

The Sutphin Transit Corner (120-01 Sutphin Blvd)

Total Land Footprint: 18,870 SF

Zoning: R5D with C1-3 Retail Overlay

Maximum Envelope: As-Of-Right 37,740 BSF (2.0 FAR)

R5D Contextual Mixed-Use:

18,870 SF lot at 2.0 FAR - as-of-right residential envelope

~37,740 BSF, with local retail permitted under the C1-3 overlay. The Jamaica Neighborhood Plan (fall 2025) rezoned corridors north of here; this lot was not rezoned - R5D verified

via NYC ZOLA

Positioning:

Low-rise residential over ground-floor retail - continued commercial use: the 1971 Certificate of Occupancy permits motor vehicle storage and repair as a grandfathered commercial use

