# 44-17 Greenpoint Avenue Rezoning

Review Session Presentation

June 15, 2026

# Project Overview

## Applicant

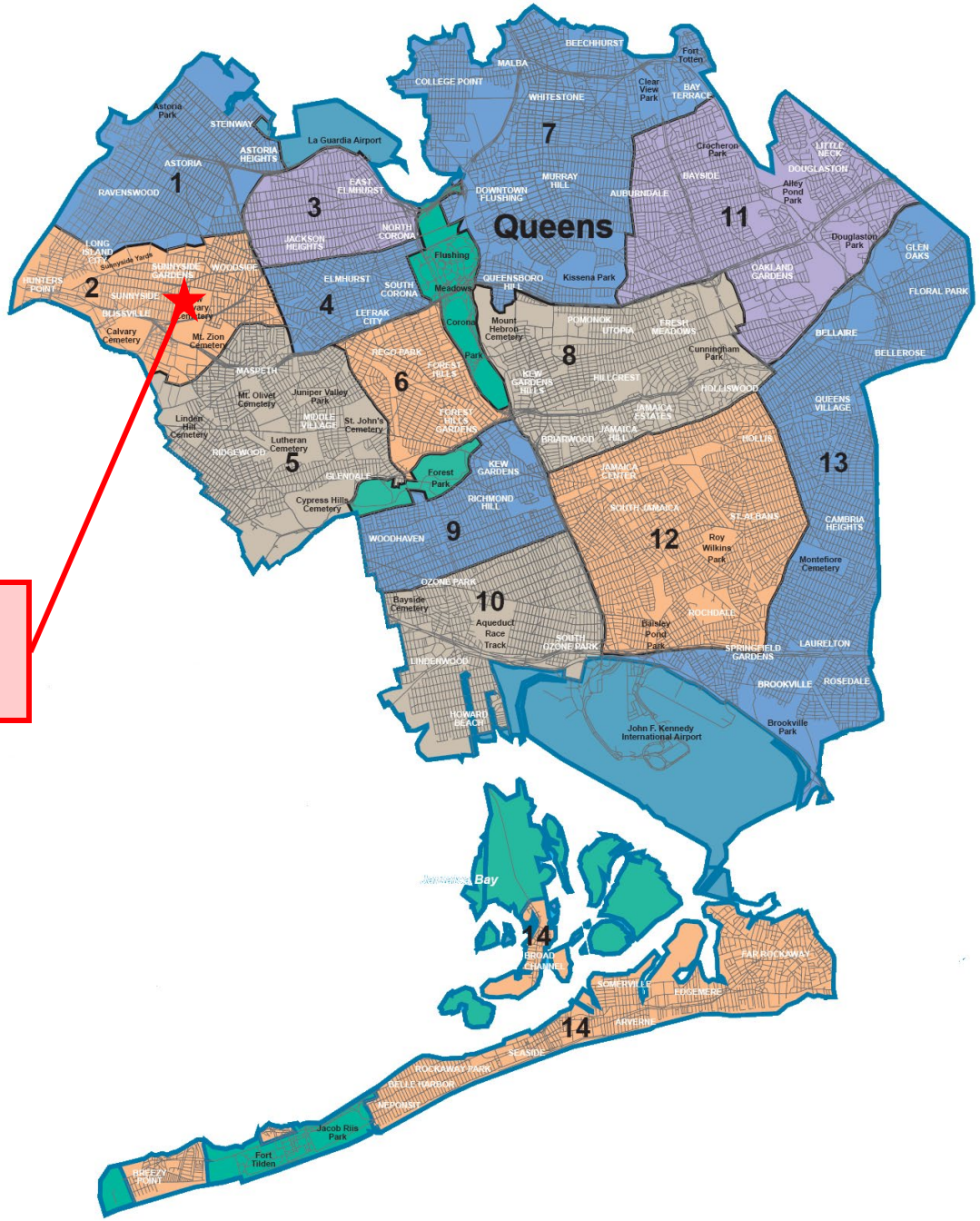
- ZDJ Greenpoint LLC

## Location

- 44-17 Greenpoint Avenue
- Block 166: Lots 1, 40 & p/o 35
- Sunnyside
- Queens Community District 2
- City Council District 26

## Actions Requested

- Zoning Map Amendment (ZM)
  - From R6A/C1-4 to R7X/C2-4 & R7A/C2-4
- Zoning Text Amendment (ZR)
  - Map MIH option 1 & 2



# Proposed Development

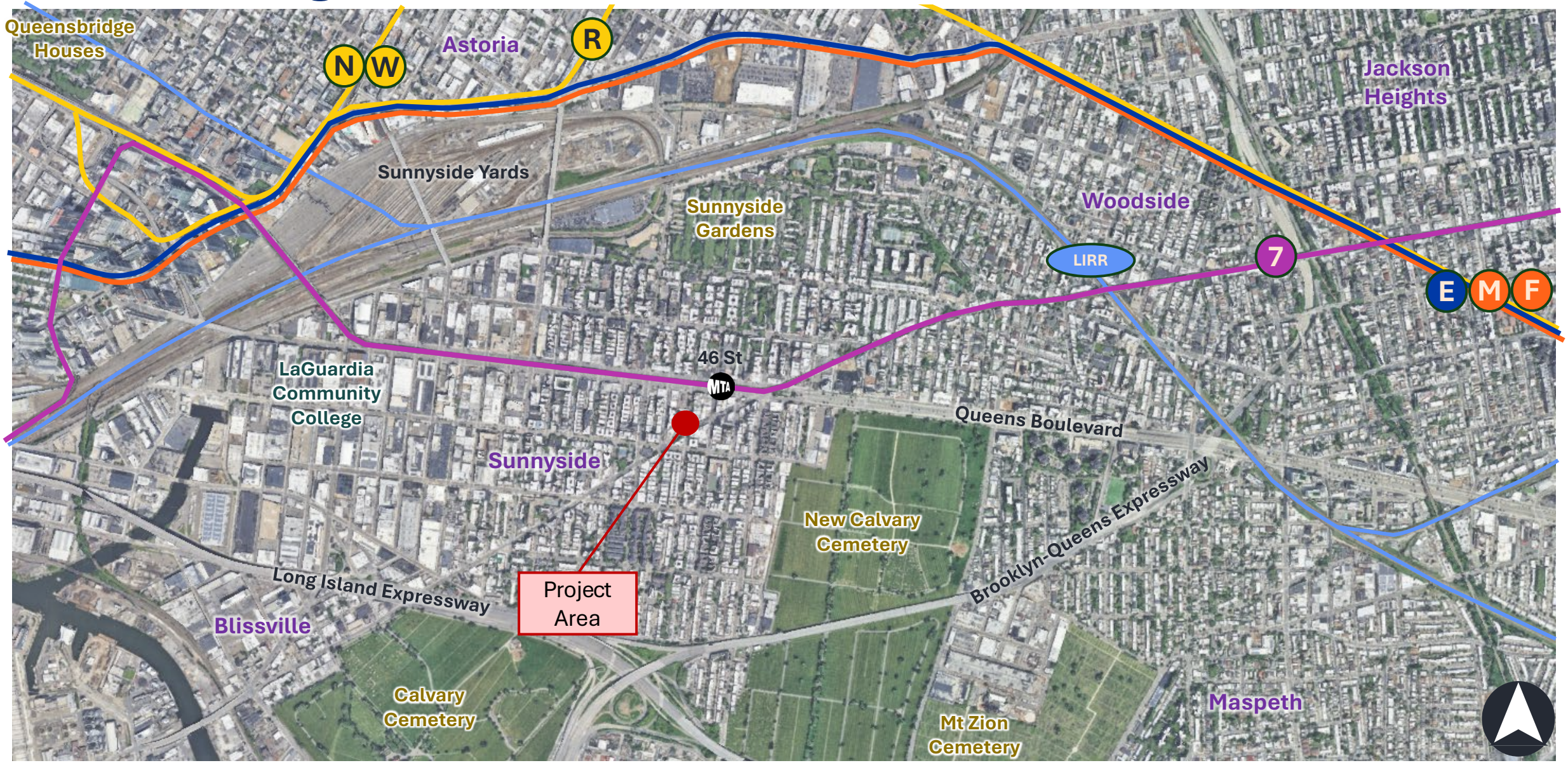
**The Applicant proposes a new 11-story, approximately 142,593 square foot (5.5 FAR) mixed-use building comprised of**

- Appx. 124,700 sf of residential space
- Appx. 12,900 sf of commercial space
- Appx. 5,000 sf of community facility space
- 143 dwelling units (appx. 36-42 of which would be income-restricted through MIH option 1 or 2)




*For Illustrative Purposes Only*

# Surrounding Context



# Area Map

**Project Information**

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

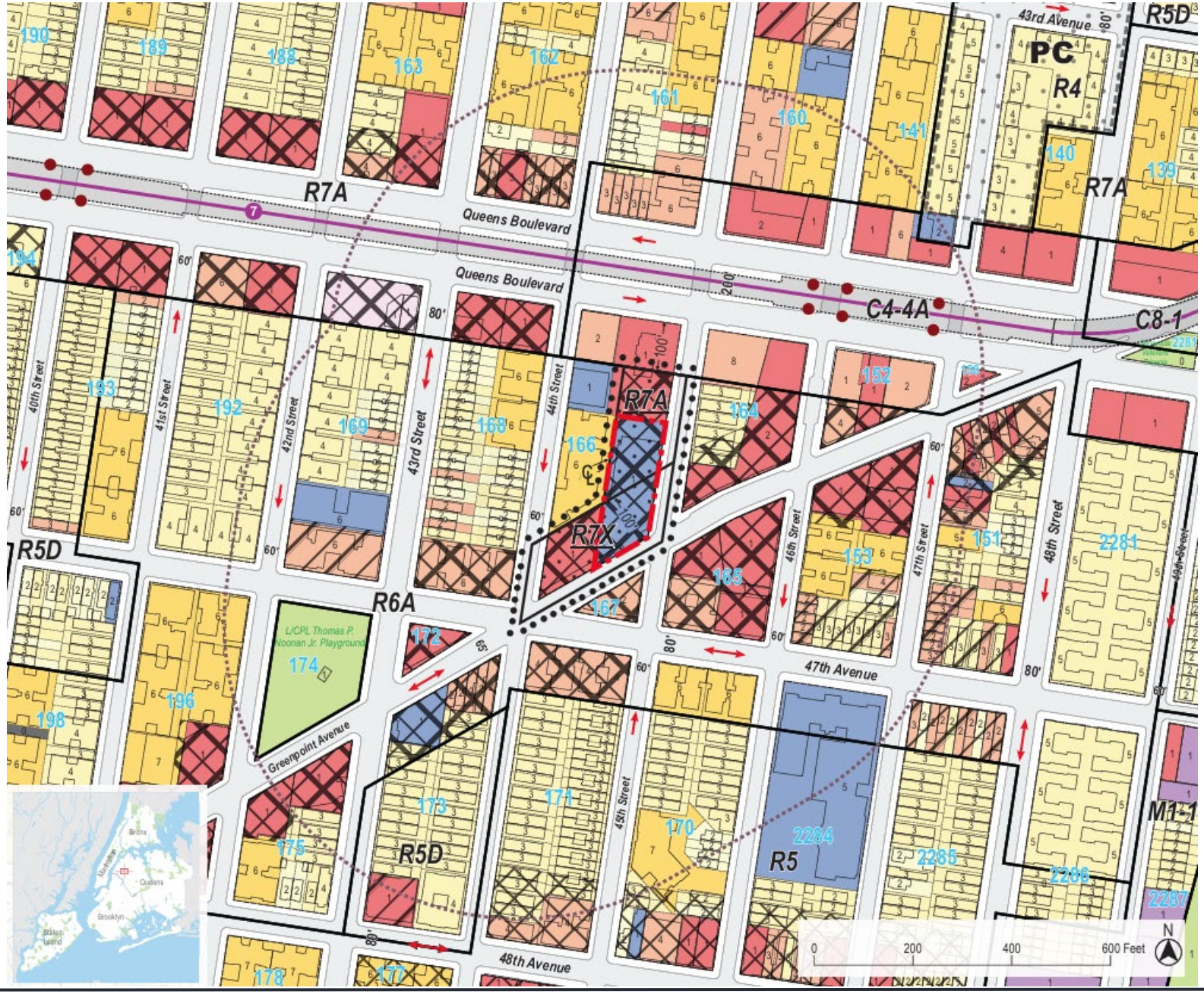
**Existing Commercial Overlays & Zoning Districts**

| | | | |
|---|---|---|---|
| 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



# Local Context



# Tax Map


FINANCE NEW • YORK
MARTHA E. STARK COMMISSIONER
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
M1-1 Existing Zoning District
R7X Proposed Zoning District
R6A Proposed Zoning District
Proposed C2-4 Overlay
R7A
R6A
C4-4A
R7A
R6A
R7X
100
100
QUEENS BLVD
GREENPOINT AV
ALLEY
Easement

# Site Photos

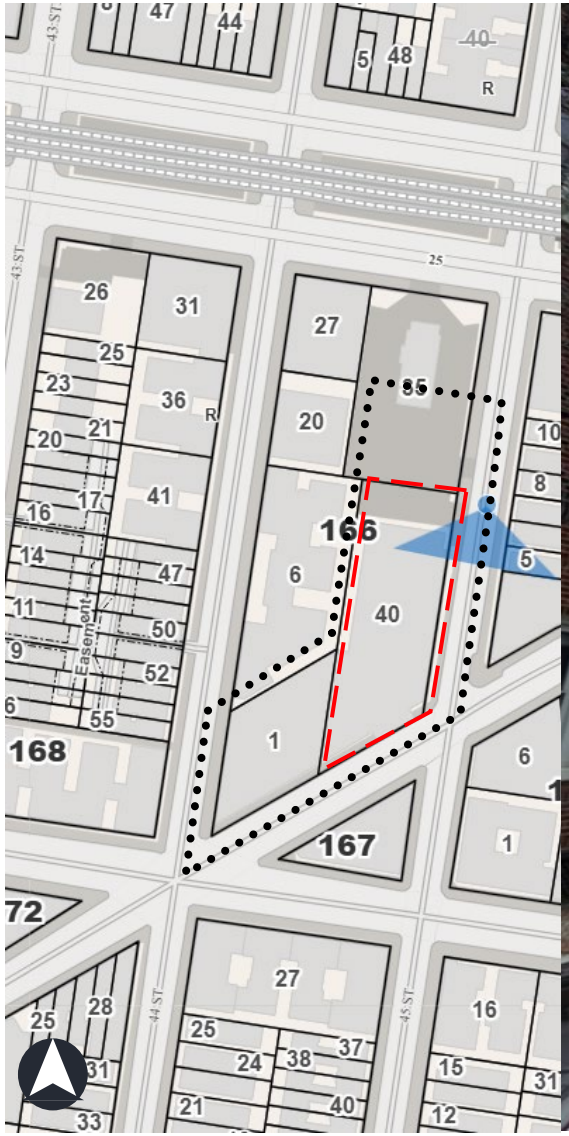






Image from Cyclomedia (March 18th, 2026)

# Site Photos







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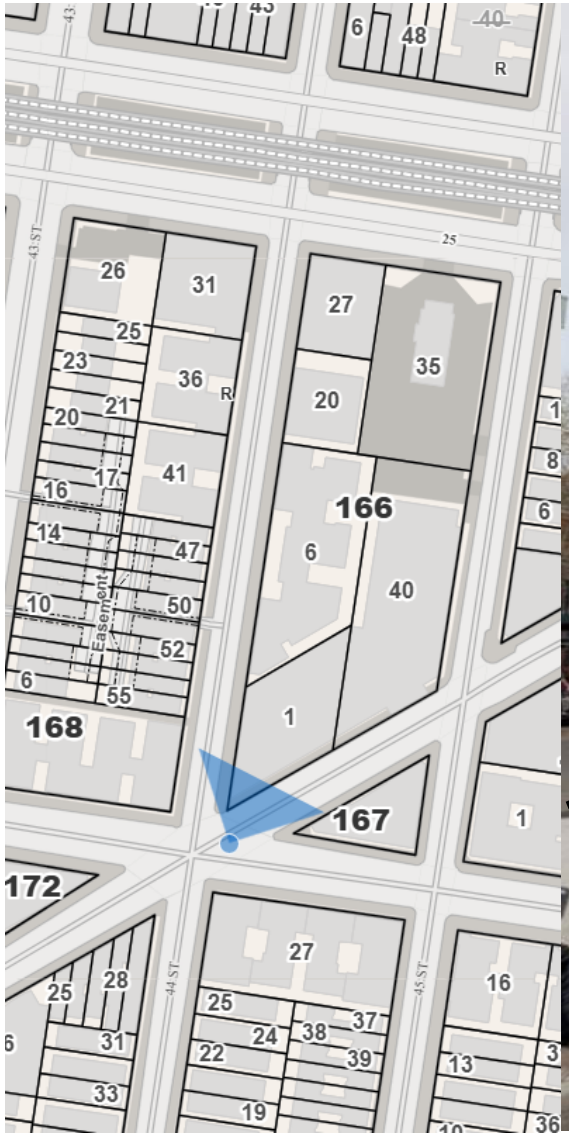
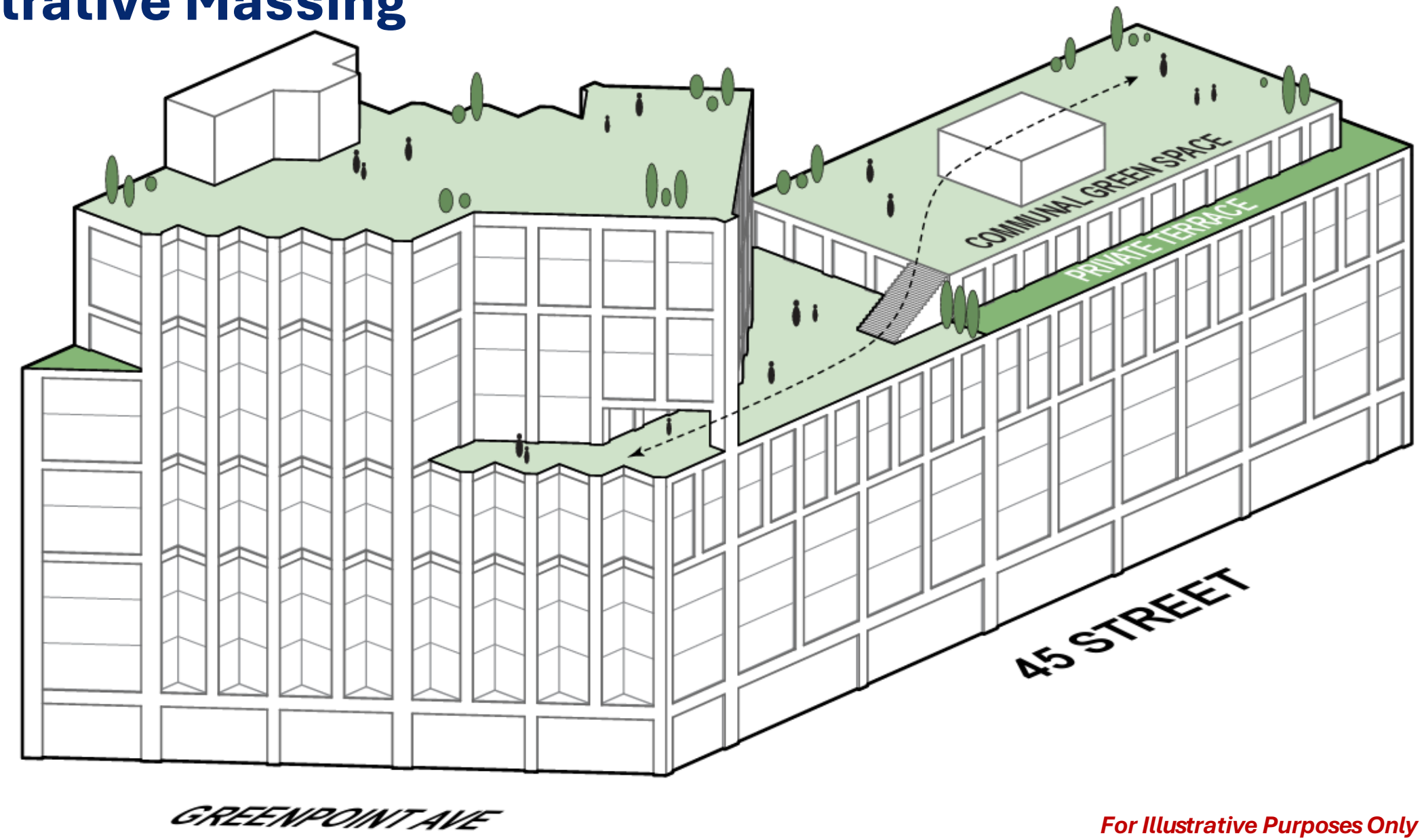






Image from Cyclomedia (March 18th, 2026)

# Illustrative Massing

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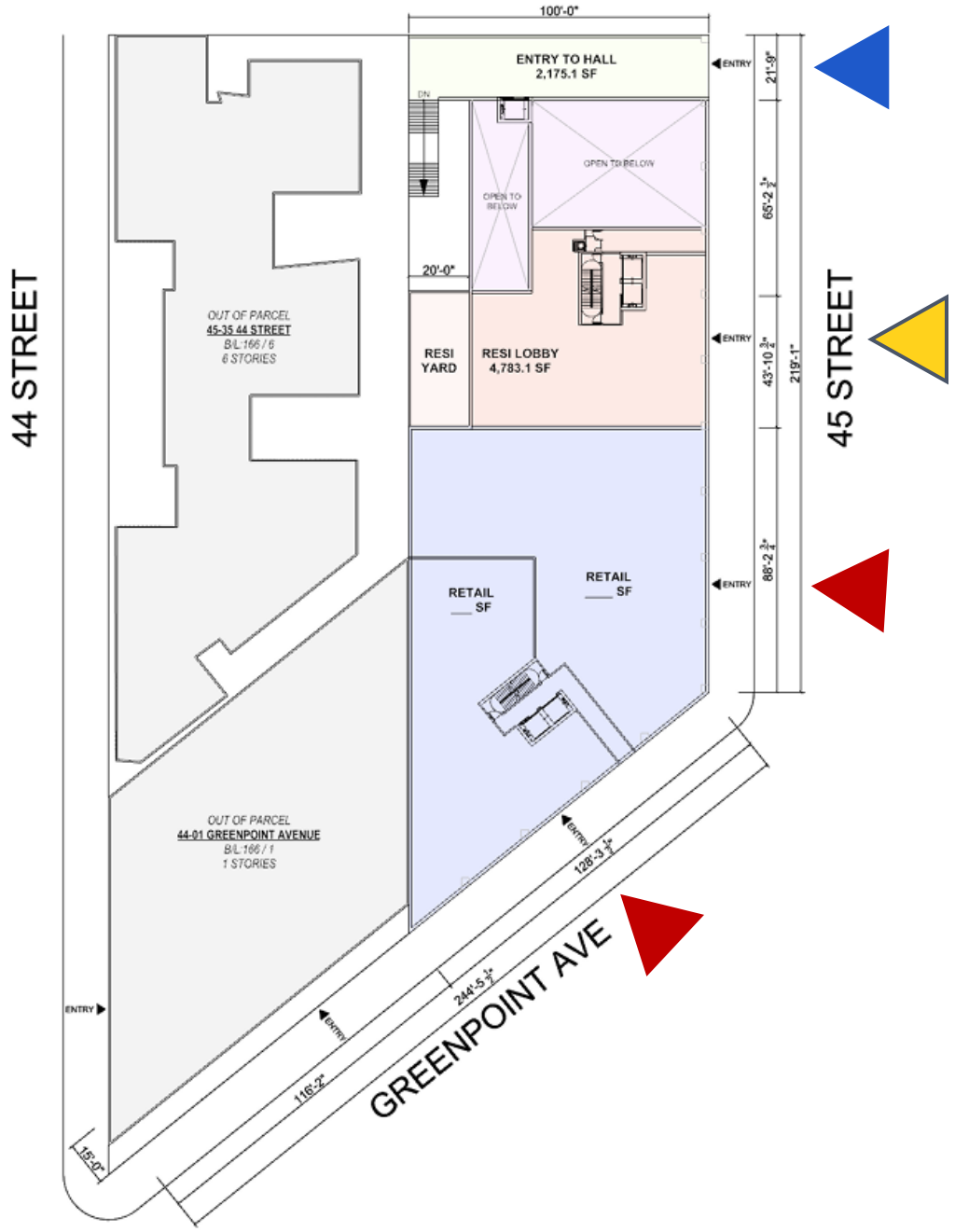
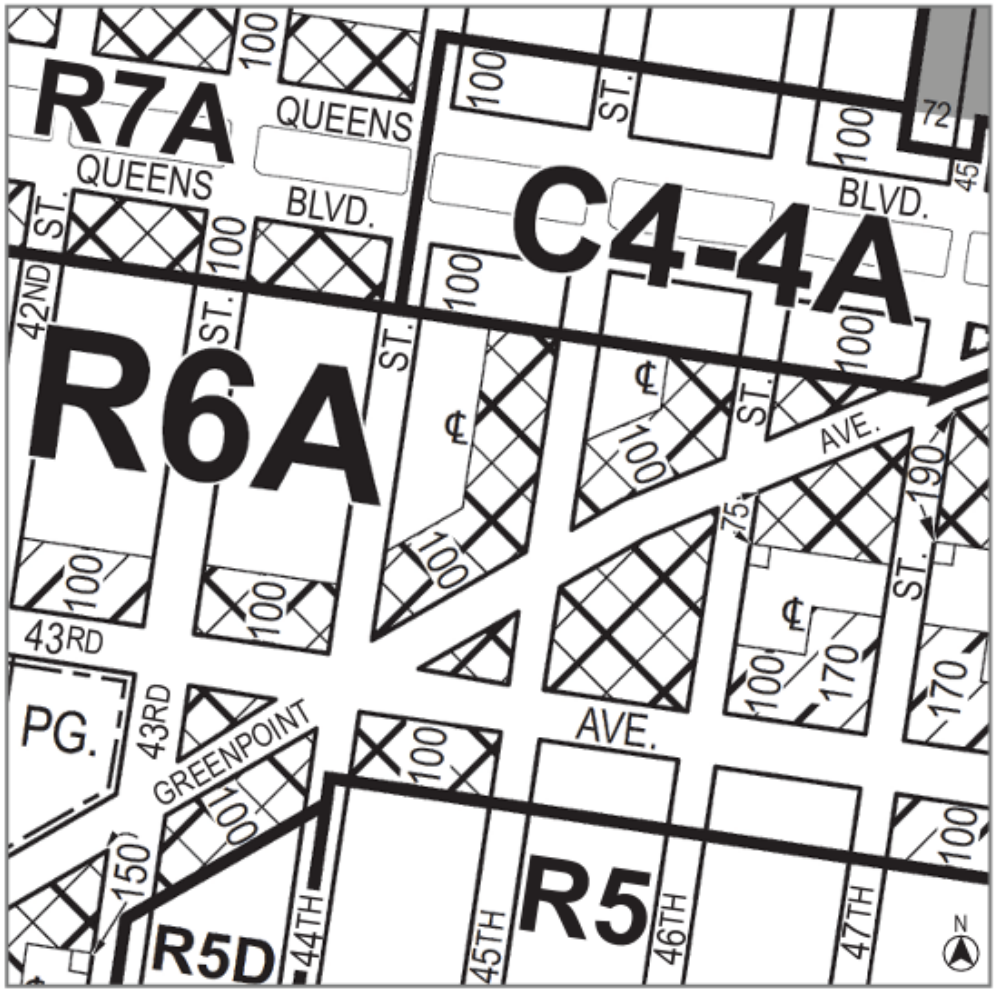
# Ground Floor Plan

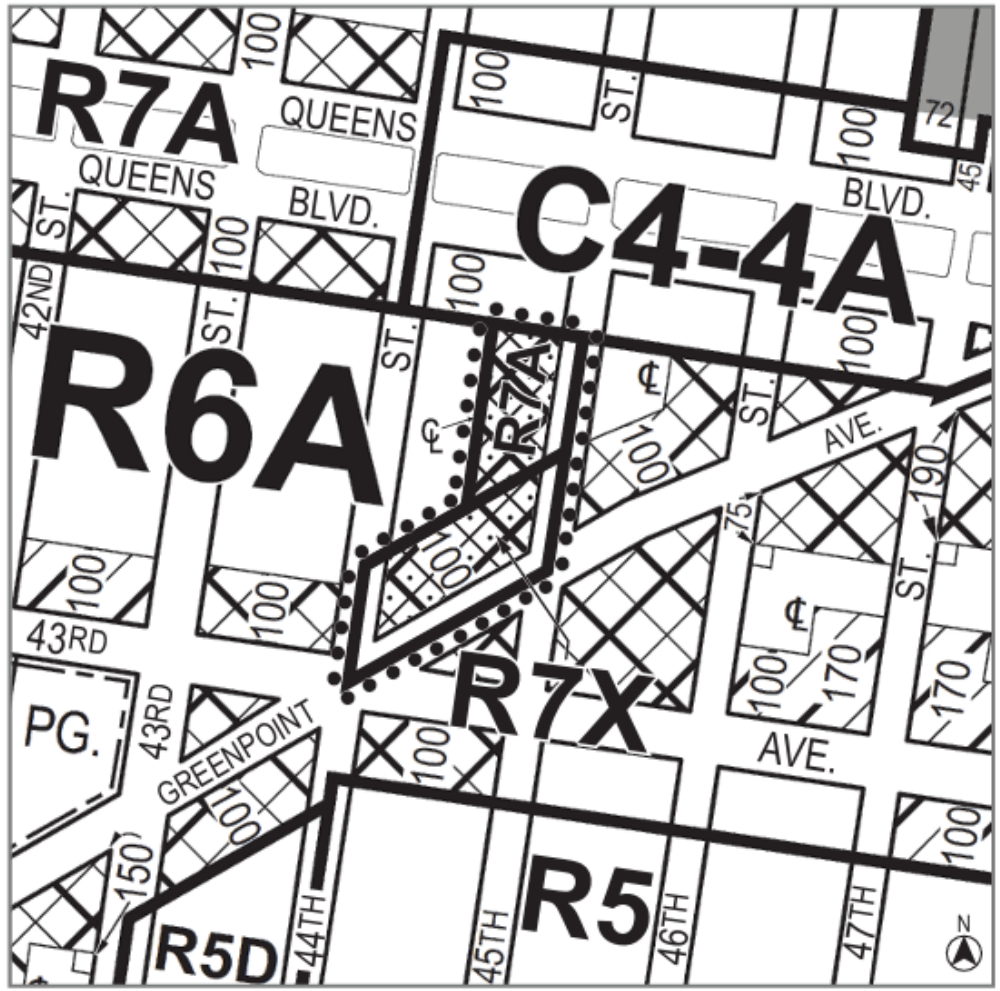



- Residential Entrance
- Commercial Entrance
- Community Facility Entrance

# Proposed Actions: Zoning Map Amendment




Current Zoning Map (9b)




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

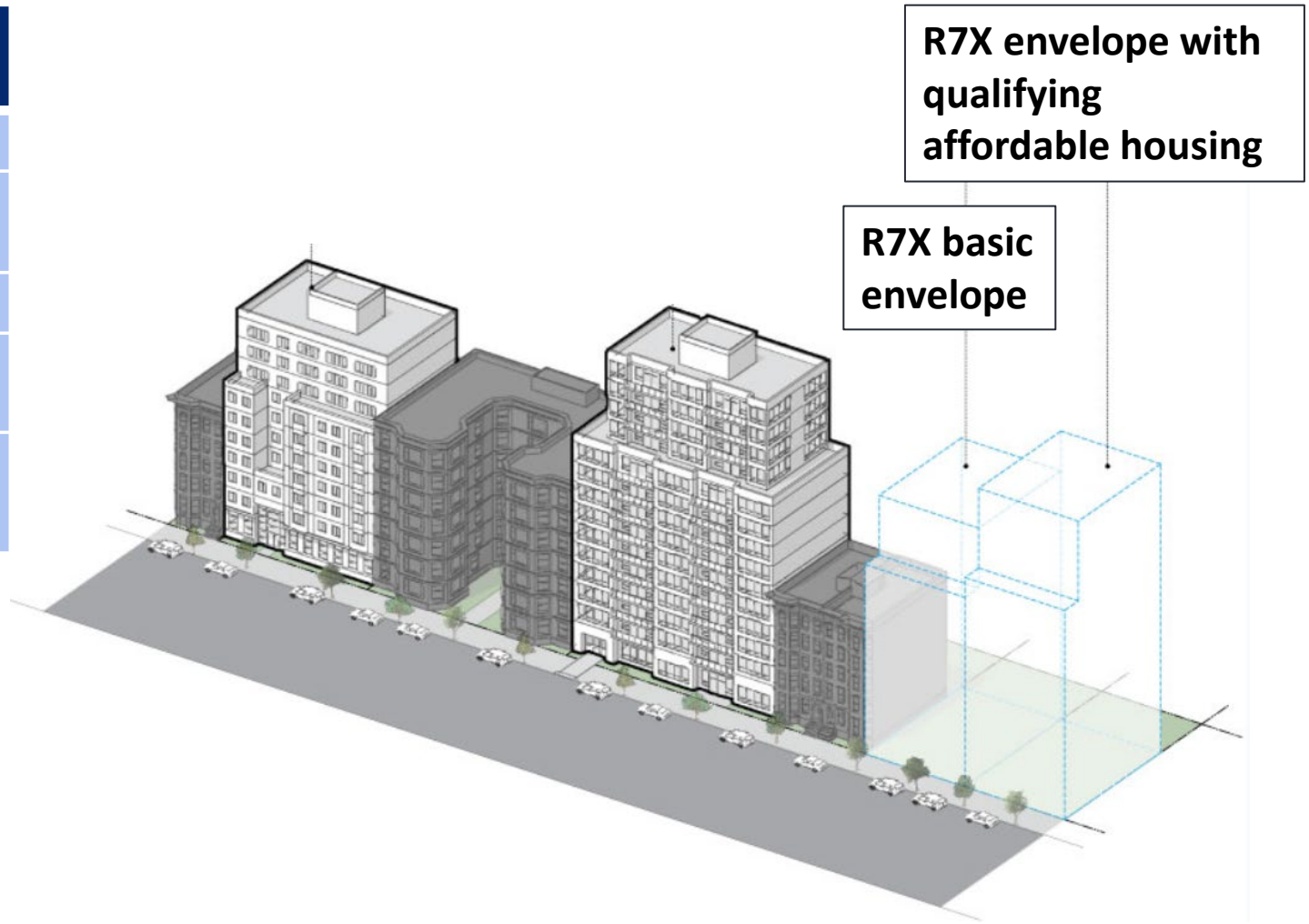
Rezoning from R6A/C1-4 to R7X/C2-4
Rezoning from R6A/C1-4 to R7A/C2-4

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

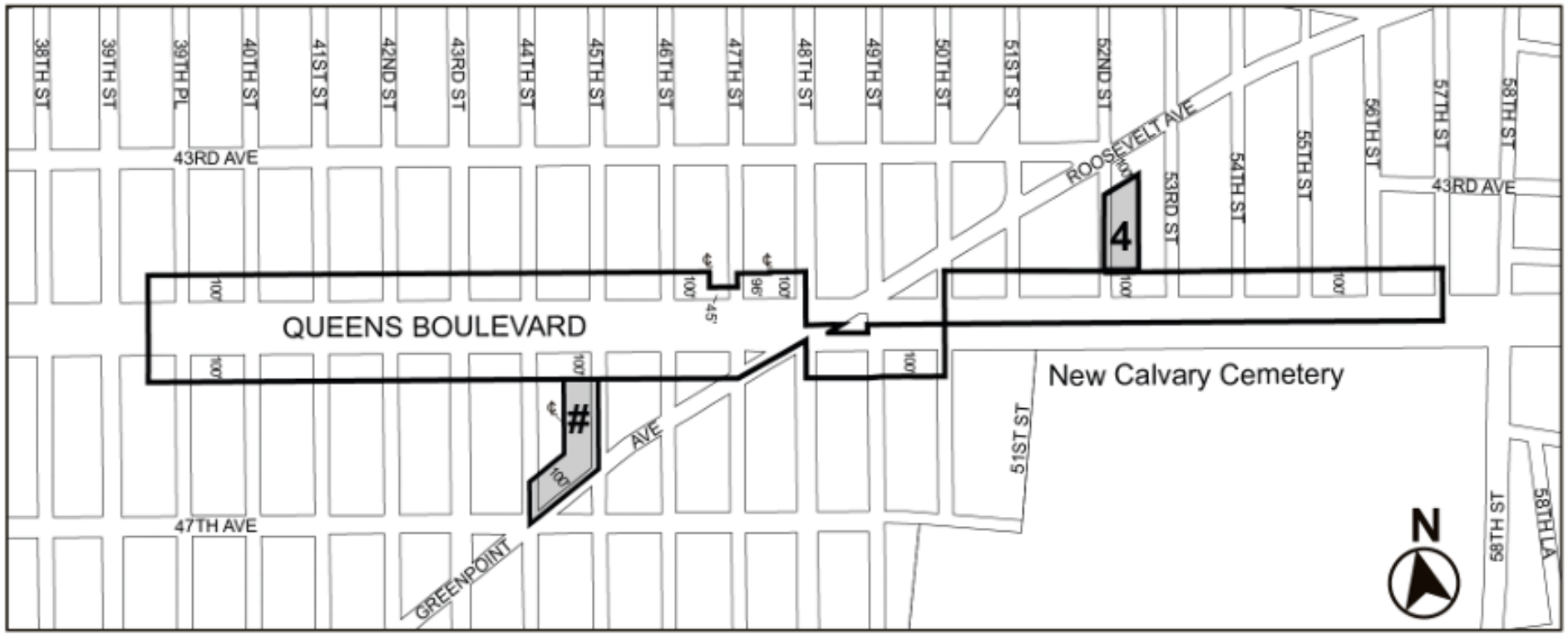
NYC PLANNING

# Proposed Actions: Zoning Map Amendment

| | Current R6A/C1-4 | Proposed R7X/C2-4 | Proposed R7A/C2-4 |
|---|---|---|---|
| Residential FAR | 3.9 (UAP) | 6.0 (MIH) | 5.01 (MIH) |
| Community Facility FAR | 3.0 | 5.00 | 4.0 |
| Commercial FAR | 2.0 | 2.00 | 2.0 |
| Max building height | 95’ (UAP) | 145’ (MIH) | 115’ (MIH) |
| Minimum required parking | Waived | Waived | Waived |



# Proposed Actions: Text Amendment, Mandatory Inclusionary Housing



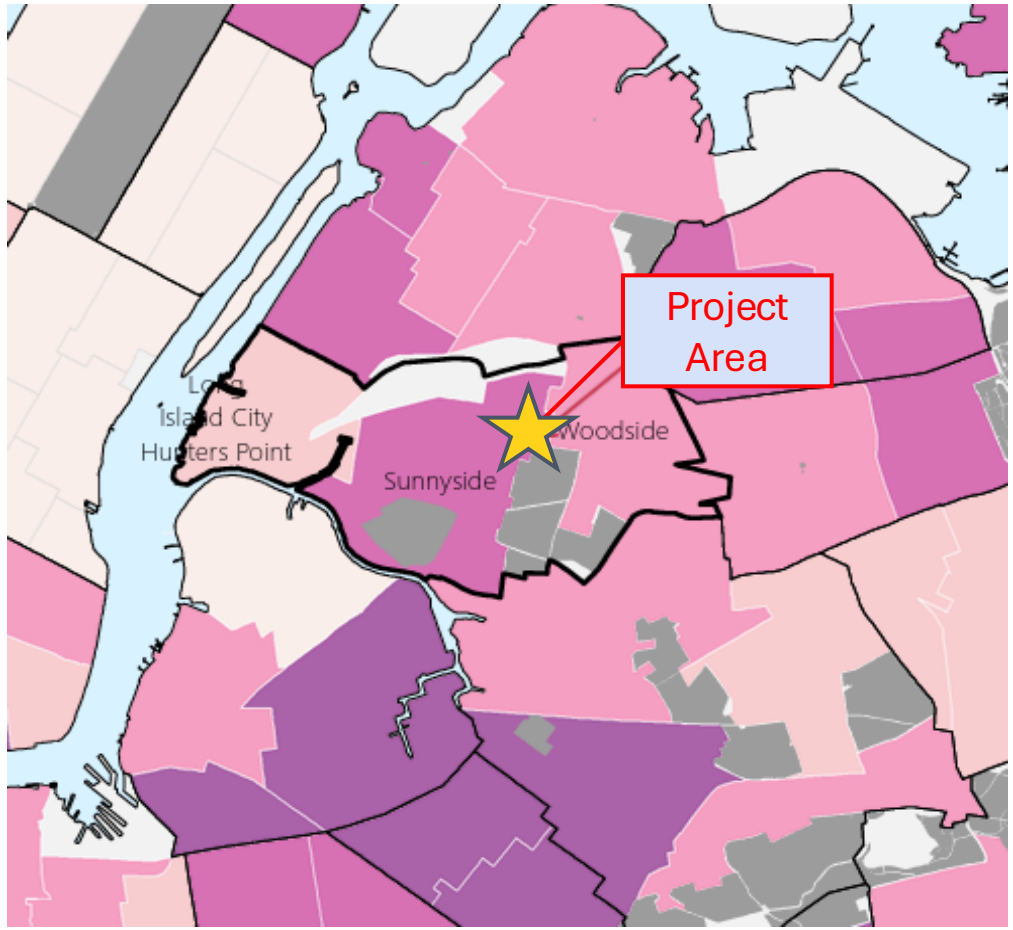

Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area

Area **4** — 8/27/20 MIH Option 1

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

# Data From Applicant's Racial Equity Report on Housing and Opportunity




*Annual Median Household Income:*
***$93,293***
*LIC, Sunnyside & Woodside*
*Public Use Microdata Area (PUMA) 4402*
***Greater than Queens and NYC***

| Income Restriction | Units | | Anticipated Affordability | | | | |
|---|---|---|---|---|---|---|---|
| | | | AMI Band | Rent (2025) | | Eligible Income (2025) | |
| | | | | Studio | 2 BDM | 1-person HH | 4-person HH |
| Very Low Income | 14 | 10% | **40%** | $1,130 | $1,460 | $45,400 | $64,800 |
| Low Income | 10 | 7% | **60%** | $1,700 | $2,190 | $68,000 | $97,200 |
| Moderate Income | 10 | 7% | **80%** | $2,270 | $2,920 | $90,700 | $129,600 |
| Not income-restricted | 101 | 75% | **N/A** | $2,650 | $3,630 | $106,000 | $145,200 |
| **Total** | **135** | 100% | | | | | |

Estimated monthly rent of affordable units for households earning 40%-80% AMI*:

**$1,130 - $2,920**

Estimated average income of a household earning 40%-80% AMI *:

**$45,400 - $129,600**

**Rents are based on unit size. **Rents shown are illustrative** (based on 2025 AMI, rounded to the nearest $10) **and will change**. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

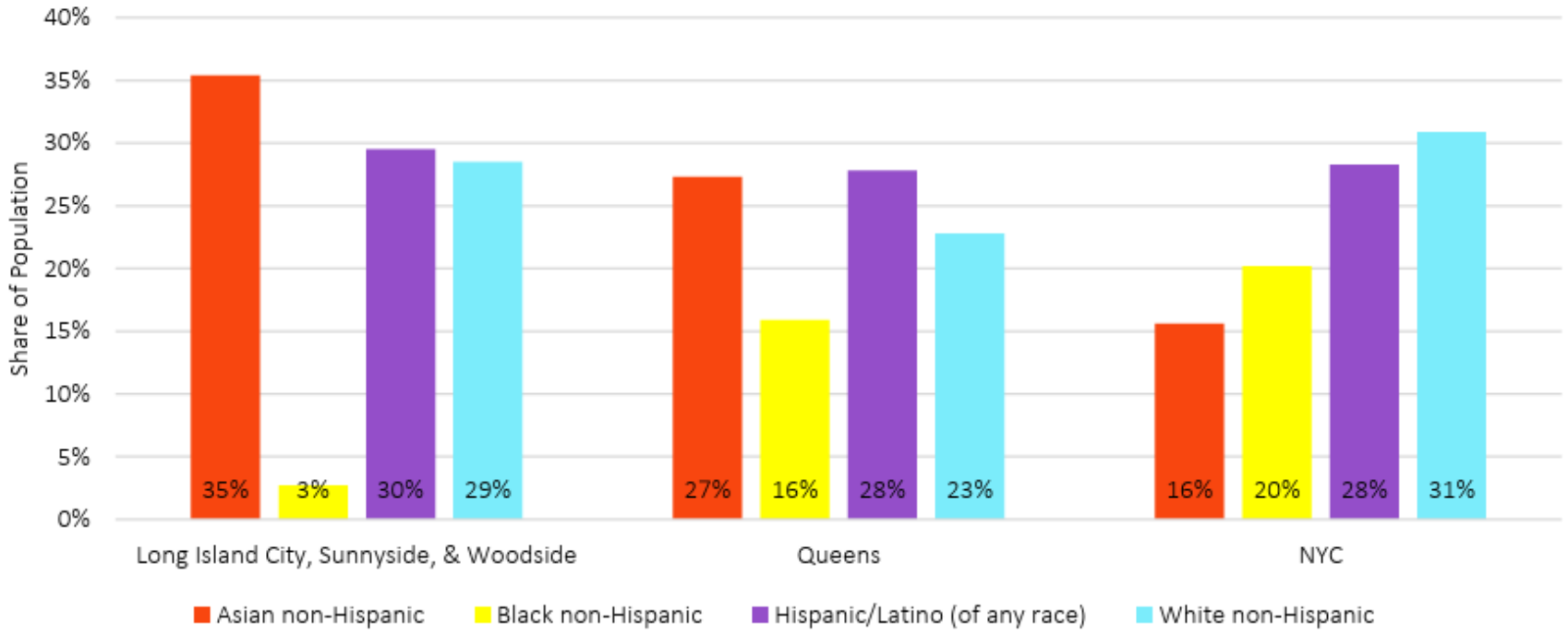
# Data From Applicant's Racial Equity Report on Housing and Opportunity

## Demographic Conditions

### Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

*"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."*



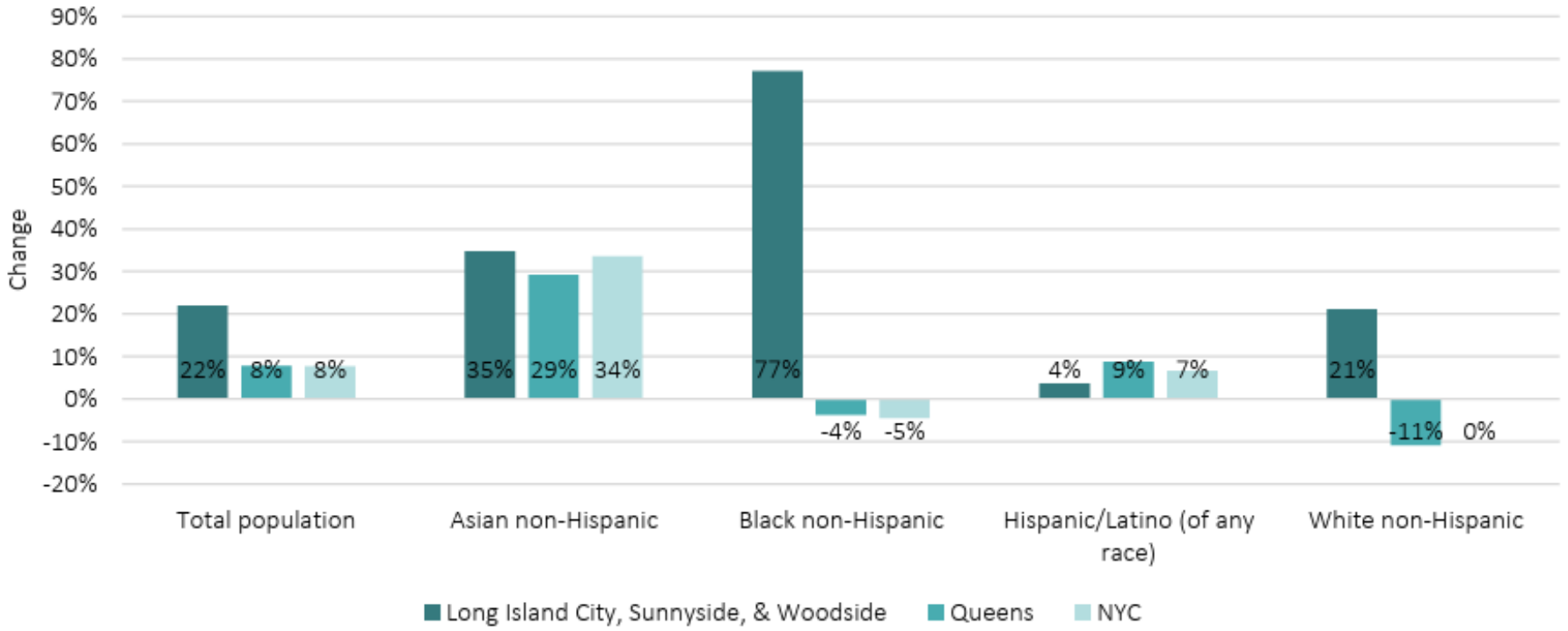

*Source: Census 2020; Community Profile Table 1.01*

# Data From Applicant's Racial Equity Report on Housing and Opportunity

## Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

*"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."*




*Source: Census 2010, 2020; Community Profile Table 1.01*

# Conclusion

**Actions Requested**

- Zoning Map Amendment (ZM)
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  - Map MIH option 1 & 2

**Proposed Development**

- 11-story mixed-use development
- Approximately 124,700 sf of residential space, 12,900 sf of commercial space, and 5,000 sf of community facility space
- 143 dwelling units (appx. 36-42 of which would be income-restricted)




*For Illustrative Purposes Only*

# Appendix

# Floor Plans

**Floor 2**

| | |
|---|---|
| 2x | Studios |
| 4x | 1-Bedroom Units |
| 10x | 2-Bedroom Units |
| 5x | 3-Bedroom Units |

**Floors 3-6**

| | |
|---|---|
| 2x | Studios |
| 4x | 1-Bedroom Units |
| 10x | 2-Bedroom Units |
| 5x | 3-Bedroom Units |

**Floor 7**

| | |
|---|---|
| 6x | Studios |
| 0x | 1-Bedroom Units |
| 9x | 2-Bedroom Units |
| 1x | 3-Bedroom Units |

**Floor 8**

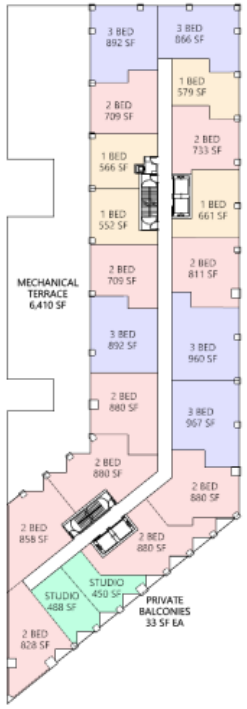
| | |
|---|---|
| 1x | Studios |
| 3x | 1-Bedroom Units |
| 9x | 2-Bedroom Units |
| 2x | 3-Bedroom Units |

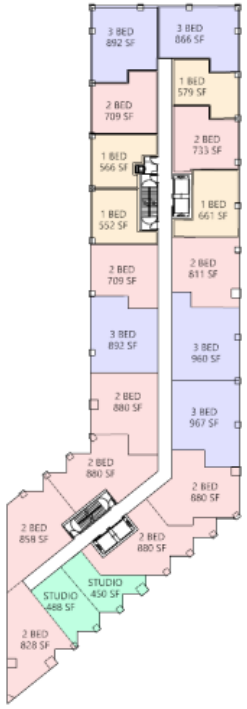
**Floor 9**

| | |
|---|---|
| 1x | Studios |
| 3x | 1-Bedroom Units |
| 3x | 2-Bedroom Units |
| 1x | 3-Bedroom Units |

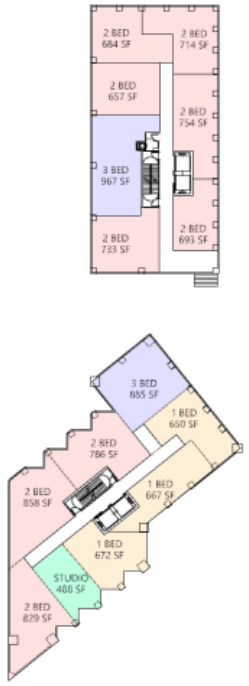
**Floors 10-11**

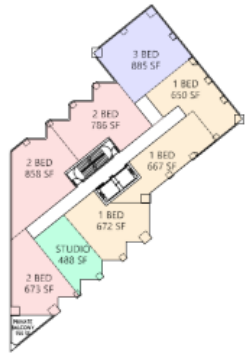
| | |
|---|---|
| 1x | Studios |
| 3x | 1-Bedroom Units |
| 3x | 2-Bedroom Units |
| 1x | 3-Bedroom Units |



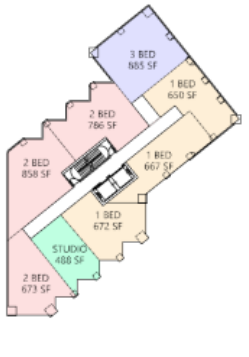











**Key**

| | | | |
|---|---|---|---|
| Studios<br>13 Total | 1-Bedroom Units<br>17 Total | 2-Bedroom Units<br>44 Total | 3-Bedroom Units<br>15 Total |