44-17 Greenpoint Avenue Rezoning

CD 02 **C 260348 ZMQ**

IN THE MATTER OF an application submitted by ZDJ Greenpoint LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. eliminating from within an existing R6A District a C1-4 District bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, Greenpoint Avenue, 44th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street;

2. changing from an R6A District to an R7A District property bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street;

3. changing from an R6A District to an R7X District property bounded by a line 100 feet northwesterly of Greenpoint Avenue, 45th Street, Greenpoint Avenue, and 44th Street;

4. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street; and

5. establishing within the proposed R7X District a C2-4 District bounded by a line 100 feet northwesterly of Greenpoint Avenue, 45th Street, Greenpoint Avenue, and 44th Street;

as shown on a diagram (for illustrative purposes only) dated June 15, 2026, and subject to the conditions of CEQR Declaration E-911.