

42-18 31ST AVE REZONING

Pre-Hearing // July 12, 2023

NYC PLANNING

Proposed Development

Uses

- **38,189 total** square feet of floor area
  - 8,000 square feet commercial
  - 30,189 square feet residential
- 33 dwelling units / 10 to 12 affordable
- Accessory parking

Bulk

- 45 ft / 4 stories base height
- 65 ft / 6 stories in max height
- 3.53 FAR



Render of north elevation of proposed development

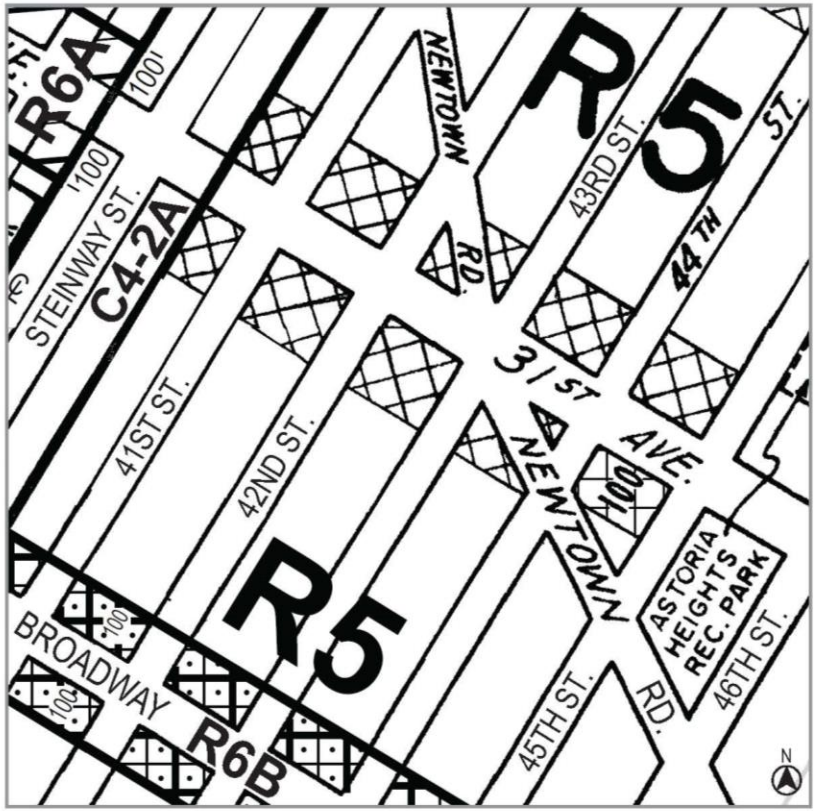


Render of east elevation of proposed development

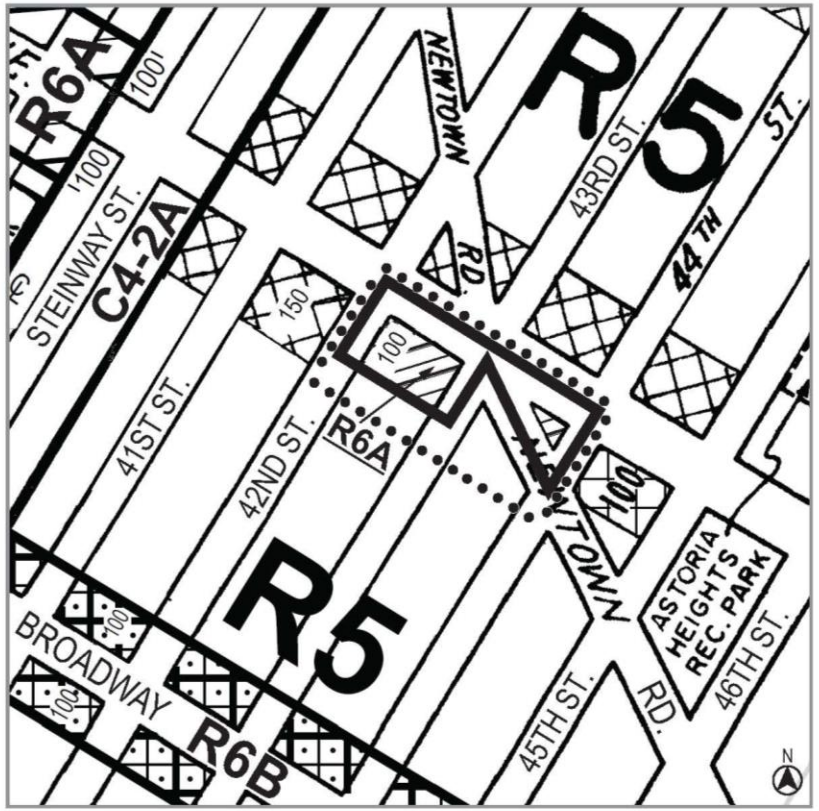
Actions Requested

Proposed Actions Requested

- **Zoning Map Amendment** to change an R5/C1-2 zoning district to R6A/C1-3 and R5 zoning districts
- **Zoning Text Amendment** to map Mandatory Inclusionary Housing (MIH) area Options 1 and 2

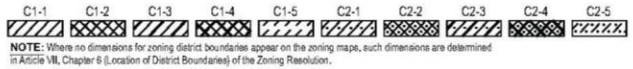


Current Zoning Map (9a & 9b)



Proposed Zoning Map (9a & 9b) - Area being rezoned is outlined with dotted lines

Rezoning from R5/C1-2 to R6A/C1-3
Rezoning from R5/C1-2 to R5



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.

Community Board 1 Recommendation

Community Board 1 **approved the application with conditions** by a vote of 34 in favor, 2 against, and 2 abstentions. Conditions include:

- designate 50% of the residential floor area for 2- and 3- bedroom apartments;
- install solar panels on the roof of the new development; and
- require a publicly-accessible, passive, open space in any future residential development on Block 694 to fulfill a previously proposed development presented to CB1

Borough President Recommendation

Borough President **approved the application with conditions**:

- 30% goal to include M/WBE firms and hire local residents with quarterly reporting to the Borough President and Council Member
- Explore implementation of composting system within development

APPENDIX

Project Location

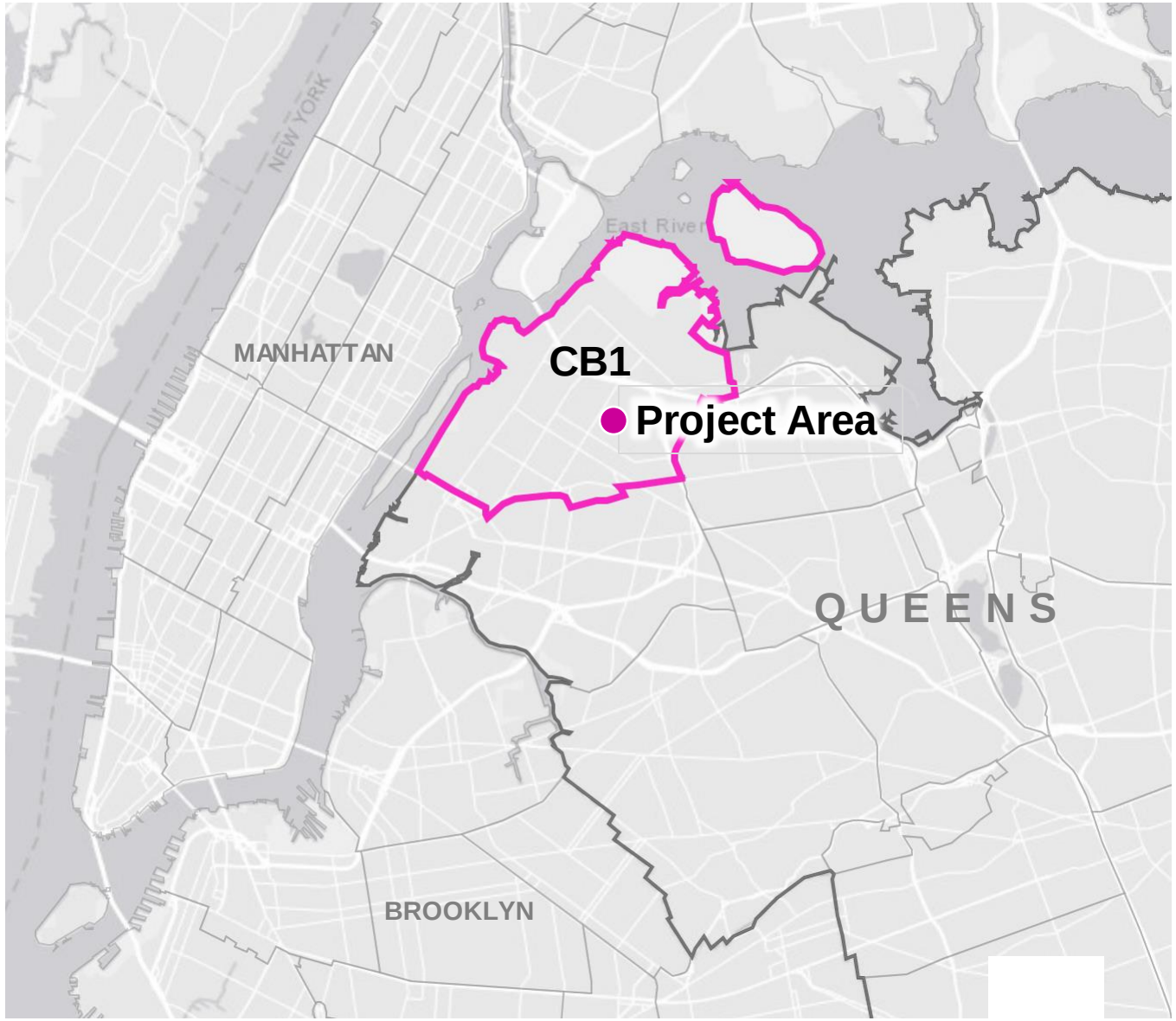
Applicant

- 42-18 Development LLC

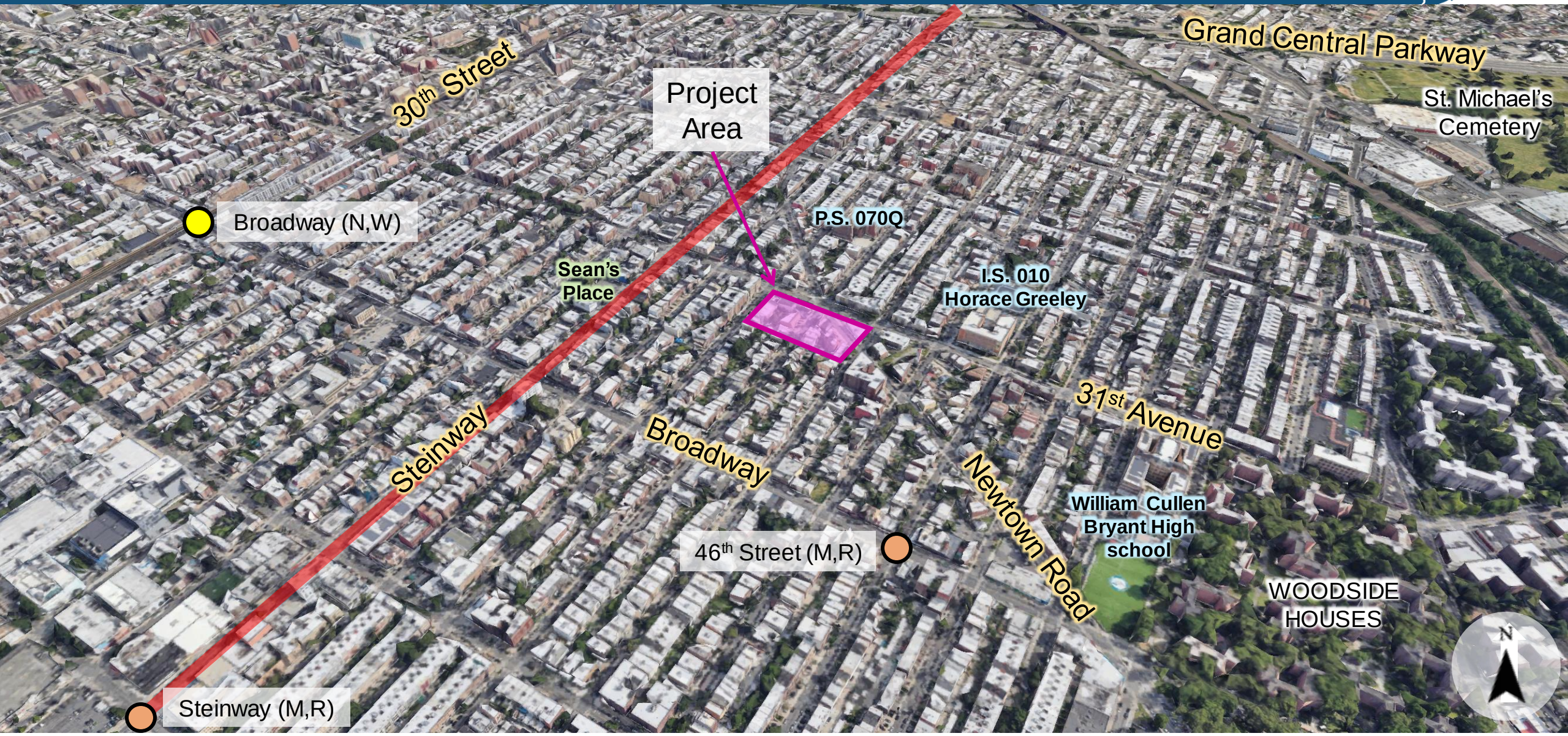
Project Location

- Block 692
  - Lots 38, 39, 43, 44, 45, 46, 49, 50, 140, 148, 243, 343 and parts of Lots 37 and 51
- Block 693
  - Lots 36, 37, 38, 137, and parts of Lots 35, 39, 40, 41, 137 and 42
- Block 694
  - Lots 1 and 4

Astoria, Queens, Community District 1



Project Area and Surrounding Area



Project Area



Area Map

31st Avenue Rezoning, Queens

Area Map

Block: 692, Lots: 37 (p/o), 38, 39, 43, 44, 45, 46, 49, 50, 51 (p/o), 140, 148, 243 & 343; Block: 693, Lots: 35 (p/o), 36, 37, 38, 39 (p/o), 40 (p/o), 41 (p/o), 42 (p/o) & 137; Block: 694, Lots: 1 & 4

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		

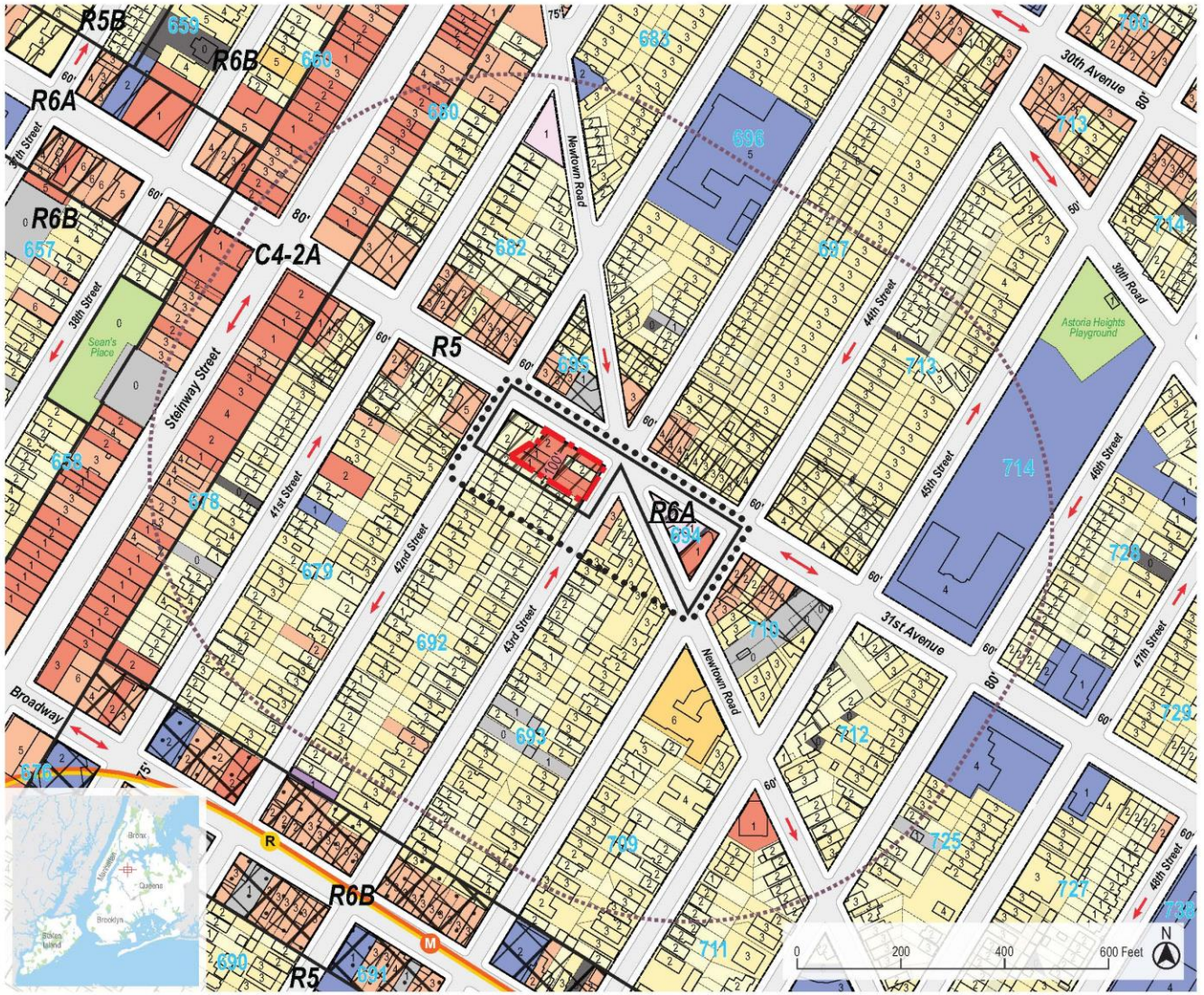
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

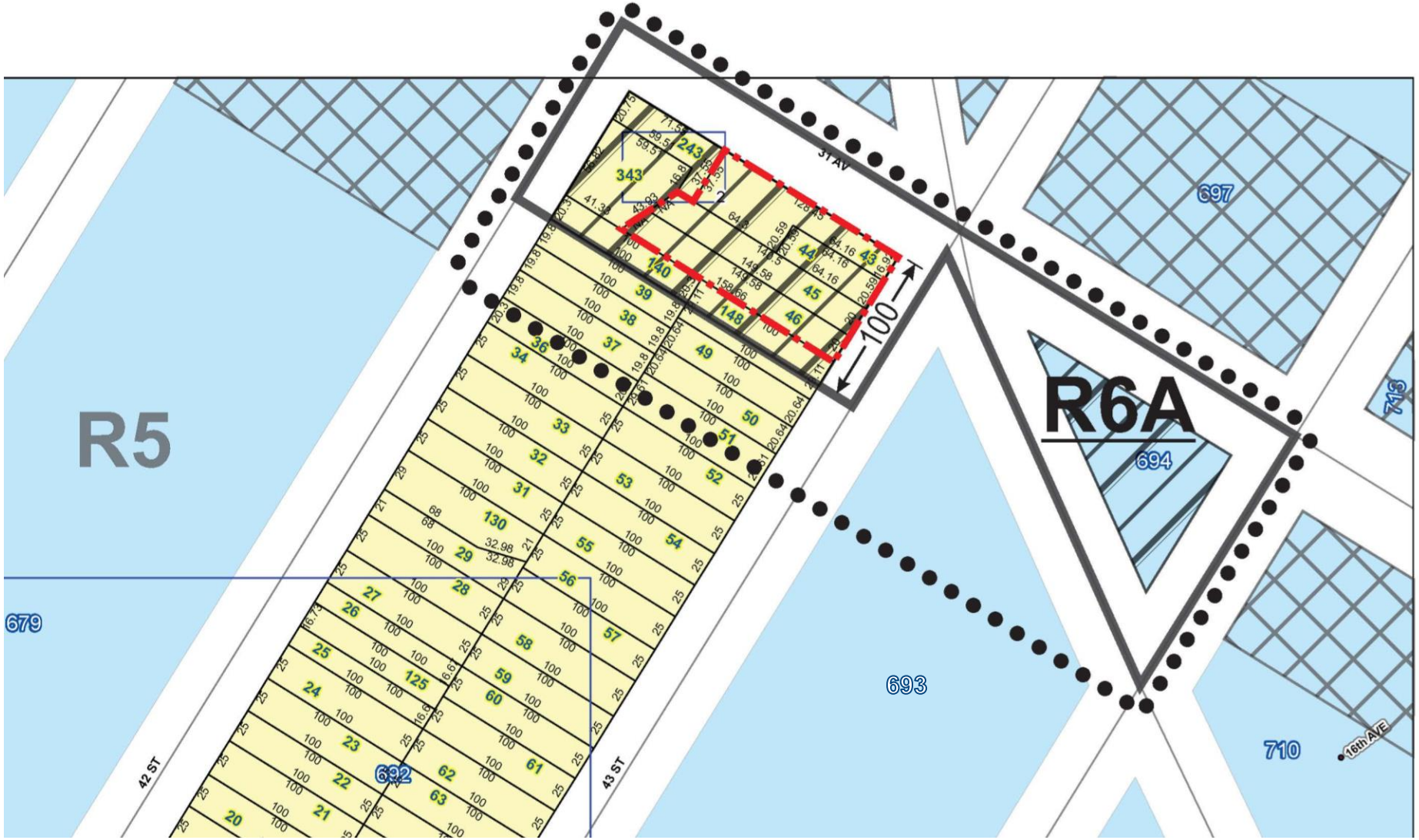
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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

January 2020

Urban Cartographics



Tax Map

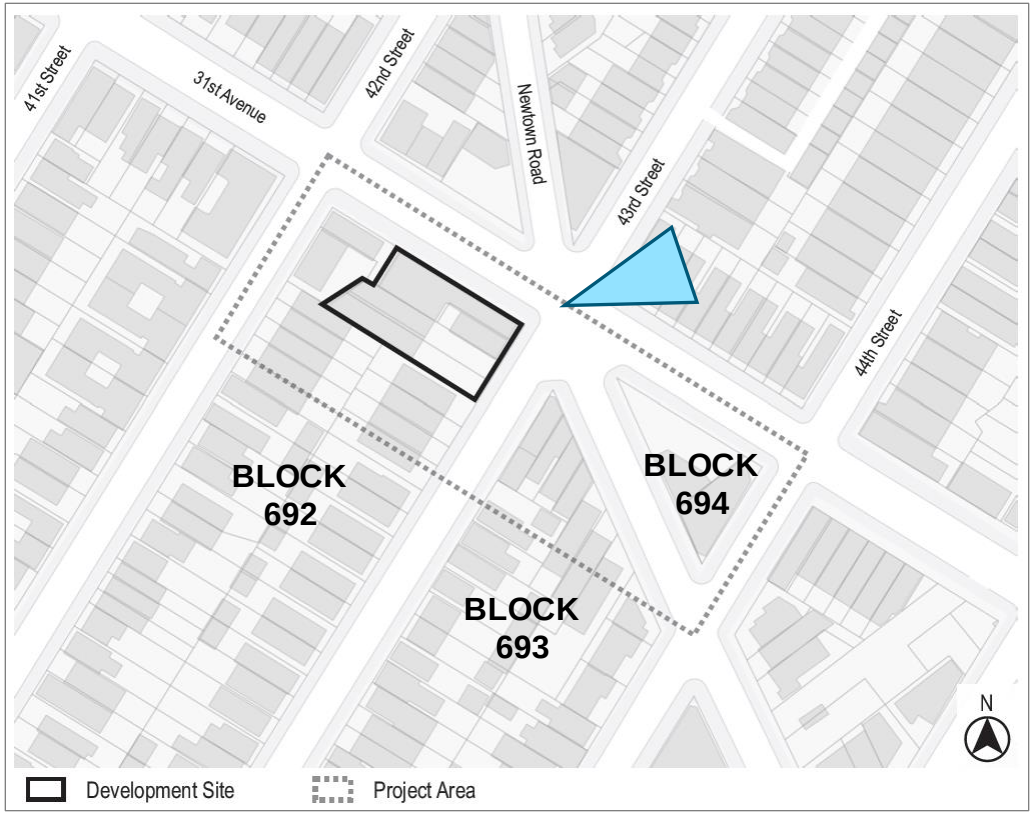


Site Photos – Project Area



View of the Development Site facing west from the intersection of 31st Avenue, 43rd Street, and Newtown Road

KEY MAP

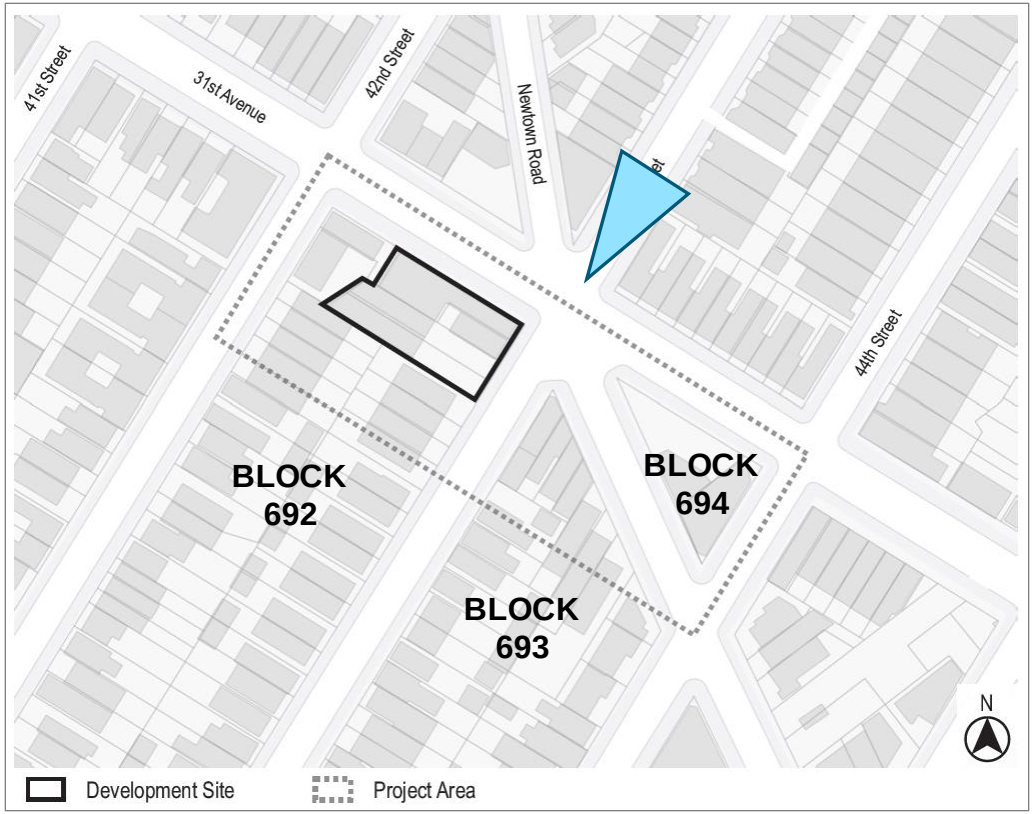


Site Photos – Project Area



View of 43rd Street facing southwest from 31st Avenue (Development Site at right)

KEY MAP

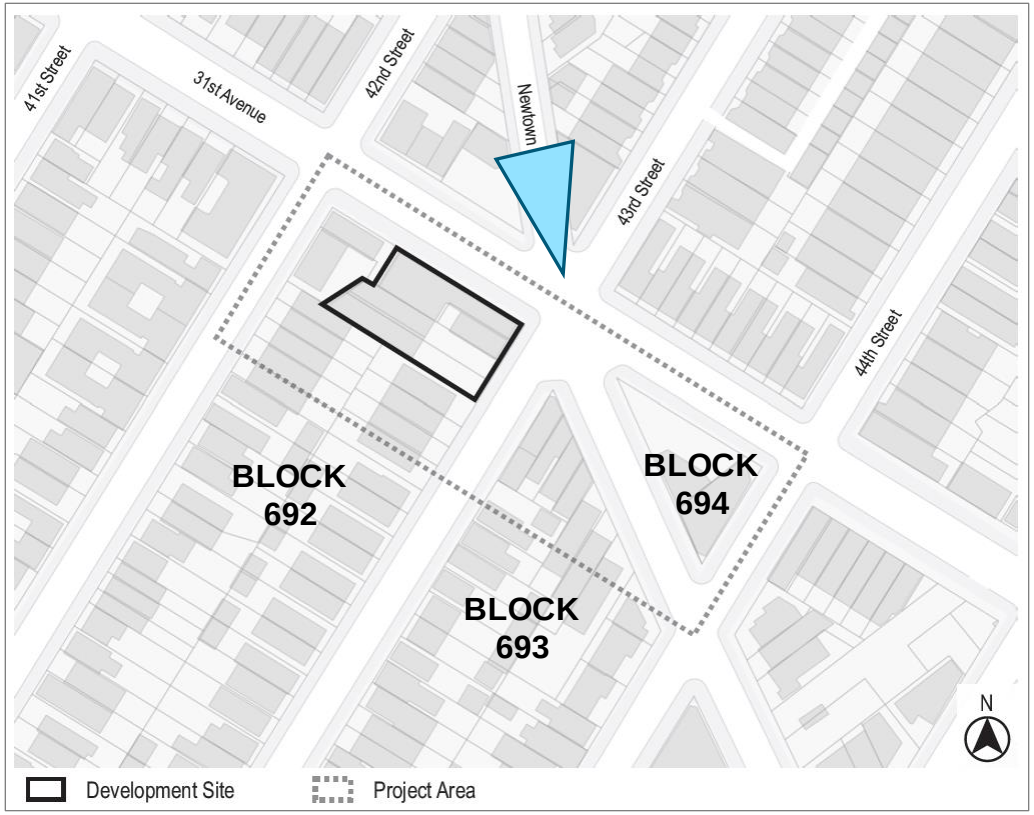


Site Photos – Project Area



View of Blocks 693 & 694 facing southeast from intersection of Newtown Road and 31st Avenue

KEY MAP

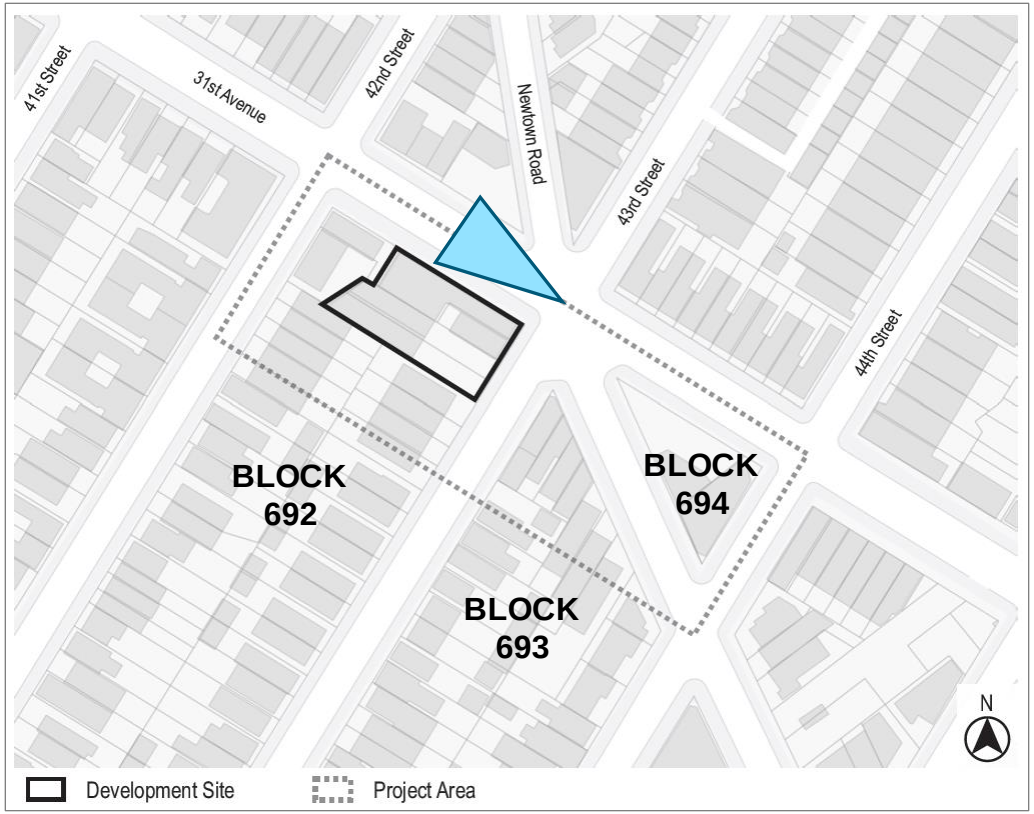


Site Photos – Project Area



View of 31st Avenue facing southeast from 43rd Street (Project Area at right)

KEY MAP

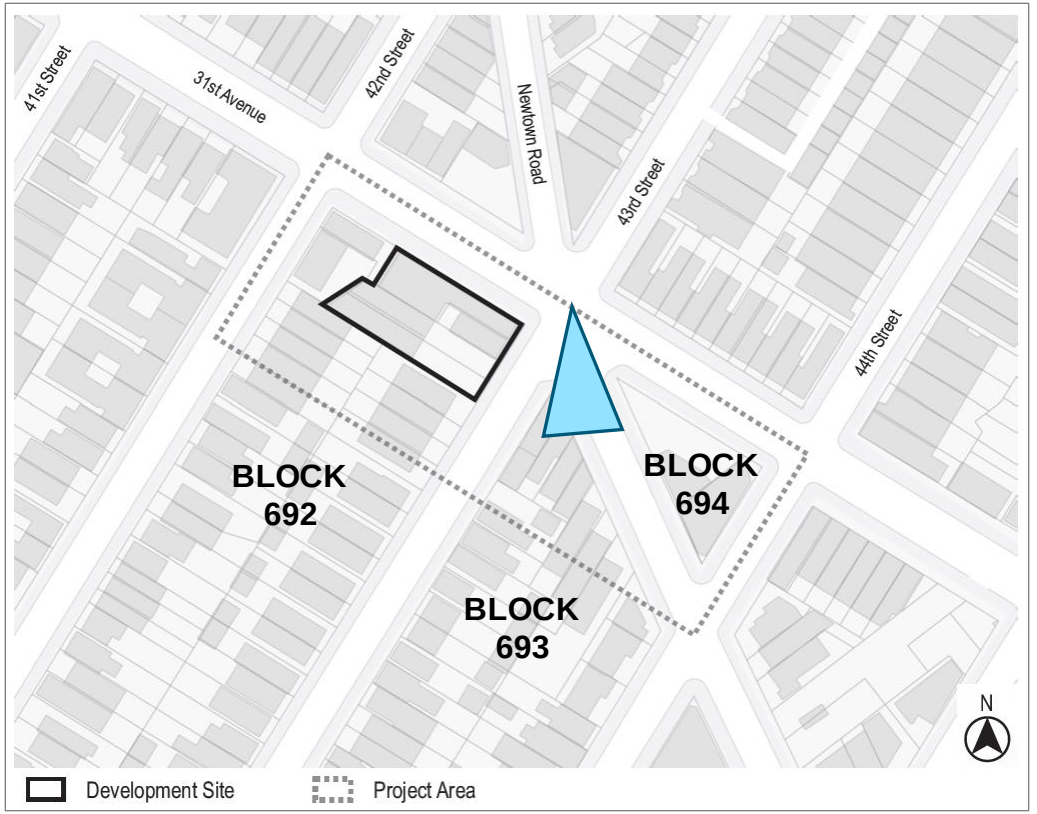


Site Photos – Project Area



View of the intersection of 31st Avenue, Newtown Road, and 43rd Street facing north from the Project Area

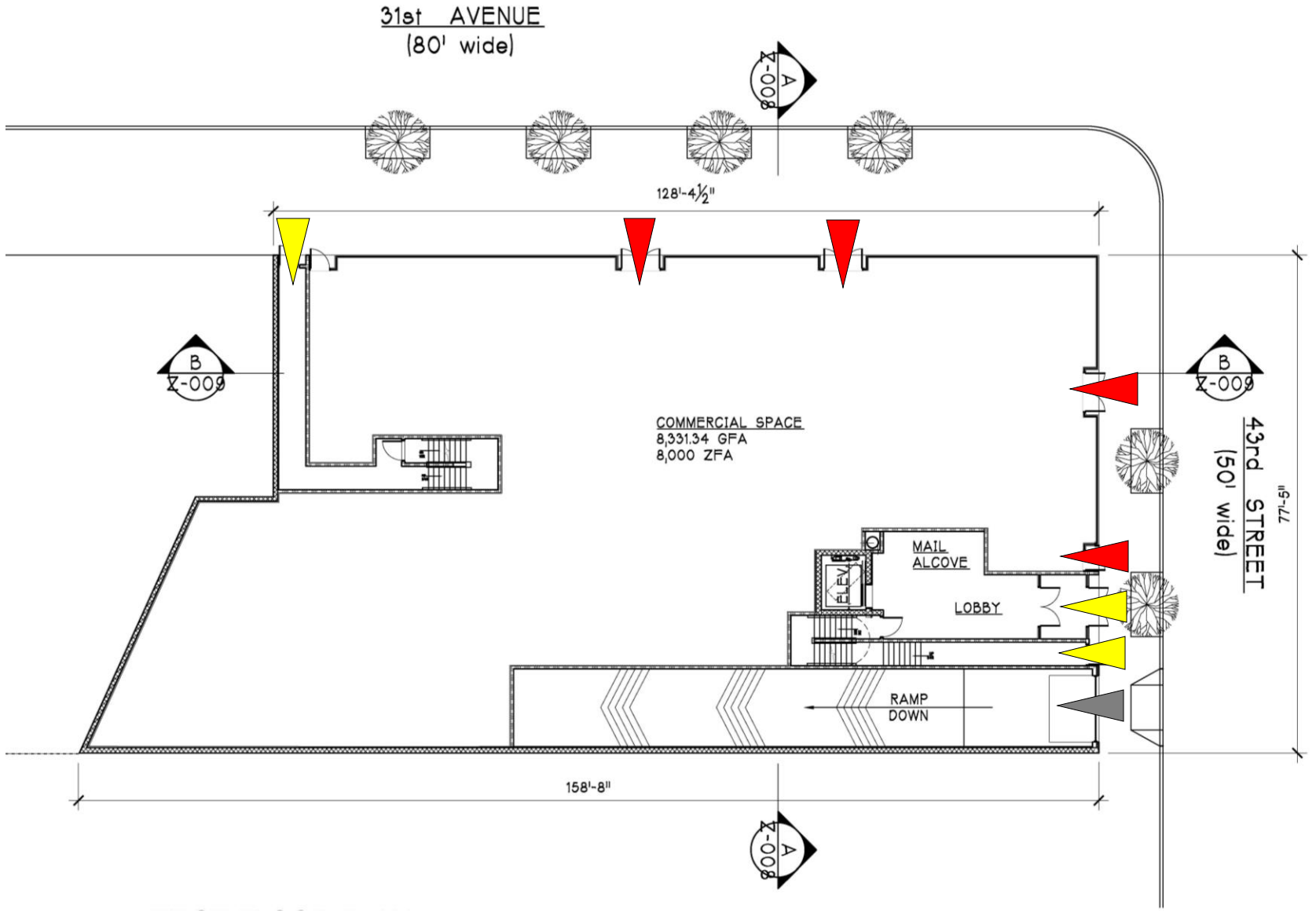
KEY MAP



Proposed Development: Ground Floor Plan

Uses

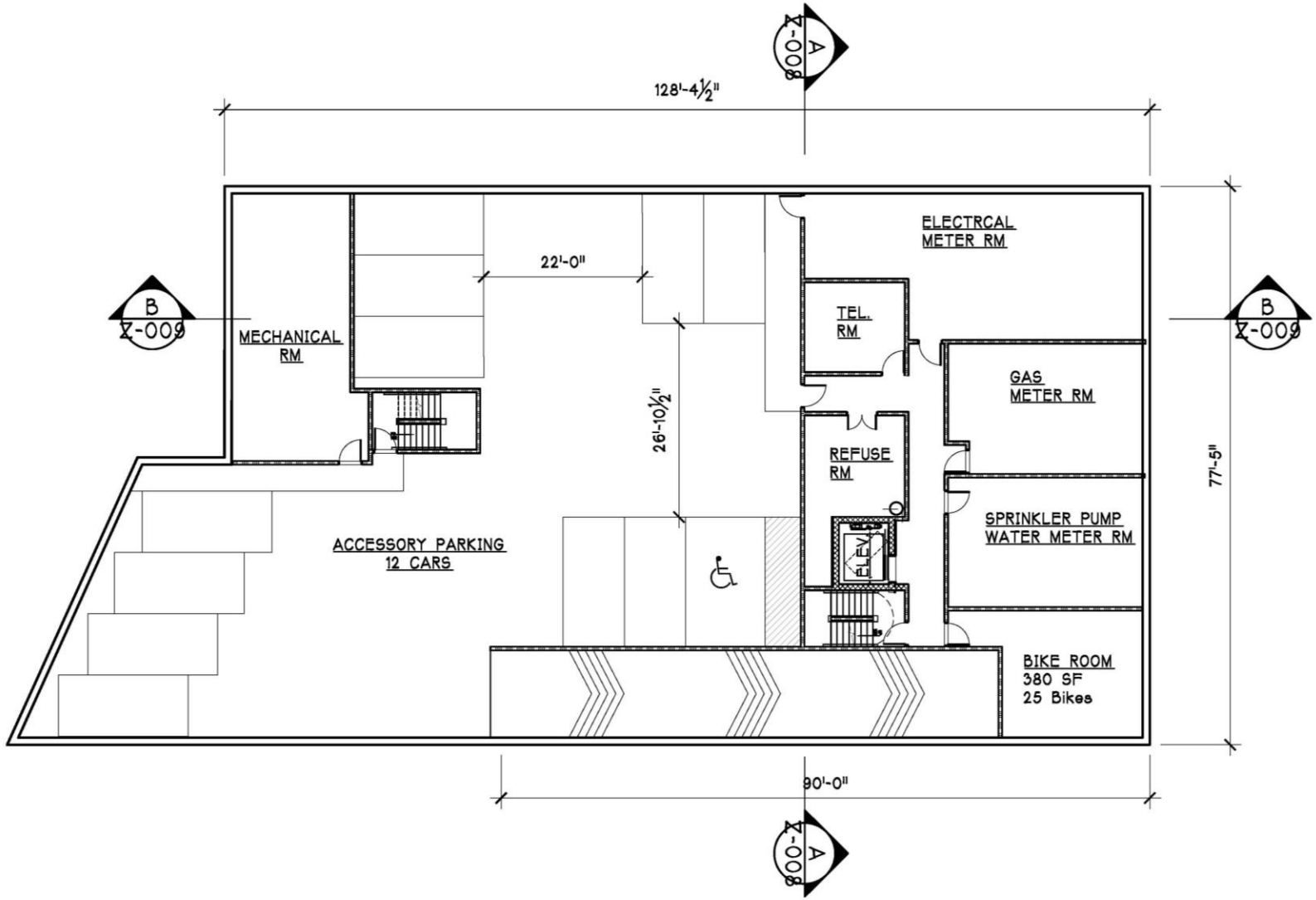
- 8,000 sf commercial
- Existing curb cut located on 43rd Street



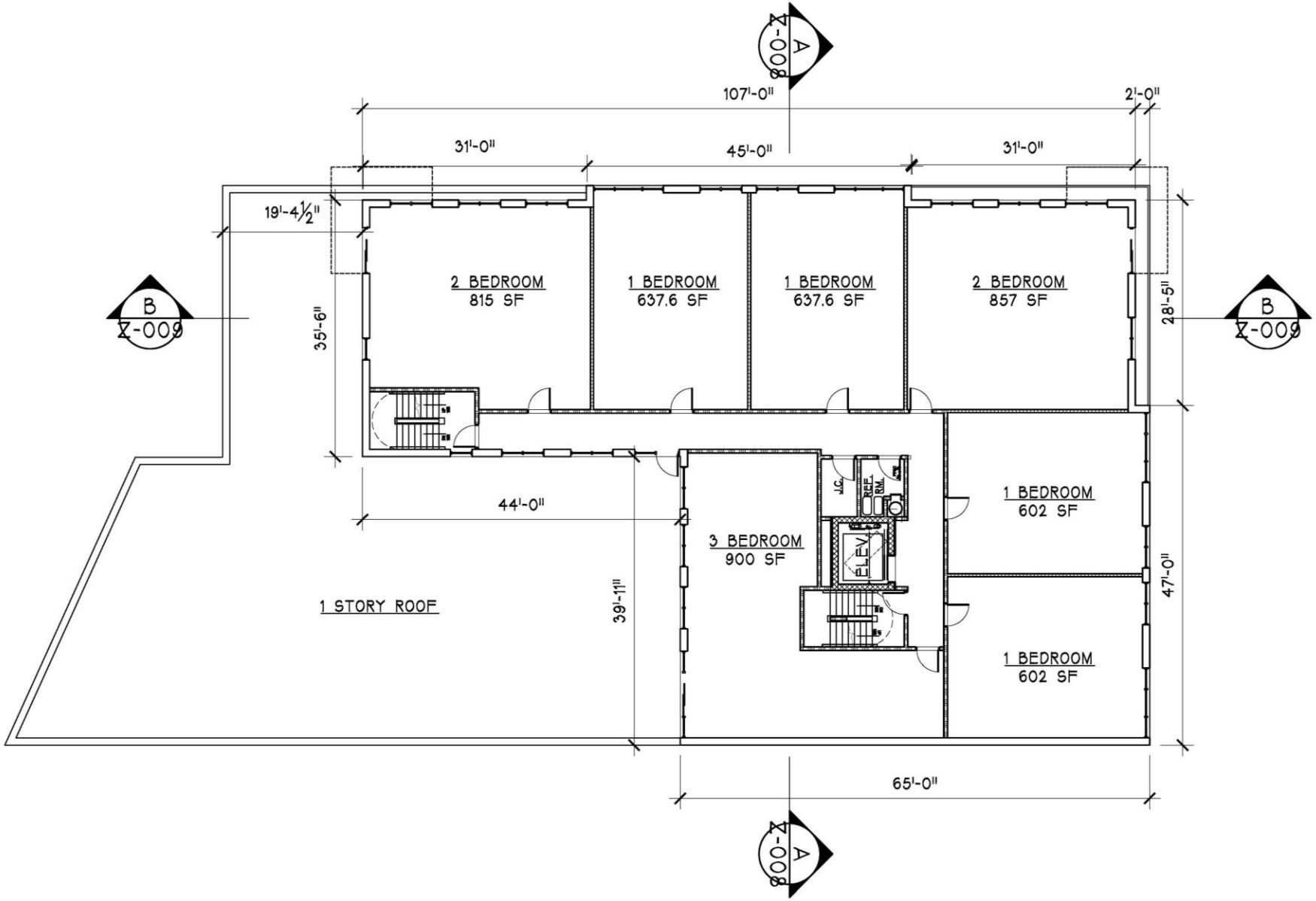
Proposed Development: Cellar Floor Plan

Uses

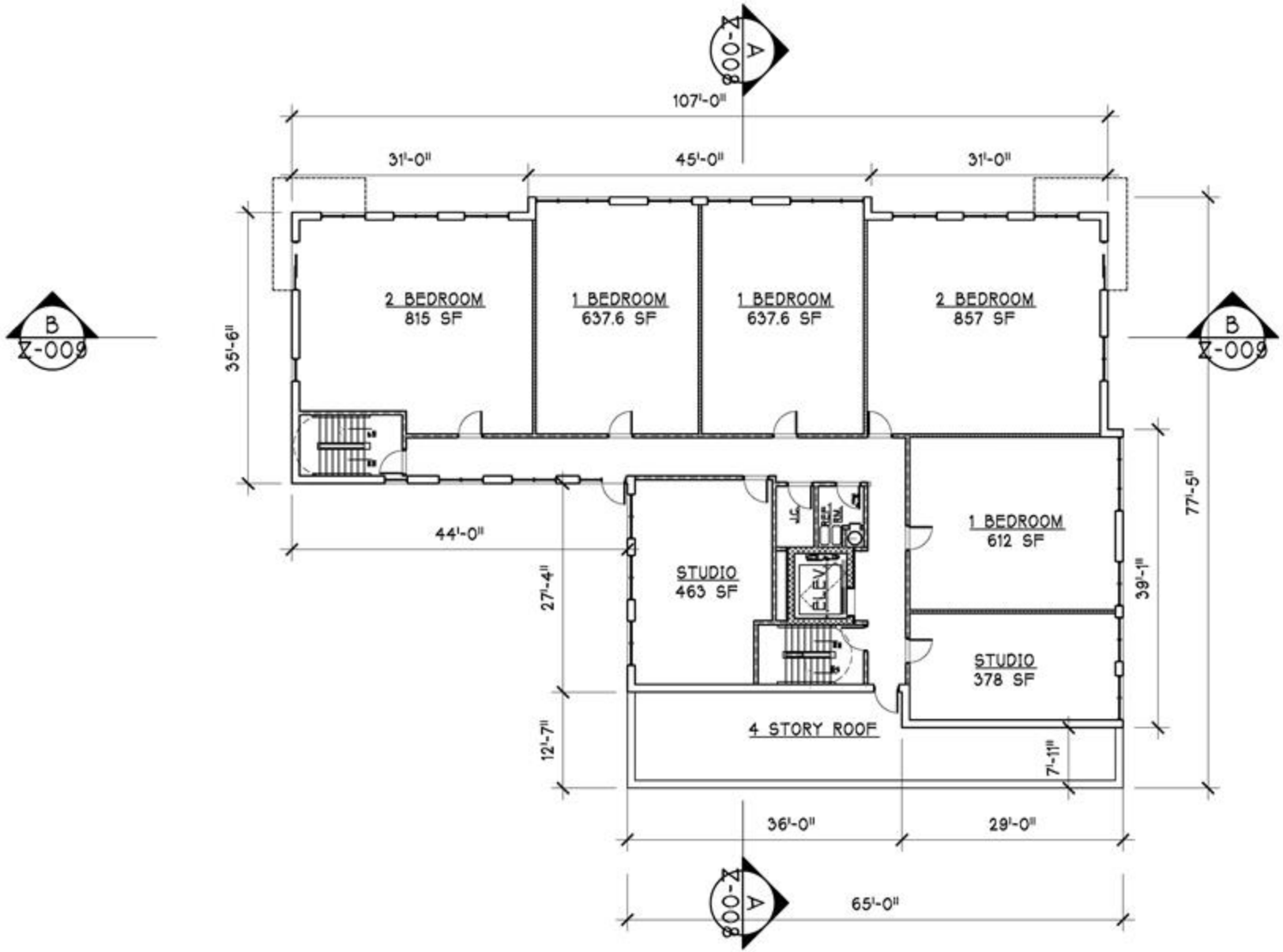
- 12 parking spaces
- 25 bicycle parking spaces
- Mechanical equipment



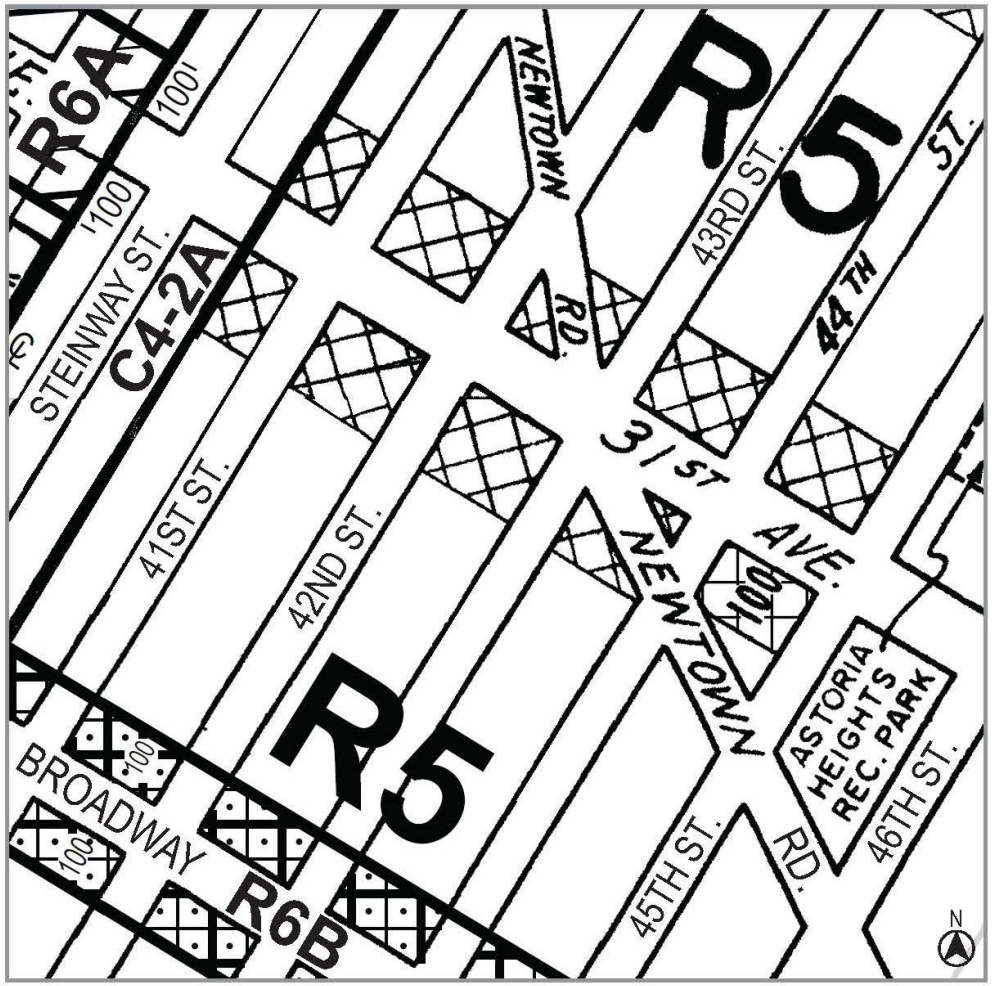
Proposed Development: 2nd – 4th Floor Plans



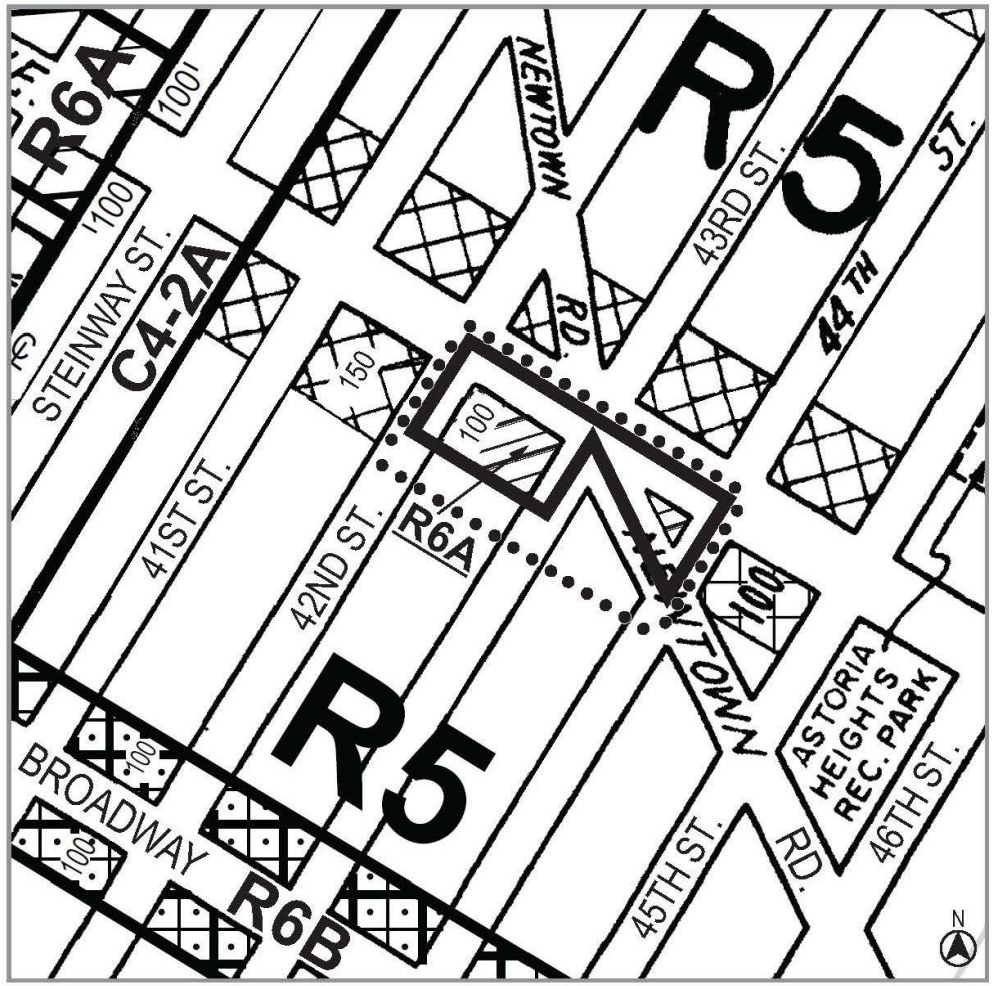
Proposed Development: 5th – 6th Floor Plans



Proposed Action: Zoning Map Amendment



Current Zoning Map (9a & 9b)



Proposed Zoning Map (9a & 9b) - Area being rezoned is outlined with dotted lines

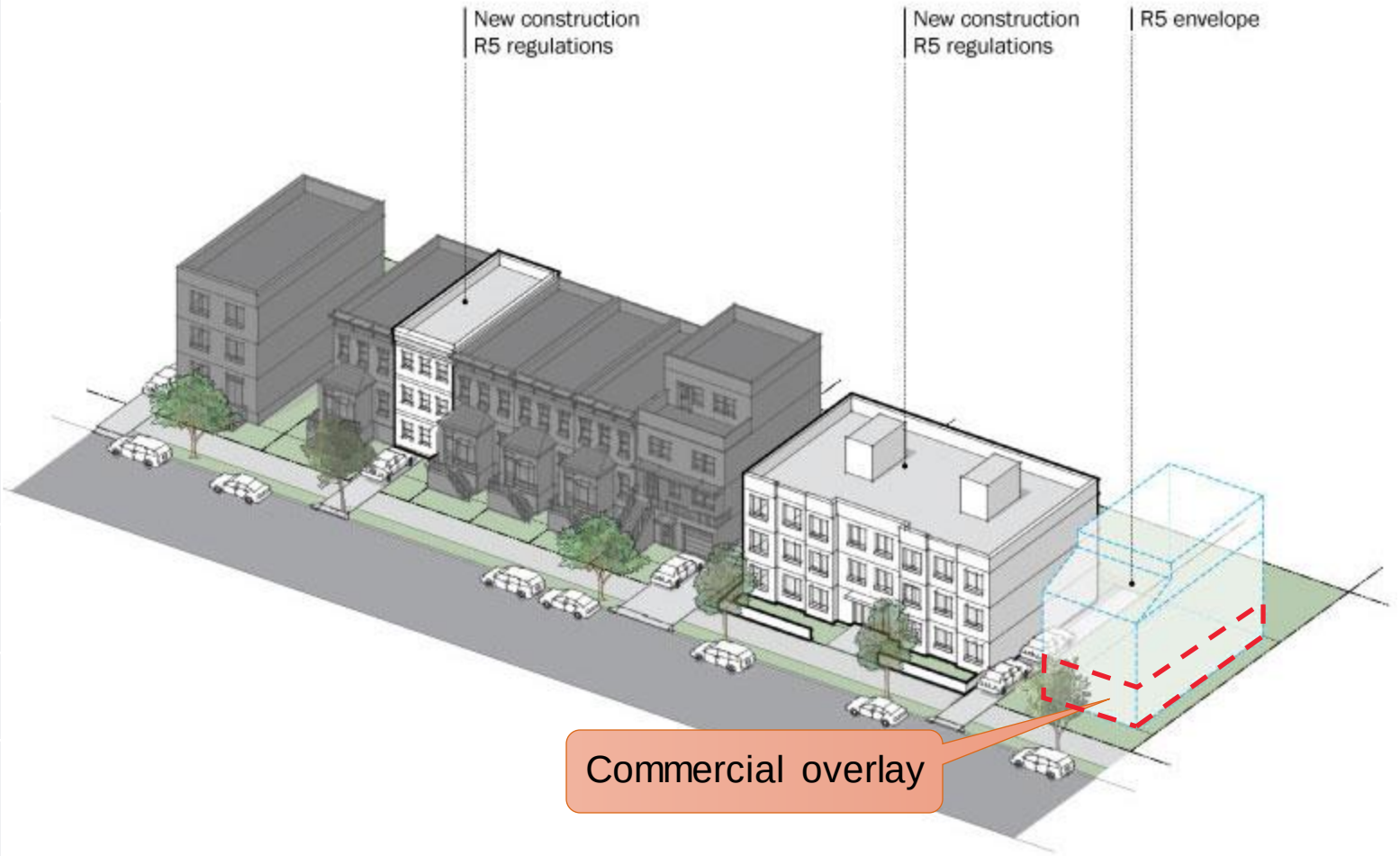
Rezoning from R5/C1-2 to R6A/C1-3
Rezoning from R5/C1-2 to R5

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.

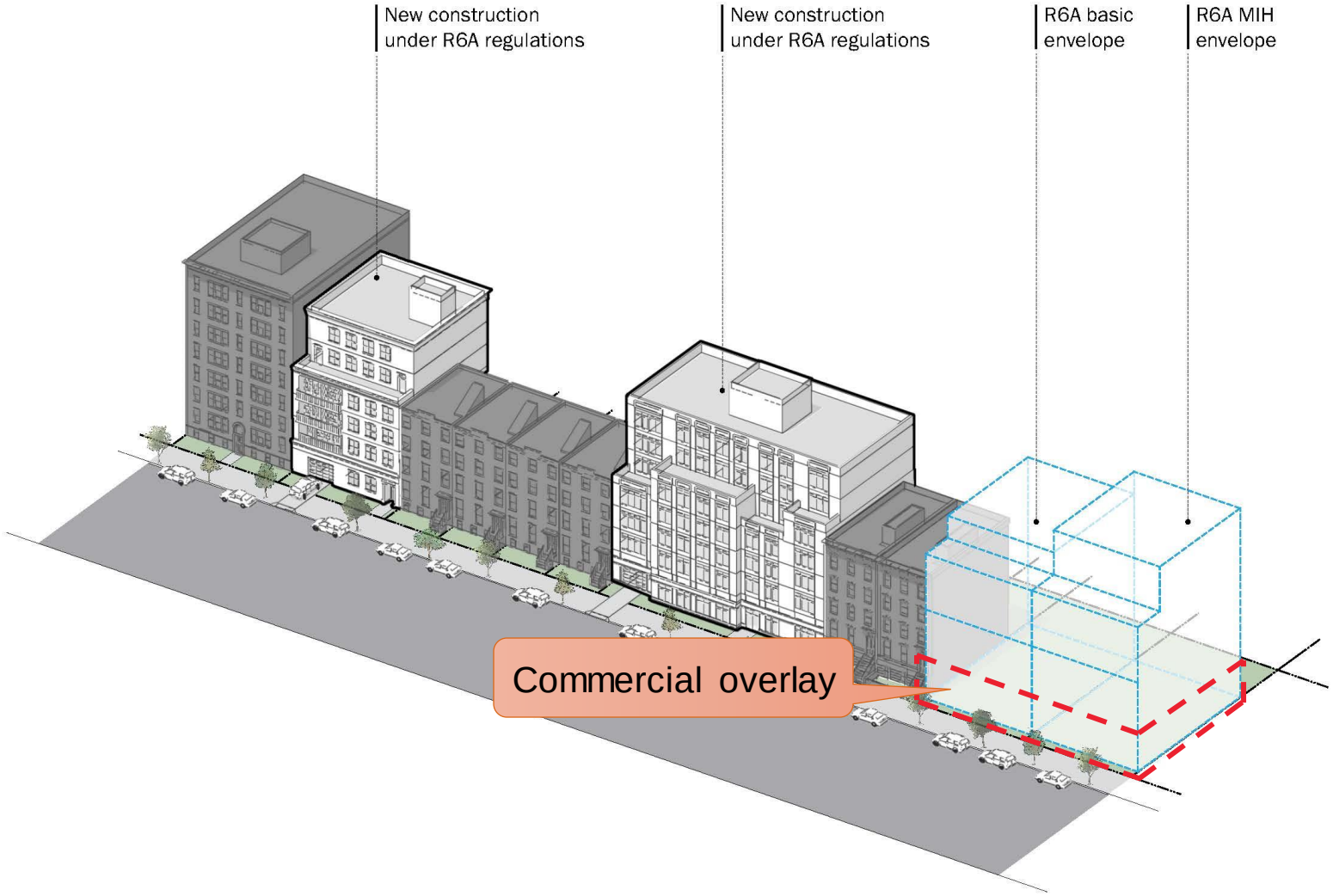
The R5/C1-2 Zoning District

Max building height	**40 feet**
Configuration	**Detached; Semi-Detached; attached**
Housing type	**One and two-family and multifamily**
Yards	**Rear: 30 feet Front: 10 feet Side: 5-foot minimum, 13 feet in total**
Max Residential FAR	**1.25**
Parking	**85% of Dwelling Units**
The C1-2 overlay permits retail and commercial uses up to a 1.0 FAR in residential districts R5 and lower in density.	

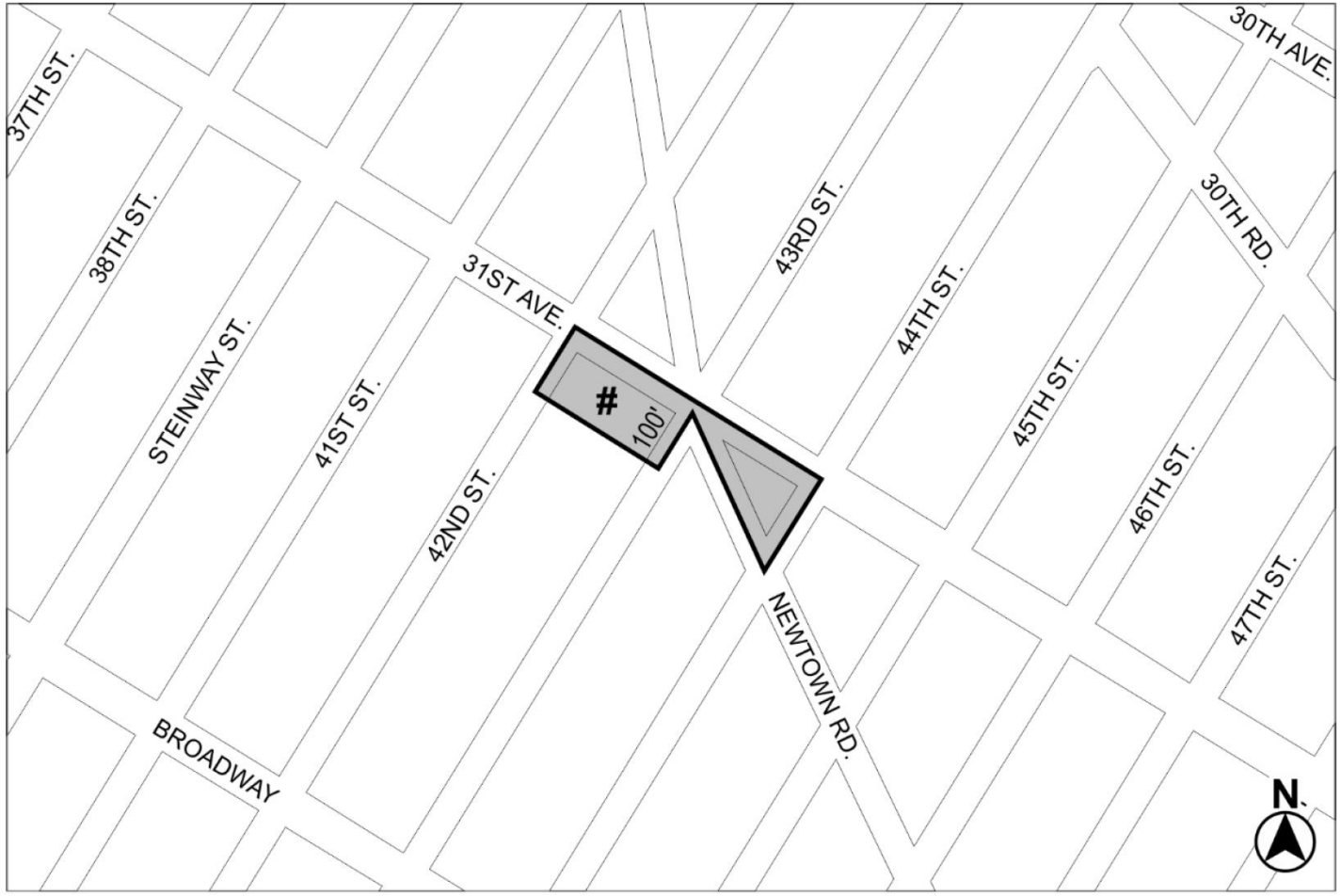


The R6A/C1-3 Zoning District

Max building height	**85 feet**
Base height	**40 to 65 feet**
Max Residential FAR	**3.6**
Parking	**50% of dwelling units or 25% for income restricted units**
The C1-3 overlay permits retail and commercial uses up to a 2.0 FAR in residential districts R6 and higher in density.	



Proposed Action: Zoning Text Amendment – Appendix F



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

Summary

Applicant

- 42-18 Development LLC

Proposed Actions Requested

- Zoning Map Amendment to change R5/C1-2 to R6A/C1-3 and R5 districts
- Zoning Text Amendment to map Mandatory Inclusionary Housing (MIH) area

Proposed Development

- A new six-story, approximately 38,000-square-foot residential building with ground floor commercial uses