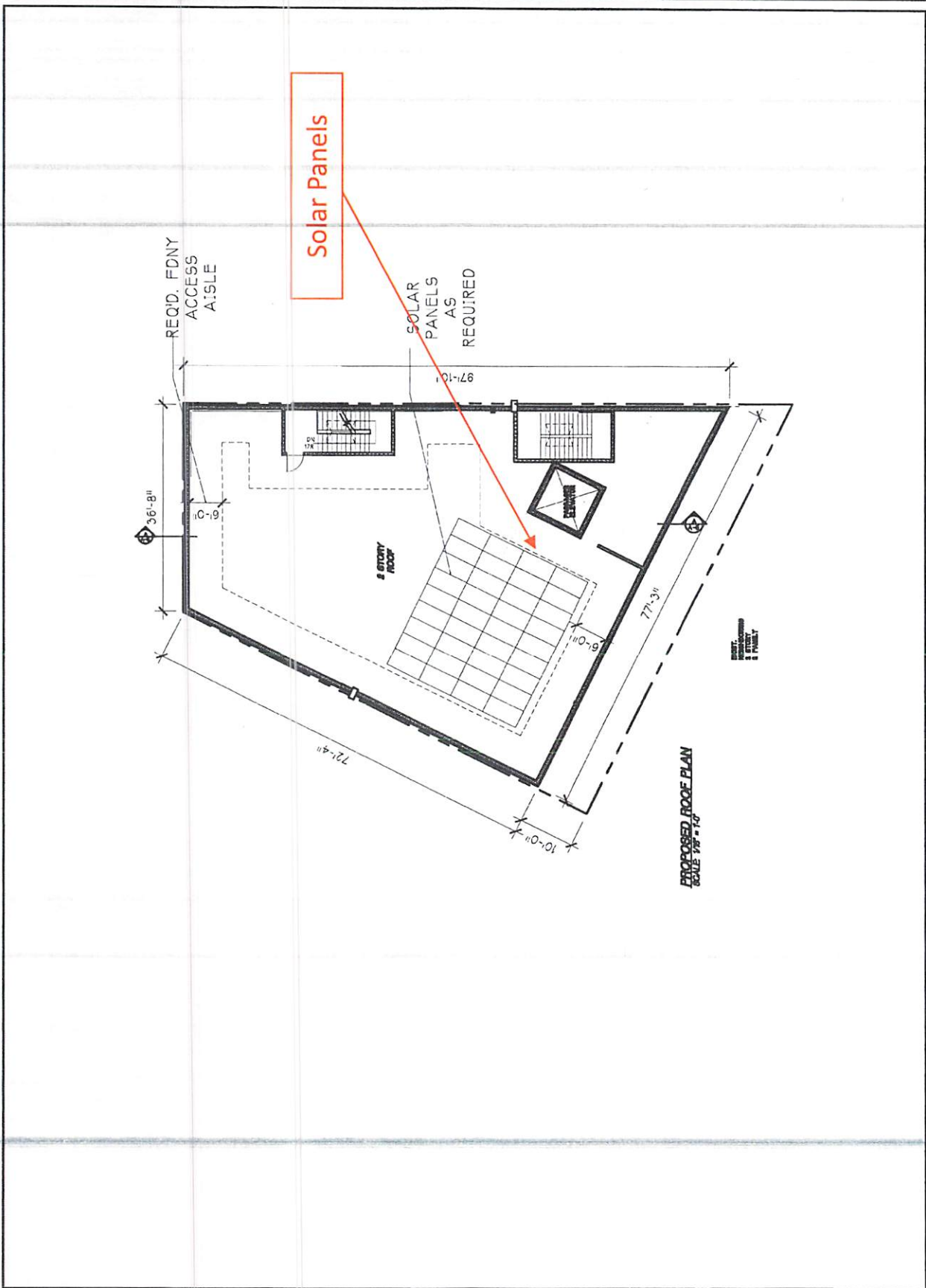
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MATERIALS, METHODS, TECHNIQUES, SPECIFICATIONS, OR FOR ANY VIOLATIONS AND PROGRAMS IN CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DIMENSIONS ARE NOT TO BE SCALED. SEALS AND OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS PLAN IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MATERIALS, METHODS, TECHNIQUES, SPECIFICATIONS, OR FOR ANY VIOLATIONS AND PROGRAMS IN CONTRACT DOCUMENTS.

ARCHITECT Gerald J. Callendo, R.A., A.I.A. Architect, P.C. 118-21 Ocean Beach Briarwood, NY 11435 TEL: (718) 248-9999 FAX: (718) 248-9999 WWW: GJCALLENDO.COM	DATE: 10-25-21 SCALE: AS NOTED JOB NO: 20034 CHECKED BY: GJC DRAWN BY: N.M.H.		REGISTERED ARCHITECT STATE OF NEW YORK No. 12819	DRAWING NO.: 4 OF 10 Z-004.00
	58-02 NORTHERN BLVD. WOODSIDE, NY			

# Illustrative Cellar & Second Floor Plans



# Illustrative Roof Plan



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, MATERIAL, TECHNIQUE, SEQUENCE OR PROCEDURES FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE AGENCY OR THE CONTRACTOR. CONTRACTORS OF THE CONTRACTOR RESPONSIBILITY OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE WORK ON THE AGENCY OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE AGENCY OR THE CONTRACTOR. CONTRACTORS ARE NOT TO BE BOUND BY ANY OF THE AGENCY'S POLICIES, PROCEDURES OR PROGRAMS FOR ANY CONSTRUCTION SUPERVISION.

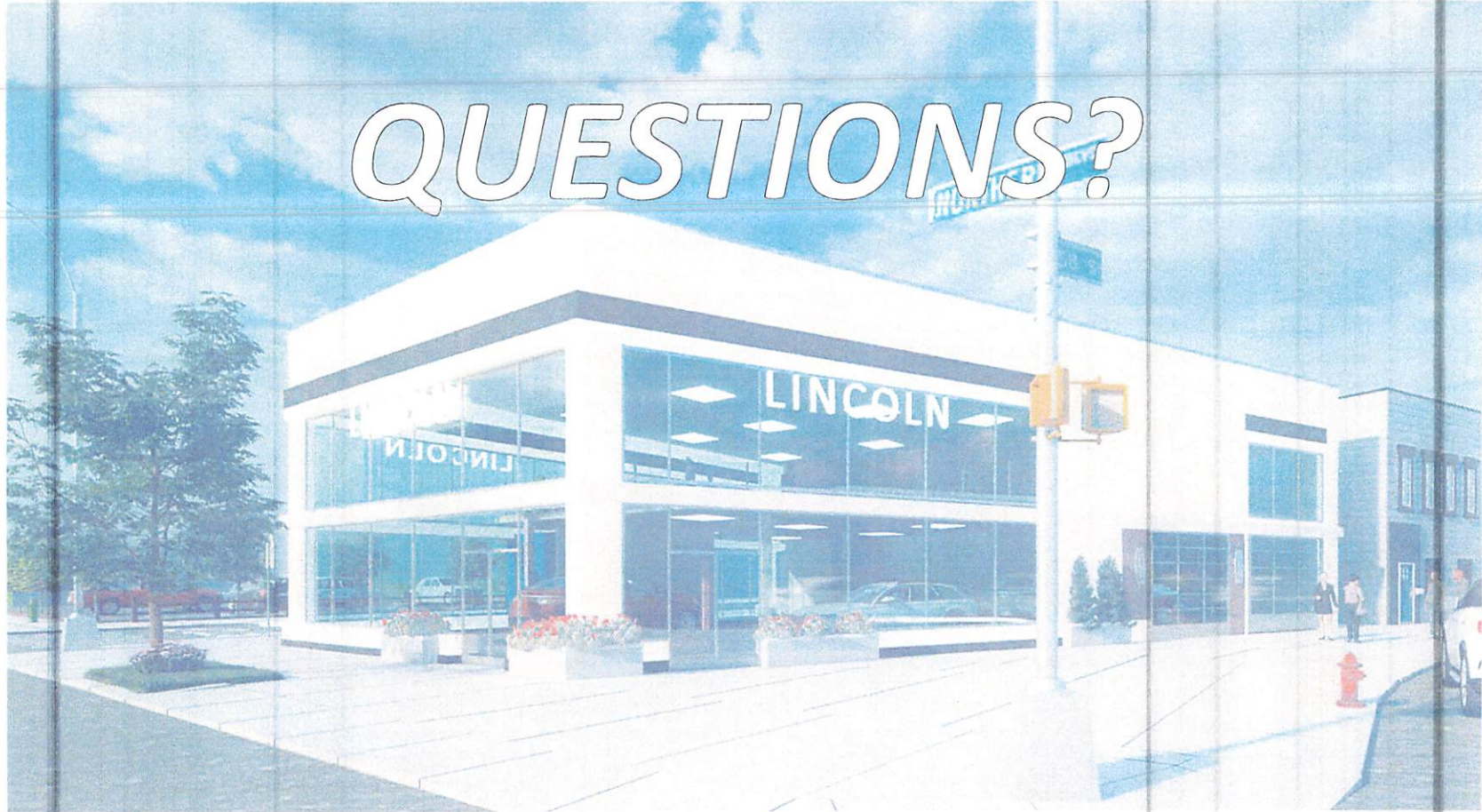
ARCHITECT <b>Gerald J. Caliendo, R.A., A.I.A.</b> Architect, P.C. 115 75 Queens Boulevard Rego, NY 11425 TEL: (718) 288-9978 FAX: (718) 288-9999 WWW: GJCALIENDOARCHITECT.COM	DRAWING TITLE <b>ROOF PLAN</b>	DRAWN BY <b>NMH</b>	CHECKED BY <b>GJC</b>	JOB NO. <b>20034</b>	DATE <b>10-25-21</b>
	PROJECT <b>58-02 NORTHERN BLVD</b> WOODSIDE, NY	SCALE <b>AS NOTED</b>	DRAWN BY <b>AS NOTED</b>	DATE <b>10-25-21</b>	SHEET NO. <b>00'906-Z</b>



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Queens Community District 2

Council District 26



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