44-17 GREENPOINT AVENUE REZONING
QUEENS COMMUNITY DISTRICT 2
MAY 2026

1. INTRODUCTION

ZDJ GREENPOINT LLC (the "Applicant") requests the following actions (the "Proposed Actions") with respect to Block 166, Lots 1, 40, and p/o 35 within Queens Community District 2 (the "Project Area"):

1. a zoning map amendment to change: (1) an existing an R6A/C1-4 zoning district to an R7X/C2-4 zoning district, and (2) an existing R6A/C1-4 zoning district to an R7A/C2-4 zoning district; and

2. 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 eleven-story plus cellar, mixed-use residential, community facility, and commercial building with approximately 142,593 sq. ft. of floor area (5.5 FAR) (the "Proposed Development") at 44-17 Greenpoint Avenue. The Proposed Development will include approximately 143 dwelling units, of which approximately 36-42 units would be permanently income-restricted pursuant to MIH.

2. BACKGROUND

On July 28, 2011, the Project Area was rezoned from a C4-2 zoning district to the existing R6A/C1-4 zoning district as part of the Sunnyside-Woodside Rezoning (ULURP No.: C 110207 ZMQ). The application rezoned portions of 130 blocks to protect the lower density character of the neighborhood while allowing for moderate increase in residential and commercial density along main corridors such as Queens Boulevard and Greenpoint Avenue.

3. DESCRIPTION OF SURROUNDING AREA

The Project Area is located in the Sunnyside neighborhood within Queens Community District 2. The area within 600 ft. of the Project Area (the "Surrounding Area") is comprised of the following:

<u>Zoning</u>
The existing zoning districts in the surrounding area include:

<u>R4</u>
A very small portion of an R4 zoning district is located to the northeast of the Project Area as well as over the Calvary Cemetery to the southeast of the Project Area. R4 Districts are low-density districts that provide residences of all types and also permit most community facility uses. The

maximum FAR for standard residences is 1.0 (1.5 Qualifying Residential Sites "QRS"). Community facilities are permitted at an FAR of 2.0. Front yards with a depth of 10 ft. are required but may be modified depending on building type as well as specific contexts. The height and setback regulations for single- and two-family residences are governed by a pitched-roof envelope with a maximum perimeter wall height of 25 ft., and maximum overall height limit of 35 ft. Multifamily residences on standard lots are governed by a flat-roofed envelope where the maximum base and overall height limit is 35 ft., while those on qualifying residential sites have an envelope with a 35-foot maximum base height and, after setback, a 45-foot maximum overall height limit. Parking is not required within the Inner Transit Zone.

R5

An R5 zoning district is located to the southeast of the Project Area. R5 Districts are low-density districts that provide residences of all types and also permit most community facility uses. The maximum FAR for standard residences is generally 1.5 (2.0 for QRS). Community facilities are permitted at an FAR of 2.0. Front yards with a depth of 10 feet are required but may be modified depending on building type as well as specific contexts. The height and setback regulations for all residences are governed by a flat-roofed envelope. The maximum base height is 35 ft. (45 ft. for QRS) and a maximum building height of 45 ft. (55 ft. for QRS). Parking is not required within the Inner Transit Zone.

R5D

An R5D zoning district is located to the southwest of the Project Area. R5D zoning districts are contextual districts that are designed to encourage residential growth along major corridors in auto-dependent areas of the city. R5D districts serve as a transition between lower-density districts and moderate-density districts. Characterized by moderate-density, multi-family housing, R5D districts have a maximum FAR of 2.0, and a maximum building height limit of 45 ft. (55 ft. for QRS). Setbacks are required above the base height. A minimum front yard of 5 ft. is required, and the front yard shall be no deeper than the deepest adjacent front yard and no shallower than the shallowest adjacent front yard. However, a front yard shall not be shallower than 5 ft. and need not exceed a depth of 15 ft. Detached houses must have two side yards, each with a minimum width of 5 ft., semi-detached houses need one 5-foot-wide side yard, and for all other residences, no side yards are required. A 5-foot side yard is required for QRS only if the adjacent zoning lot has a side yard adjoining the subject zoning lot. Parking is not required within the Inner Transit Zone.

R6A

The Project Area is located within an R6A zoning district. R6A zoning districts have a maximum FAR is 3.0 for standard residences (3.9 for Qualifying Affordable Housing). The minimum base height is 40 ft., the maximum base height is 65 ft., and the maximum building height is 75 ft. (95 ft. for Qualifying Affordable Housing). Parking is not required for dwelling units located within the Inner Transit Zone.

R7A

An R7A zoning district is located to the north of the Project Area. R7A zoning districts are medium density contextual residential zoning districts. The maximum residential FAR in an R7A zoning district is 4.0 (5.01 for Qualifying Affordable Housing). Community facility uses are

permitted up to a 4.0 FAR. The maximum base height is 75 ft. (85 ft. for Qualifying Affordable Housing), and the maximum building height is 85 ft. (115 ft. for Qualifying Affordable Housing). Front yards are not required. A 20-ft. rear yard is required for detached and zero lot line buildings below 75 ft., and a 30-ft. rear yard is required for portions of a building above 75 ft. Parking is not required for dwelling units located within the Inner Transit Zone.

C1-4 and C2-3 Commercial Overlays

C1-4 and C2-3 commercial overlays allow residential uses, community facility uses, and a range of commercial uses (including retail/service, offices, entertainment, and small production uses). When mapped over R1 to R5 zoning districts, the maximum commercial FAR is 1.0. When mapped over R6-R10 districts, the maximum commercial FAR is 2.0. Parking is required for commercial and some community facility uses, with lower requirements in zoning districts with higher numeric suffixes, though waivers are available for small lots and mixed buildings.

C4-4A

A C4-4A zoning district is mapped to the northeast of the Project Area along Queens Boulevard. C4-4A zoning districts are commercial districts with an R7A residential equivalent that are typically mapped in regional commercial centers outside of central business districts. The maximum permitted commercial and community facility FAR is 4.0 and the maximum permitted residential FAR is 4.0 (5.01 for Qualifying Affordable Housing). The maximum base height is 75 ft. (85 ft. for Qualifying Affordable Housing) and the maximum building height is 85 ft. (115 ft. for Qualifying Affordable Housing). Front yards are not required. A 20-ft. rear yard is required for detached and zero lot line buildings below 75 ft., and a 30-ft. rear yard is required for portions of a building above 75 ft. Parking is not required for dwelling units located within the Inner Transit Zone.

Other Zoning Designations

The Project Area is located to the south of the Sunnyside/Woodside Inclusionary Housing Zone. This Inclusionary Housing Designated Area was part of a voluntary program that permitted additional residential floor area if affordable housing was provided. The Project Area is also located within the Inner Transit Zone pursuant to ZR Appendix I, where parking is not required for new construction.

Land Uses

The Project Area is located within the Sunnyside neighborhood of Queens Community District 2. The subject block consists of a 6-story, 100 dwelling unit multi-family building, a US Postal Service building, office space, a Wendy's drive-through, and a grocery store. Existing land uses within the surrounding area primarily consist of residential and commercial uses along Greenpoint Avenue and 47th Avenue. The residential buildings consist of one-and two- family houses and multi-family residential buildings along Queens Boulevard, 43rd Street, 44th Street, 45th Street, and 46th Street. These multi-family residential buildings range in height from 2 – 6 stories. Commercial buildings are located along Greenpoint Avenue. These range in height from one – to eight stories.

Community facility uses within the Surrounding Area include the I.S. 125 Thom J. McCann Woodside middle school located at 46-02 47th Avenue, the Queens Public Library (Sunnyside

Branch) located at 43-06 Greenpoint Avenue, and The Children's Lab School (elementary school) located at 45-45 42nd Street.

Open Space
The L/CPL Thomas P. Noonan Jr. Playground is located approximately 350 ft. to the southwest of the Project Area. The 1.05-acre playground is improved with a playground, basketball courts, handball courts, spray showers, and public restrooms.

Public Transportation
The Project Area is located within the Inner Transit Zone and is well served by public transit. There are numerous public transportation options for bus and subway services near the Project Area. The 46th Street-Bliss subway station for the 7 train is located approximately 0.2 miles north of the Project Area. There are five bus routes with stops located within ½ of a mile of the Development Site: Q32 (Jackson Heights – Penn Station), Q60 (Jamaica – East Midtown), B24 (Greenpoint – Williamsburg), Q39 (Long Island City – Glendale) and the Q104 (Long Island City – Sunnyside) bus. There are three Citibike Docks located within 0.2 miles of the Project Area including the 44th Street and Greenpoint Avenue Station (25 bicycles including classic and e-bikes), the Greenpoint Avenue & 47th Street Station (20 bicycles including classic and e-bikes), and the 46th Street and Queens Boulevard Station (31 bicycles including classic and e-bikes).

4. DESCRIPTION OF THE PROJECT AREA AND DEVELOPMENT SITE

The Project Area is located within the Sunnyside neighborhood within Queens Community District 2. The Project Area consists of Block 166, Lots 1, 40 and p/o 35. The Project Area is bounded by 45th Street (60 ft. wide) to the east, Queens Boulevard (200 ft. wide) to the north, 44th Street (60 ft. wide) to the west and Greenpoint Avenue (66 ft. wide) to the south. The Project Area is improved as follows:

Applicant Controlled
44-17 Greenpoint Avenue (Block 166, Lot 40) is an approximately 25,900 sq. ft. lot with frontage along Greenpoint Avenue and 45th Street. The lot is currently improved with a one-story, approximately 23,650 sq. ft. (0.91 FAR) building previously the Queens Assembly Hall of the Jehovah's Witnesses.

Non-Applicant Controlled
44-01 Greenpoint Avenue (Block 166, Lot 1) is an approximately 16,128 sq. ft. lot with frontage along Greenpoint Avenue and 44th Street. The lot is improved with an approximately one-story, 13,180 sq. ft. (0.82 FAR) supermarket

44-20 Queens Boulevard (Block 166, Lot 35) is an approximately 24,200 sq. ft. lot partially located within the Project Area. The lot is improved with a one-story, approximately 2,580 sq. ft. (0.12 FAR) drive-thru restaurant.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development at the Development Site is a new eleven-story plus cellar mixed-use

residential, community facility, and commercial building. The proposed building will have a total floor area of approximately 142,593 sq. ft. (5.5 FAR) and will consist of approximately 143 dwelling units, of which 36-42 units will be income-restricted pursuant to MIH. Approximately 12,947 sq. ft. (0.55 FAR) of commercial uses and 4,977 sq. ft. (0.22 FAR) of community facility uses will be located on the ground floor. The commercial uses are currently contemplated as local retail stores and the community facility space is currently contemplated as an art center. The residential entrance will be located along 45th Street. The retail entrances will be located along Greenpoint Avenue and 45th Street. The community facility entrance will be located along 45th Street. The Proposed Development will have a building height of 115 ft. No parking is proposed.

6. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The actions necessary to facilitate the project are:

1. a zoning map amendment to rezone the Project Area from existing R6A/C1-4 zoning district to: (1) an R7X/C2-4 zoning district and (2) R7A/C2-4 zoning district; and

2. 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.

Zoning Map Amendment to R7X/C2-4 and R7A/C2-4 Zoning Districts

The proposed zoning map amendment seeks to rezone the Project Area from an R6A/C1-4 zoning district to: (1) an R7X/C2-4 for a depth of 100 ft. from Greenpoint Avenue and (2) an R7A/C2-4 zoning district for the remainder of the block along 45th Street to a depth of 100 ft. from Queens Boulevard. This action will facilitate the redevelopment of an underutilized non-residential site to a medium-density, transit-oriented mixed-use development. The proposed zoning map amendment aligns with citywide priorities to combat the housing crisis by maximizing residential capacity on transit-rich, appropriately scaled corridors without displacing existing residents. Additionally, the existing zoning districts do not require the development of affordable housing units pursuant to MIH.

The current R6A/C1-4 zoning district is a legacy of the 2011 Sunnyside/Woodside rezoning. The rezoning largely emphasized preserving neighborhood character over maximizing new housing opportunities. Consequently, the subject block was assigned contextual, moderate-density R6A zoning off a main avenue. Today, the planning landscape and the City's needs have drastically shifted. With a residential vacancy rate of approximately 1.4%, there is widespread recognition of the urgent need to increase housing production. The recently approved City of Yes for Housing Opportunity was approved to meet the City's goal of creating 500,000 new dwelling units. The existing R6A zoning district has failed to incentivize redevelopment due to its restrictive permitted density and does not mandate the creation of affordable housing.

The Project Area is uniquely suited to absorb a higher-density residential district while respecting the surrounding built environment. The block features a unique street geometry that supports

increased density. The block is situated near the intersections of 45th Street (60 ft. wide), Greenpoint Avenue (65 ft. wide), 47th Avenue (80 ft. wide), and 44th Street (60 ft. wide).

The proposed R7X/C2-4 and R7A/C2-4 zoning districts are appropriate within the Project Area and will bridge the gap between the existing bulk in the surrounding area. R7X/C2-4 zoning districts are contextual districts which permit a maximum FAR of 6.0 with Qualifying Affordable Housing. The minimum base height is 60 ft., the maximum base height is 105 ft. and the maximum building height is 145 ft. R7A zoning districts permit a maximum FAR of 5.01 with Qualifying Affordable Housing. The minimum base height is 40 ft., the maximum base height is 85 ft., and the maximum building height is 115 ft. The rezoning to an R7A district is a cohesive expansion of the existing C4-4A (R7A equivalent) zoning district already mapped along Queens Boulevard. The extension guarantees architectural consistency and a continuous street wall. The transition to the R7X district along Greenpoint Avenue near the intersection of three streets creates a designated node supporting the additional residential density in a transit rich neighborhood.

The proposed C2-4 overlay would permit a wider, more intense range of local retail/service uses, while C1-2 is restricted to essential local retail. The C2-4 overlay would also reduce the parking requirement.

Zoning Text Amendment to ZR Appendix F

The proposed zoning text amendment will provide the Sunnyside neighborhood with new income-restricted dwelling units, which will support the City's effort to increase the overall supply of affordable housing. The shortage of affordable housing and housing in general has been highlighted by the City as an urgent issue that needs addressing. For decades, New York City has added new housing at significantly lower rates compared with other cities. The scarcity of available housing has resulted in generally higher costs for housing than would be the case if housing were more generally available.[1] Recently, there has been more consensus on the need to add additional housing. A 2022 Real Estate Board of New York (REBNY) report estimated that New York City would need 560,000 additional housing units by 2030.[2] The Where We Live NYC Plan, the City's fair housing plan, aims to provide equitable housing development in the city, preserve affordable housing and prevent displacement of long-standing residents.[3] The Plan notes that there is a housing crisis and that the city has not built enough housing to keep up with the increasing population and jobs. The Proposed Development will provide additional housing on a severely underutilized lot. In December of 2022, former Mayor Adams unveiled a three-pronged Get Stuff Built strategy to tackle the affordable housing crisis and called for "rapidly accelerating the pace of housing production, with a 'moonshot' goal of meeting the need for 500,000 new homes over the next decade." Former Mayor de Blasio's Housing New York 2.0, an extension of the City's comprehensive housing development policy (Housing New York: A Five-Borough, Ten-Year Plan) included a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. Housing New York 2.0 was developed

[1] *Housing's Unequal Contest: Why the Rich Won't be Denied*, in City Limits, November 1983

[2] https://www.crainsnewyork.com/real-estate/new-york-needs-560k-additional-housing-units-2030-rebny-report-says?utm_source=real-estate-tuesday&utm_medium=email&utm_campaign=20220111&utm_content=article2-headline

[3] https://www.nyc.gov/assets/hpd/downloads/pdfs/wwl-plan.pdf

in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in Housing New York, the City Council adopted an amendment to the ZR to establish the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

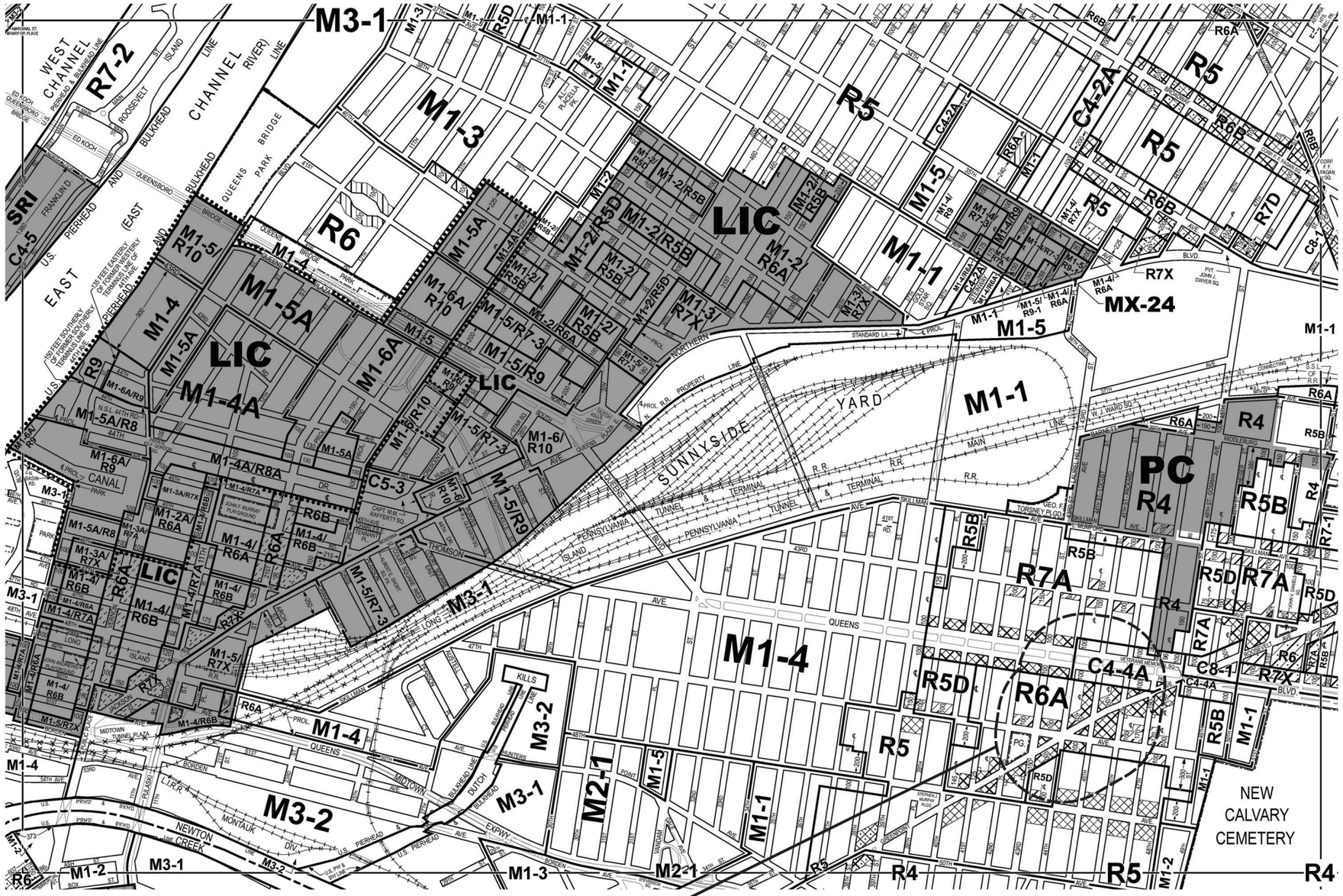
The proposed zoning text amendment to ZR Appendix F will support the policies and goals of Get Stuff Built and historic goals set forth in Housing New York 2.0 by creating income-restricted dwelling units within the Proposed Development and permitting the applicant to develop the Development Site in accordance with the MIH program, and will ensure that any future residential development within the proposed R7X and R7A zoning districts will address the need for housing to serve a broad range of the City's diverse incomes. The applicant proposes mapping MIH Options 1 and 2 within the Project Area to provide maximum flexibility. Option 1 requires 25% of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 80% AMI. The Proposed Development currently contemplates providing approximately 36-42 income-restricted dwelling units pursuant to MIH.

The proposed land use actions would facilitate the development of a mixed-use building with approximately 143 dwelling units, of which 36-42 are to be permanently affordable. The proposed actions represent an opportunity to pioneer transit-oriented, mixed-use development of both affordable housing and job-generating space that is appropriate for the surrounding neighborhood and consistent with community and citywide goals. The proposed actions would encourage investment in the neighborhood and promote opportunities for workers to live in the vicinity of new jobs. The proposed actions will enhance the vitality and character of the neighborhood.

7. CONCLUSION

The Applicant proposes a zoning map amendment to rezone the Project Area from the existing R6A/C1-4 zoning district to: (1) an R7X/C2-4 zoning district and (2) R7A/C2-4 zoning district. The proposed zoning map amendment will facilitate the development of a new eleven-story plus mixed-use commercial and residential building with 143 dwelling units at the Development Site. The applicant also proposes 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 the Project Area as an MIH Area. The proposed zoning text amendment will facilitate the development of approximately 36-42 income-restricted housing units within the Proposed Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes.

44-17 Greenpoint Avenue, Queens



600 0 600 1200 1800 FEET

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 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.

44-17 Greenpoint Avenue, Queens

FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-07-2008 09:35:00
End Date : Current

Queens Block: 166



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
- R6A — Existing Zoning District
- Existing C1-3 Overlay
- Existing C1-4 Overlay
- R7X — Proposed Zoning District
- Proposed C2-4 Overlay

Feet
0 4.5 9 18 27 36

44-17 Greenpoint Avenue, Queens

Area Map

Block: 166, Lots: 1, 35 (p/o) & 40

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		

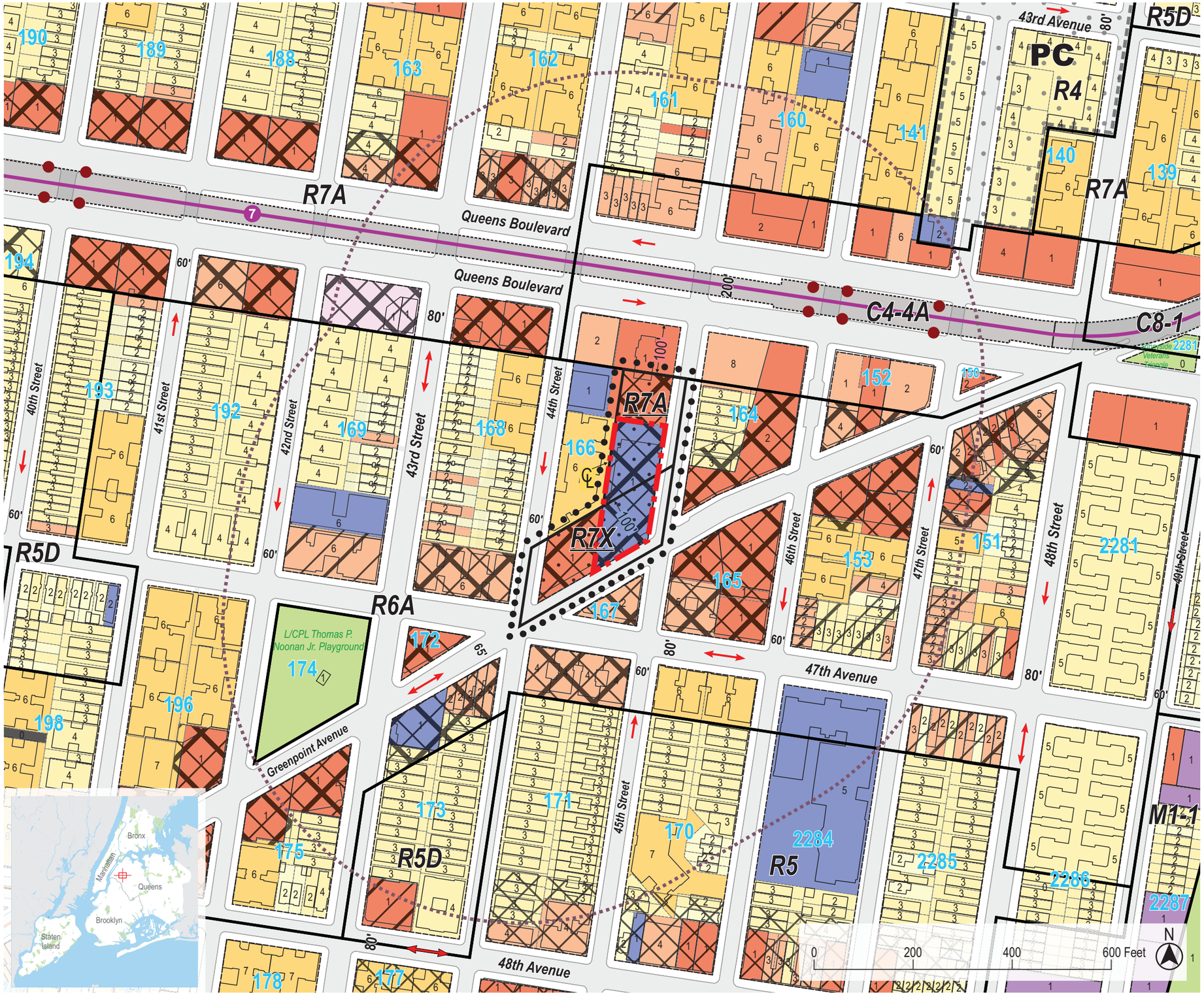
- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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

December 2025

Urban Cartographics





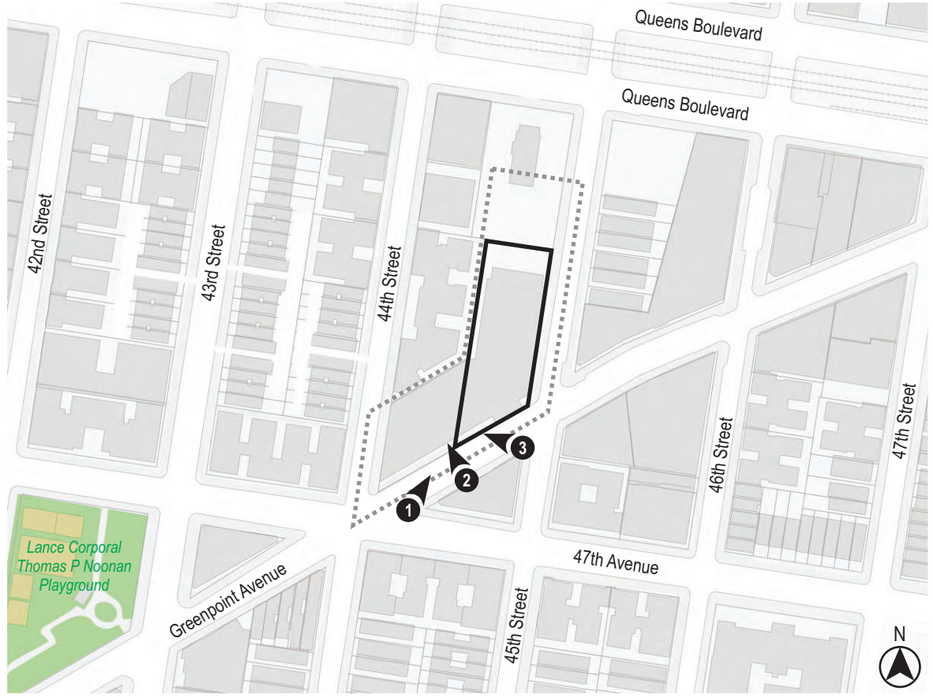
1. View of the Project Area facing northeast from Greenpoint Avenue.



2. View of the Development Site and Project Area facing northwest from Greenpoint Avenue.



3. View of the Development Site facing west from Greenpoint Avenue.



44-17 Greenpoint Avenue, Queens

Urban Cartographics
Photographs Taken on November 19, 2025



4. View of 45th Street facing north from Greenpoint Avenue (Development Site at left).



5. View of the Development Site facing northwest from the intersection of Greenpoint Avenue and 45th Street.



6. View of Greenpoint Avenue facing southwest from 45th Street (Development Site at right).



44-17 Greenpoint Avenue, Queens

Urban Cartographics
Photographs Taken on November 19, 2025



7. View of the Development Site facing northwest from 45th Street.



8. View of the Development Site facing southwest from 45th Street.



9. View of the Project Area facing northwest from 45th Street (Development Site at left).





10. View of 45th Street facing south (Project Area at right).



11. View of the sidewalk along the west side of 45th Street facing south (Project Area at right).



12. View of the east side of 45th Street facing northeast from the Project Area.





13. View of the sidewalk along the west side of 45th Street facing north from Greenpoint Avenue (Development Site at left).



14. View of the intersection of Greenpoint Avenue and 45th Street facing southeast from the Development Site.



15. View of the sidewalk along the northwest side of Greenpoint Avenue facing southwest from 45th Street (Development Site at right).





16. View of 44th Street facing north from Greenpoint Avenue (Project Area at right).



17. View of the Project Area facing northeast from the intersection of Greenpoint Avenue and 44th Street.



18. View of Greenpoint Avenue facing northeast from 44th Street (Project Area at left).





19. View of the Project Area facing northeast from 44th Street.



20. View of the Project Area facing east from 44th Street.



21. View of the Project Area facing southeast from 44th Street.





22. View of 44th Street facing south (Project Area at left).



23. View of the sidewalk along the east side of 44th Street facing south (Project Area at left).



24. View of the west side of 44th Street facing northwest from the Project Area.





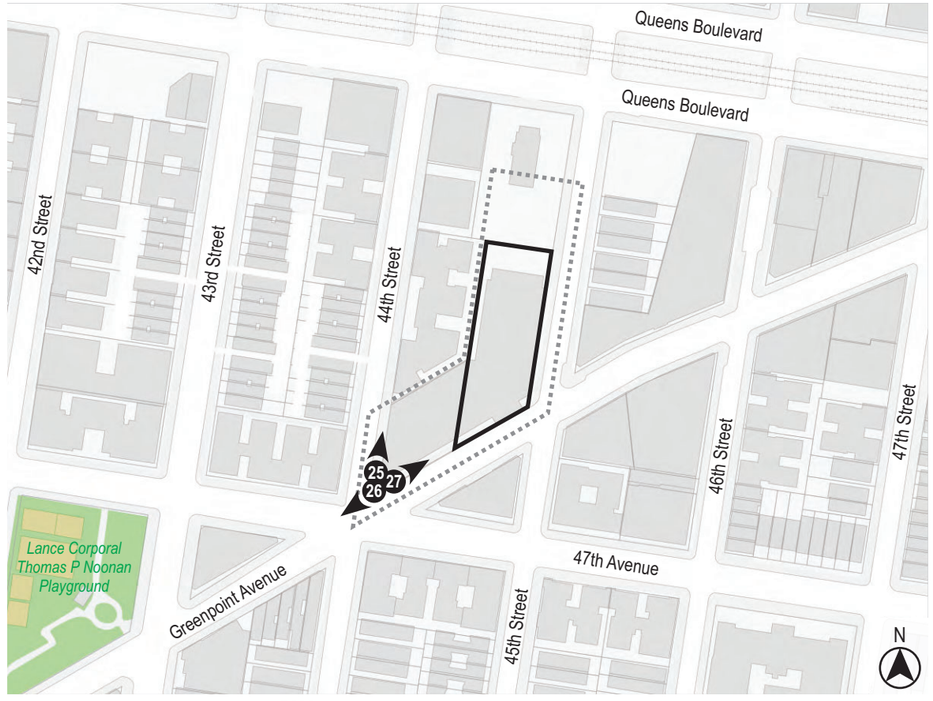
25. View of the sidewalk along the east side of 44th Street facing north from Greenpoint Avenue (Project Area at right).



26. View of the intersection of Greenpoint Avenue and 44th Street facing southwest from the Project Area.



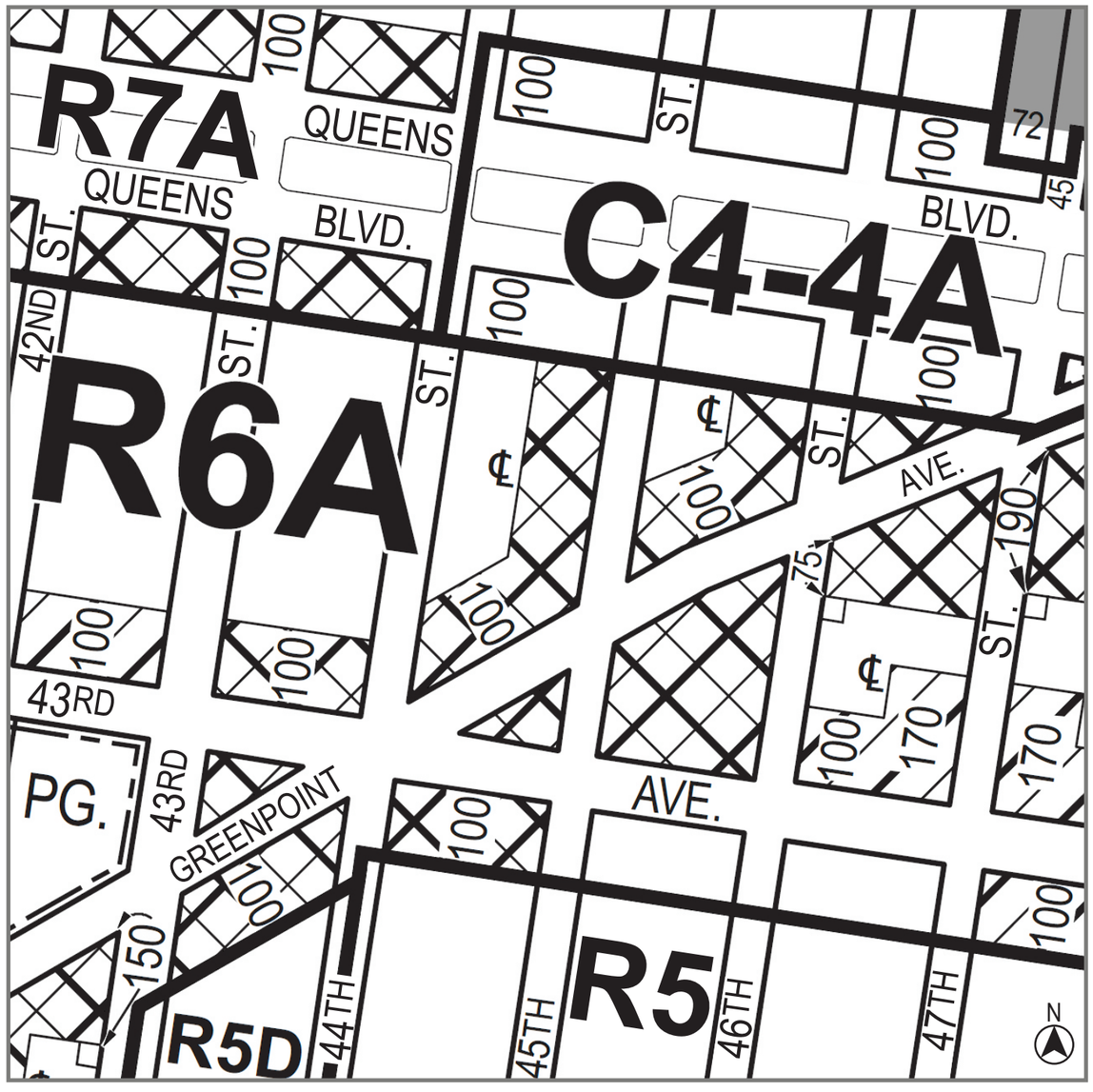
27. View of the sidewalk along the northwest side of Greenpoint Avenue facing northeast from 44th Street (Project Area at left).



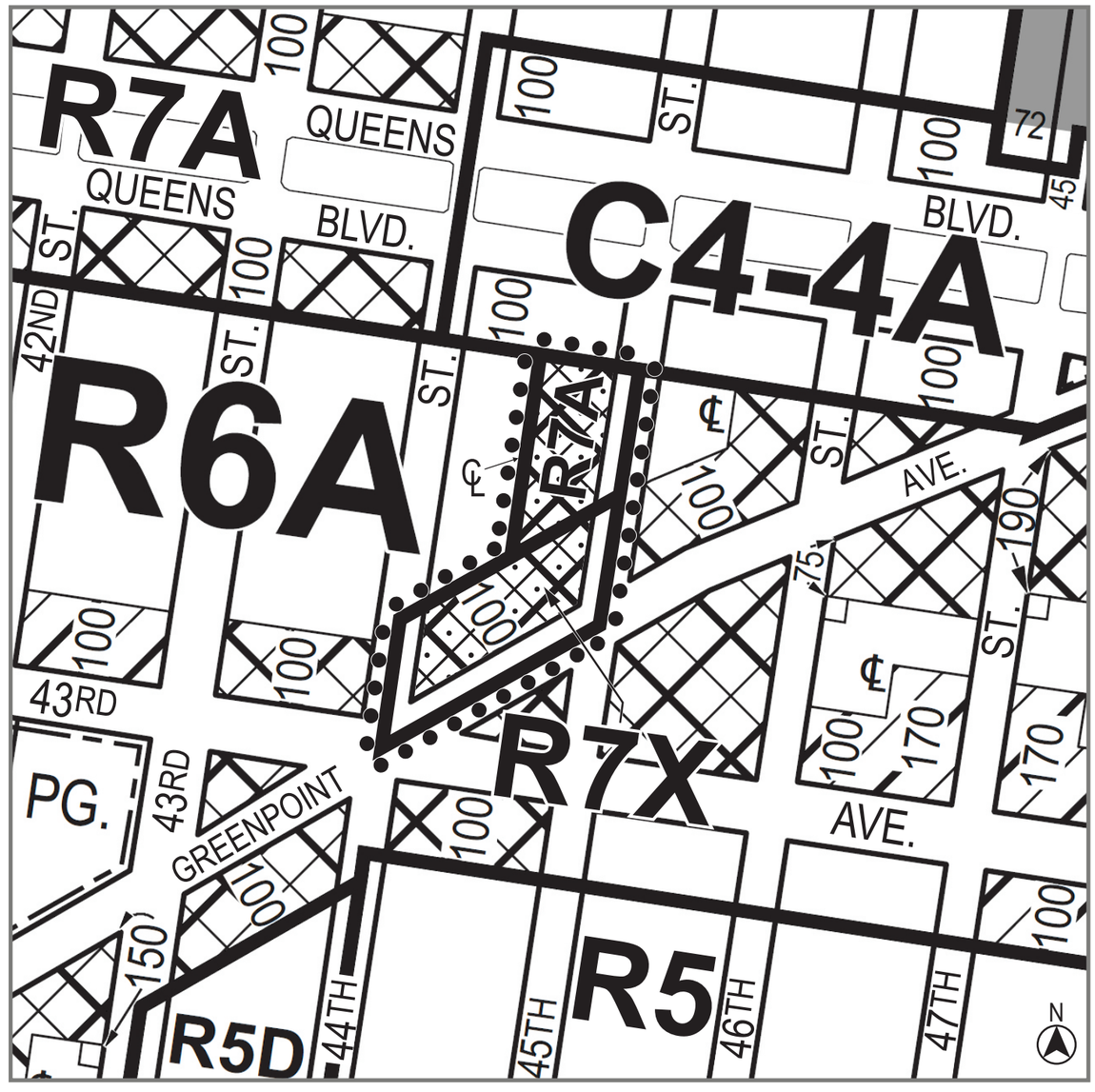
44-17 Greenpoint Avenue, Queens

Urban Cartographics
Photographs Taken on November 19, 2025

Zoning Change Map



Current Zoning Map (9b)



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

Rezoning from R6A/C1-4 to R7X/C2-4
Rezoning from R6A/C1-4 to R7A/C2-4

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.

44-17 Greenpoint Avenue, Queens

Zoning Comparison Table

11/28/2025

	R6A/C2-4 Existing Zoning		R7A/C2-4 Proposed Zoning (MIH)		R7X/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R6A/C2-4	ZR Section #	R7A/C2-4 (MIH)	ZR Section #	R7X/C2-4 (MIH)
USE GROUPS						
Permitted Use Groups	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR						
Residential	23-22	3.0	23-22	4.0	23-22	5.0
Qualifying Affordable / Senior Housing	23-22	3.9	23-22	5.01	23-22	6.0
Community Facility	33-121 / 24-11	3.0	33-121 / 24-11	4.0	33-121 / 24-11	5.0
Commercial	33-121	2.0	33-121	2.0	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-432^	40'	23-432^	40'	23-432^	60'
Maximum Base Height	23-432^	65'	23-432^	85'*	23-432^	105'*
Maximum Building Height	23-432^	75', 95'*	23-432^	115'*	23-432^	145'*
Sky Exposure Plane	n/a^	n/a	n/a^	n/a	n/a^	n/a
Setbacks from Narrow Streets	23-433^	15'	23-433^	15'	23-433^	15'
Setbacks from Wide Streets	23-433^	10'	23-433^	10'	23-433^	10'
LOT COVERAGE						
Interior/Through Lot	23-362	80%	23-362	80%	23-362	80%
Corner Lot	23-362	100%	23-362	100%	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a	23-52	n/a
PARKING						
Residential	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Commercial	36-21	By Use	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Qualifying Senior Housing	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	36-711	By Use	36-711	By Use
LOADING						
Commercial	36-62	By Use	36-62	By Use	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R6A, R7A & R7X districts are subject to Height and Setback regulations in ZR Section 23-43

44-17 Greenpoint Avenue

December 8th, 2025

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

QUEENS

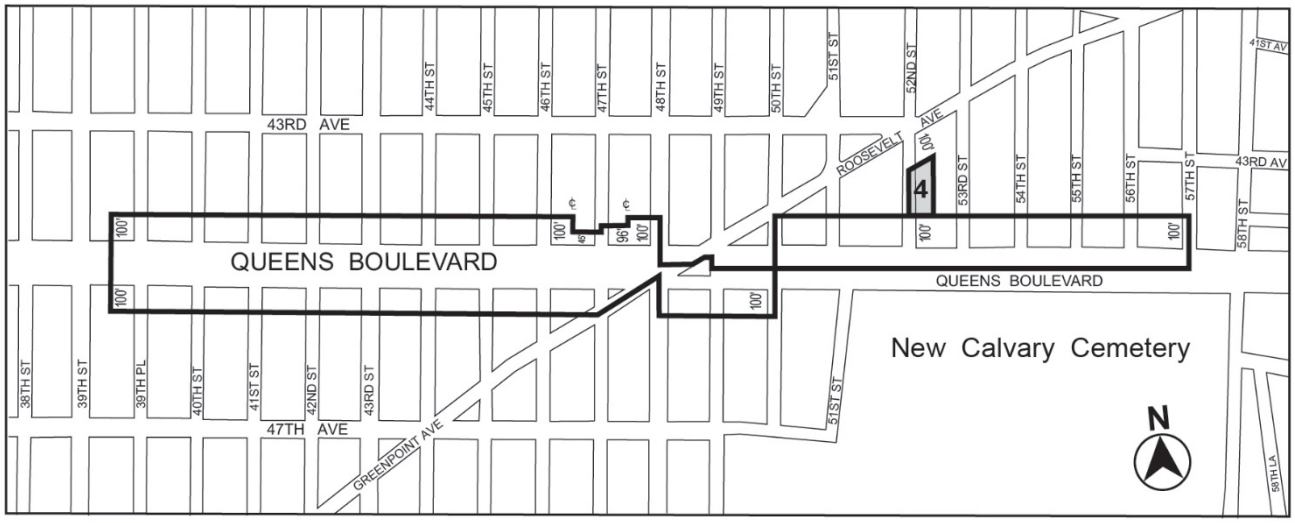
* * *

Queens Community District 2

* * *

Map 1 – [date of adoption]

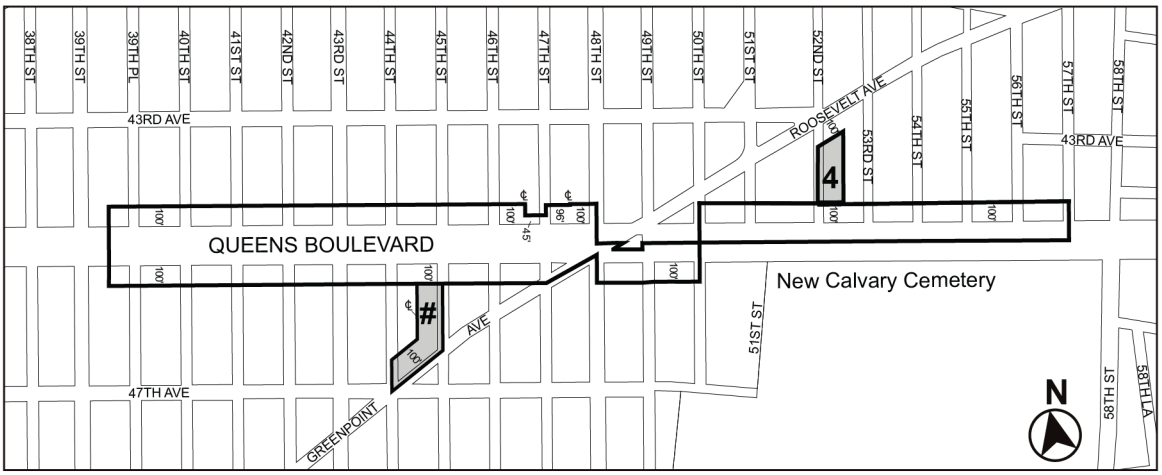
[EXISTING MAP]



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area
Area **4** – 8/27/20 MIH Option 1

[PROPOSED MAP]



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area
Area **4** — 8/27/20 MIH Option 1
Area **#** — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Queens

* * *