

44-17 Greenpoint Avenue Rezoning

ULURP Nos.: C260348 ZMQ, N260349ZRQ

Queens Community Board 2

Special Land Use Committee Meeting

September 3, 2026

Project Description

- The Applicant seeks the following land use actions with respect to Block 166, Lots 1, 40, and p/o 35 (the "Project Area") within Queens Community District 2:

  - Zoning map amendments to change: (1) an existing 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

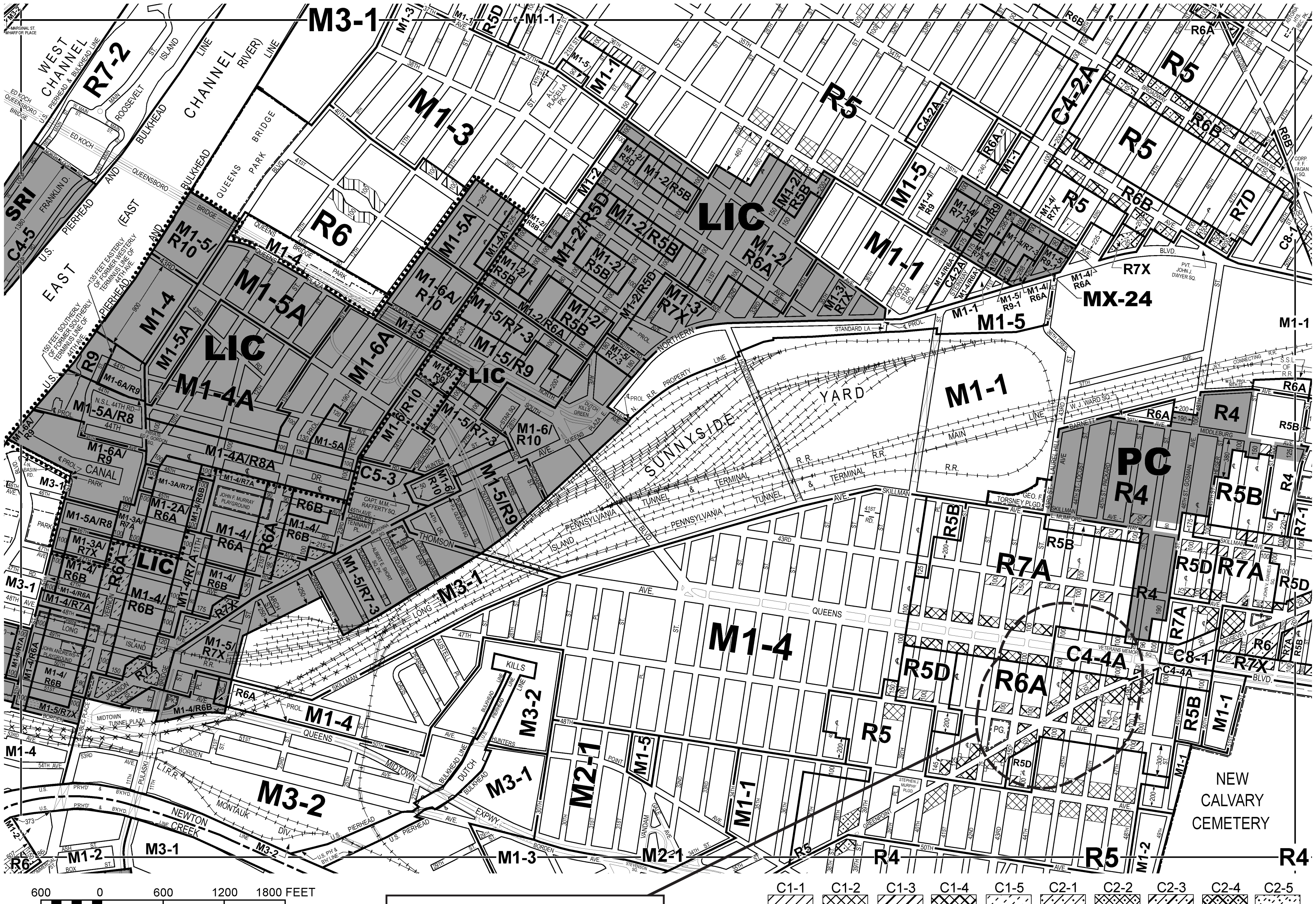
  - A zoning text amendment of ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.

Proposed Development

44-17 Greenpoint Avenue (Block 166, Lot 40)

Number of Stories	11 stories plus cellar
Floor Area/FAR	142,593 sq. ft. (5.5 FAR) • 124,669 sq. ft. of residential use (4.81 FAR) • 12,947 sq. ft. of commercial uses (0.5 FAR) • 4,977 sq. ft. of community facility uses (0.19 FAR)
Building Height	115 ft.
Parking	None provided
Units	153 dwelling units • 20 studios (13%) • 32 one-bedroom (21%) • 71 two-bedroom (46%) • 30 three-bedroom (20%)
Affordable Units	38-46 dwelling units

44-17 Greenpoint Avenue, Queens



Proposed Project Area

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.

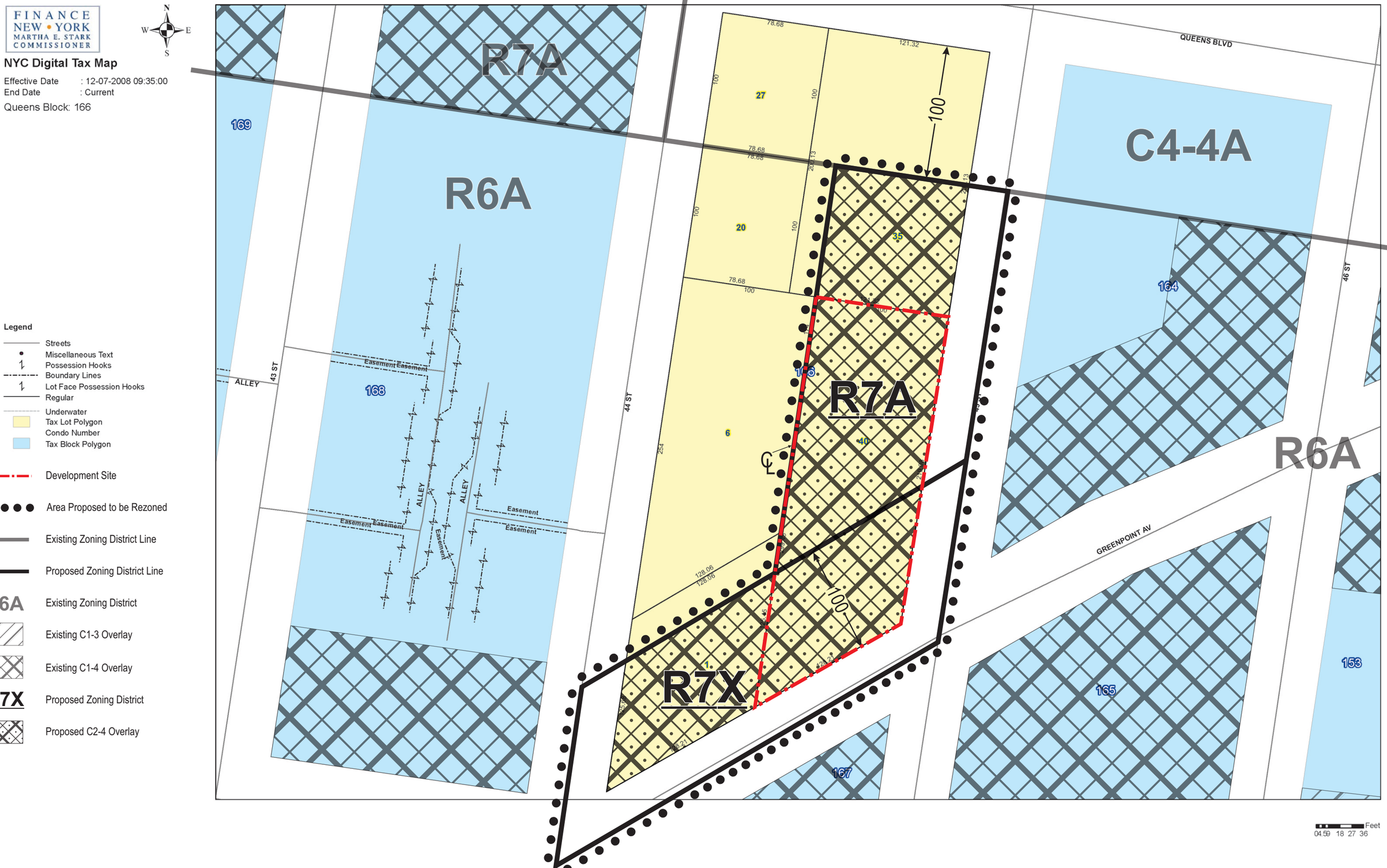
44-17 Greenpoint Avenue, Queens

FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

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

Queens Block: 166



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		

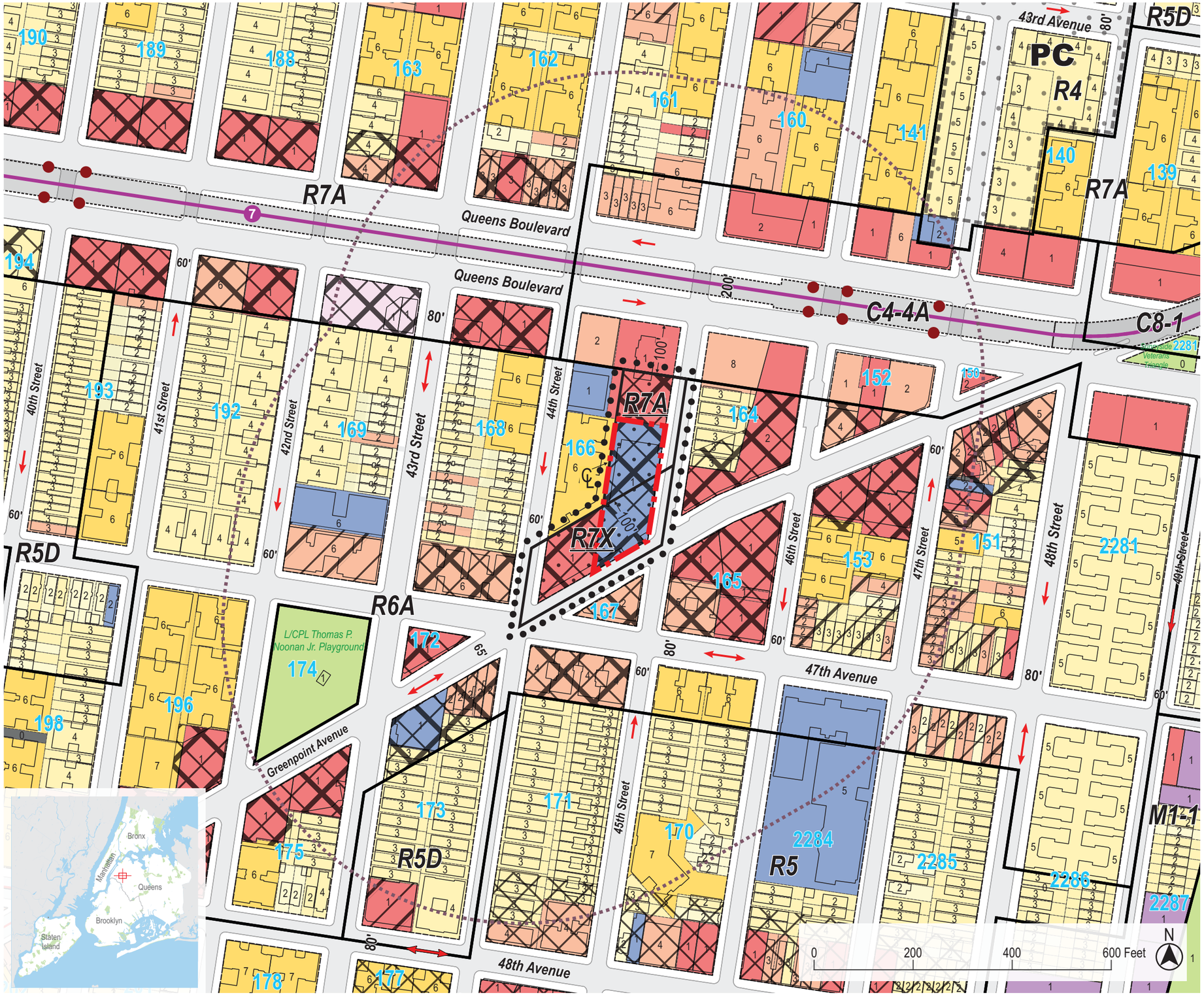
- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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





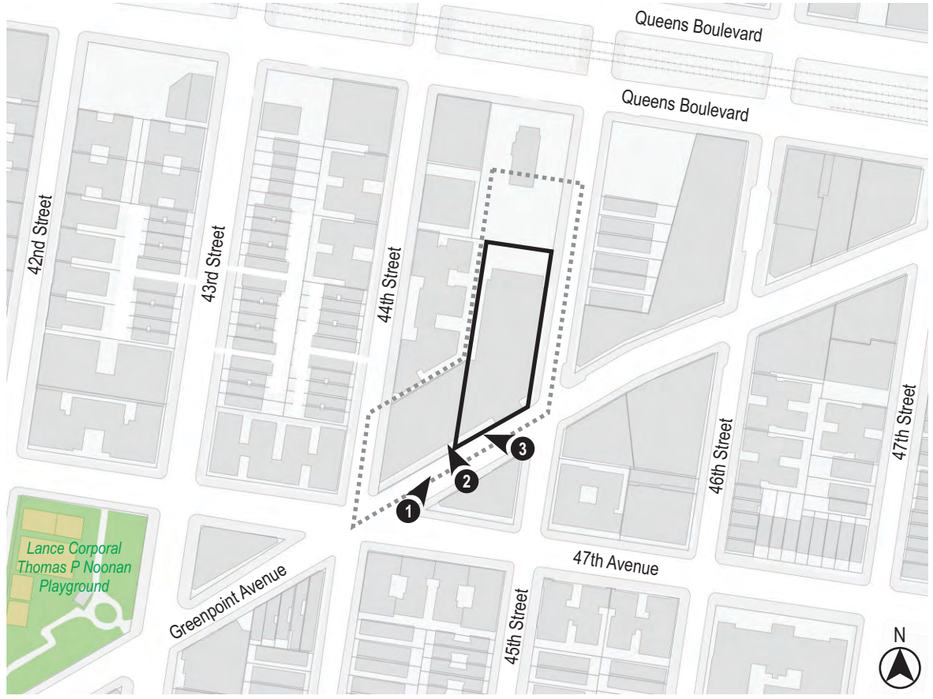
1. View of the Project Area facing northeast from Greenpoint Avenue.



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.





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).





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



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



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





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

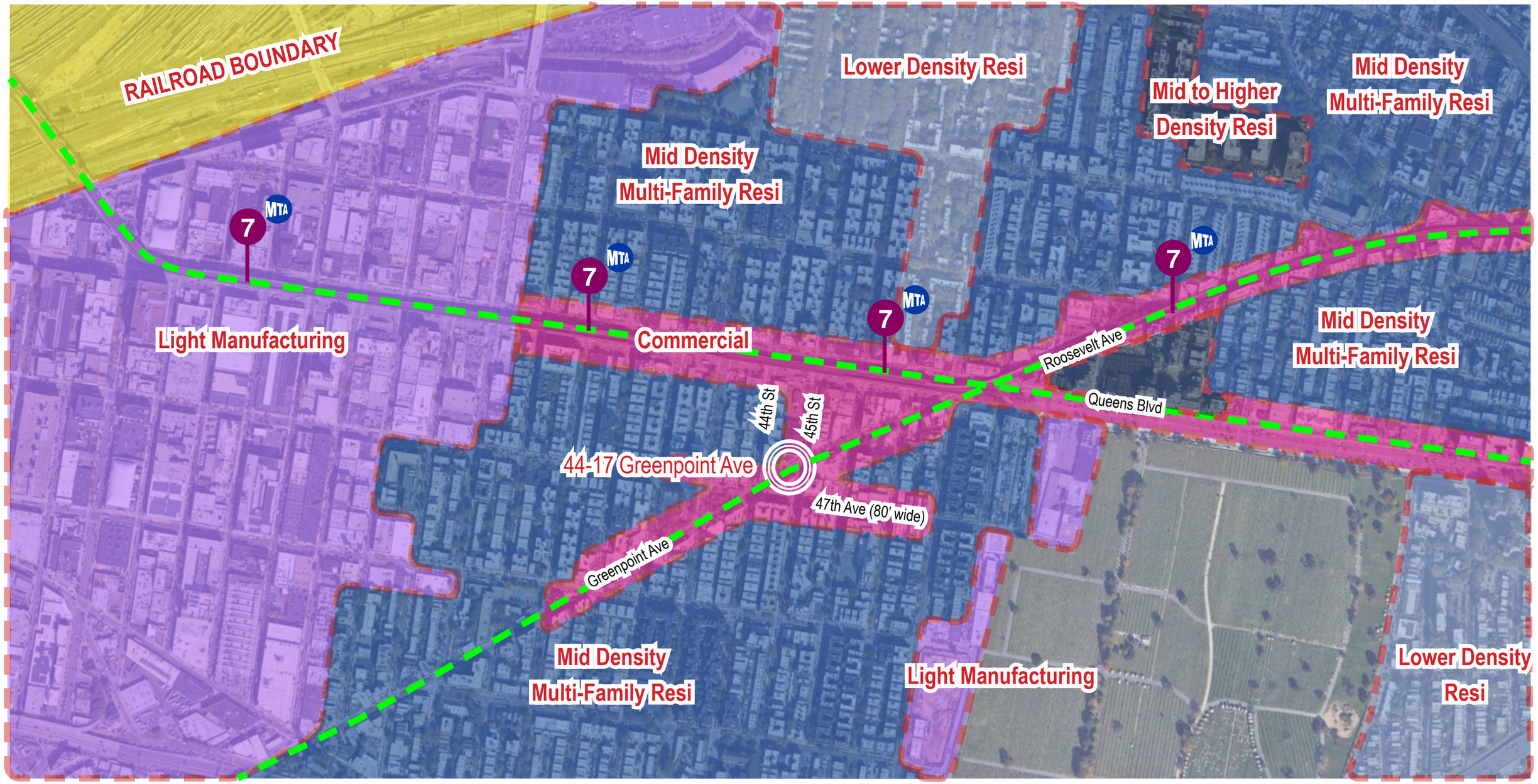
Queens CB2 Land Use Presentation | September 3, 2026

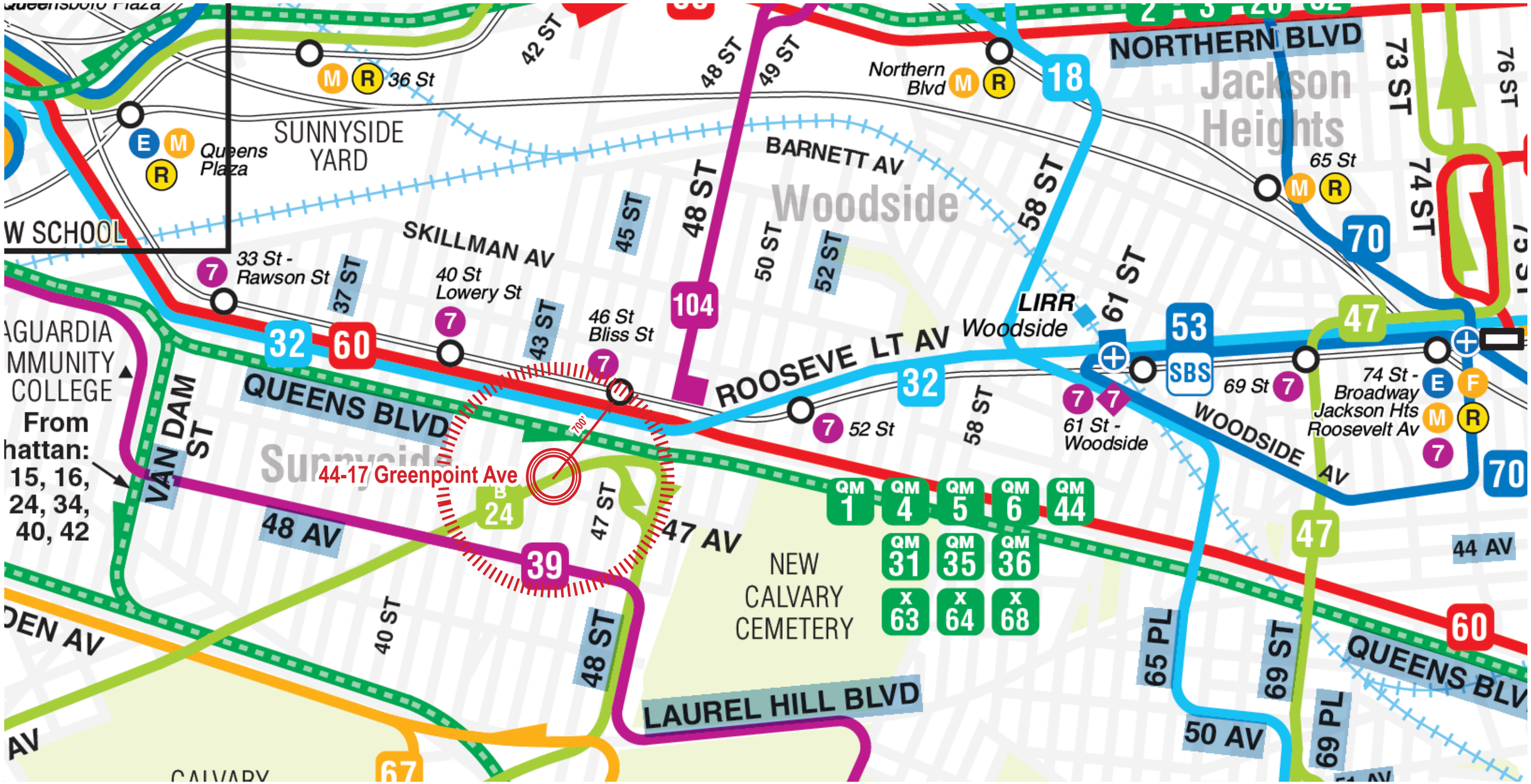
ARCHIMÆRA

01_Context

02_Illustrative Massing and Zoning Information

Lower Density Residential
Mid Density Multi-Family Residential
High Density Residential
Commercial Corridor
Light Manufacturing
Railroad Track Urban Boundary
Retail Corridors




NORTHERN BLVD
Jackson Heights
Woodside
SUNNYSIDE YARD
BARNETT AV
SKILLMAN AV
ROOSEVE LT AV
QUEENS BLVD
WOODSIDE AV
LAUREL HILL BLVD
NEW CALVARY CEMETERY
LIRR Woodside
Northern Blvd
Queens Plaza
36 St
33 St - Rawson St
40 St Lowery St
46 St Bliss St
52 St
61 St - Woodside
69 St
65 St
74 St - Broadway Jackson Hts Roosevelt Av
44-17 Greenpoint Ave
700'
From hattan: 15, 16, 24, 34, 40, 42
42 ST
48 ST
49 ST
45 ST
50 ST
52 ST
58 ST
61 ST
73 ST
74 ST
76 ST
37 ST
43 ST
47 ST
40 ST
48 AV
47 AV
44 AV
50 AV
65 PL
69 ST
69 PL
VAN DAM ST
18
70
53
SBS
47
104
32
60
39
67
24
QM 1
QM 4
QM 5
QM 6
QM 44
QM 31
QM 35
QM 36
X 63
X 64
X 68

1

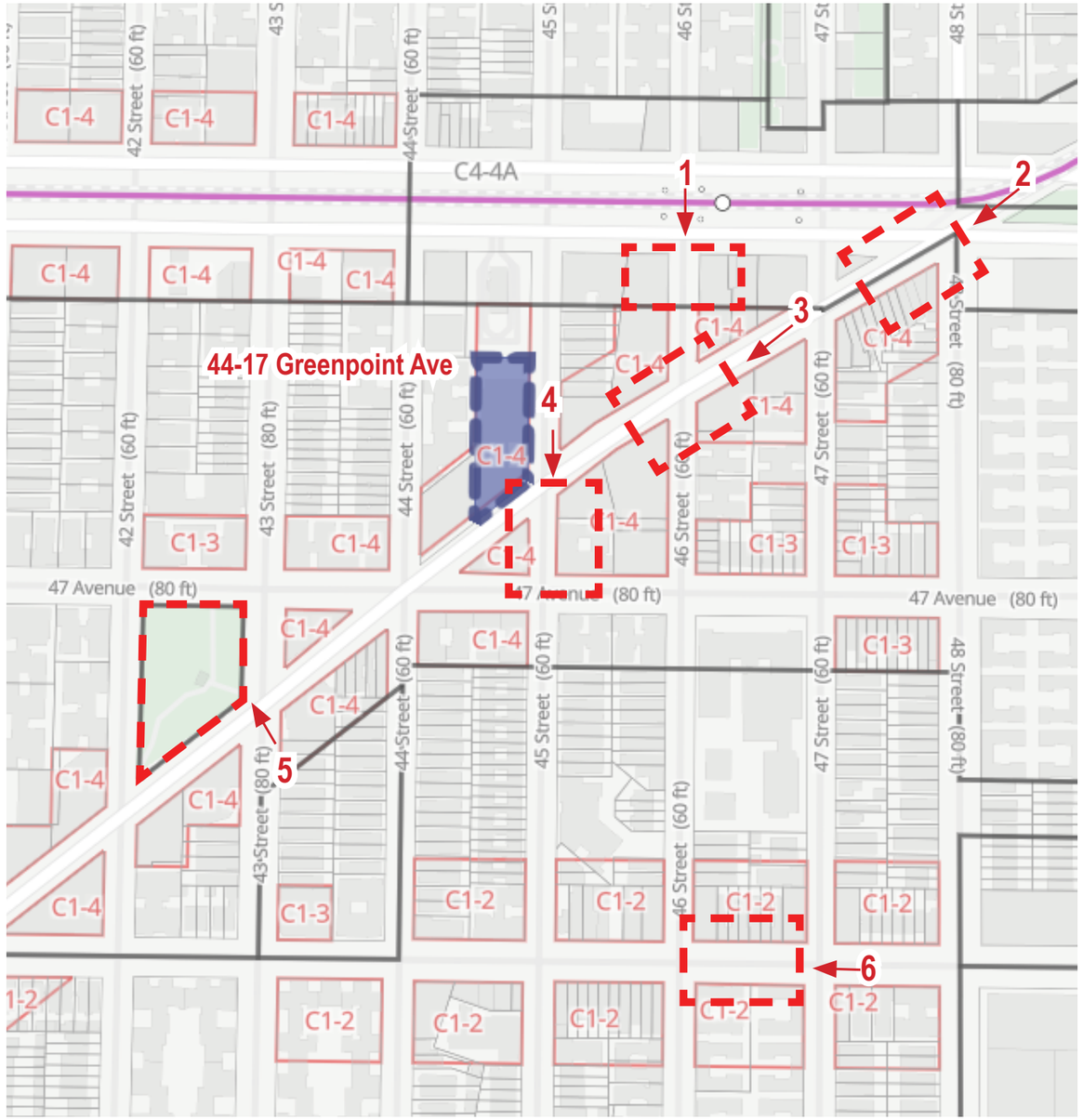


3



5




44-17 Greenpoint Ave
1
2
3
4
5
6
C4-4A
C1-4
C1-3
C1-2
42 Street (60 ft)
43 Street (80 ft)
44 Street (60 ft)
45 Street (60 ft)
46 Street (60 ft)
47 Street (60 ft)
48 Street (80 ft)
47 Avenue (80 ft)

2



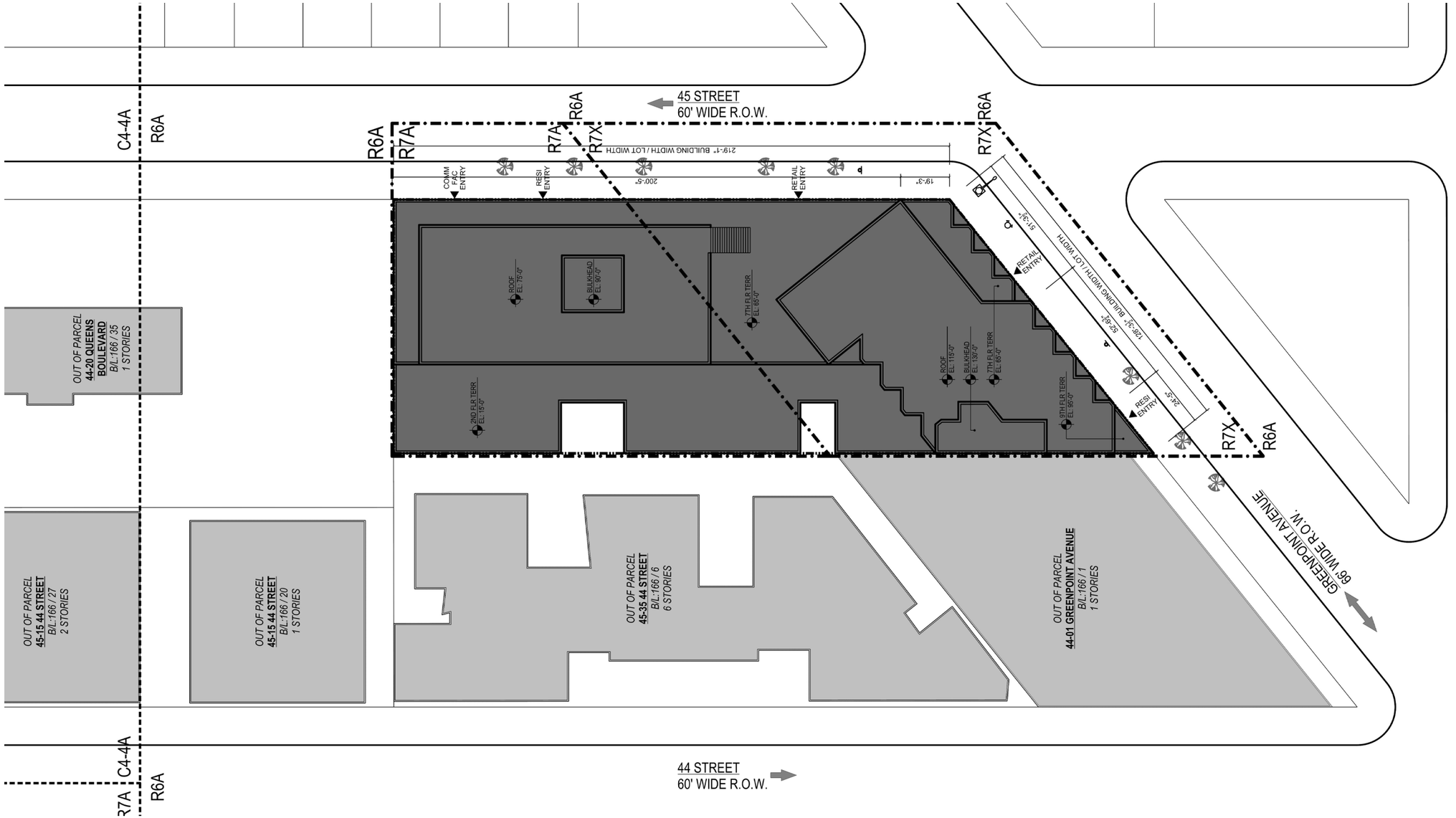
4



6



02_Illustrative Massing and Zoning Information



LEGEND

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

EXISTING BUILDINGS

PROPOSED CONCEPT

EXISTING STREET TREE

PROPOSED STREET TREE

ROAD DIRECTION

M1-1 ZONING DISTRICT

ZONING LOT LINE

ZONING DISTRICT BOUNDARY

PROPOSED ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING LINE

(100) ILLUSTRATIVE BUILDING HEIGHT

CITY BIKE

TRAFFIC LIGHT

TRAFFIC SIGN

FIRE HYDRANT

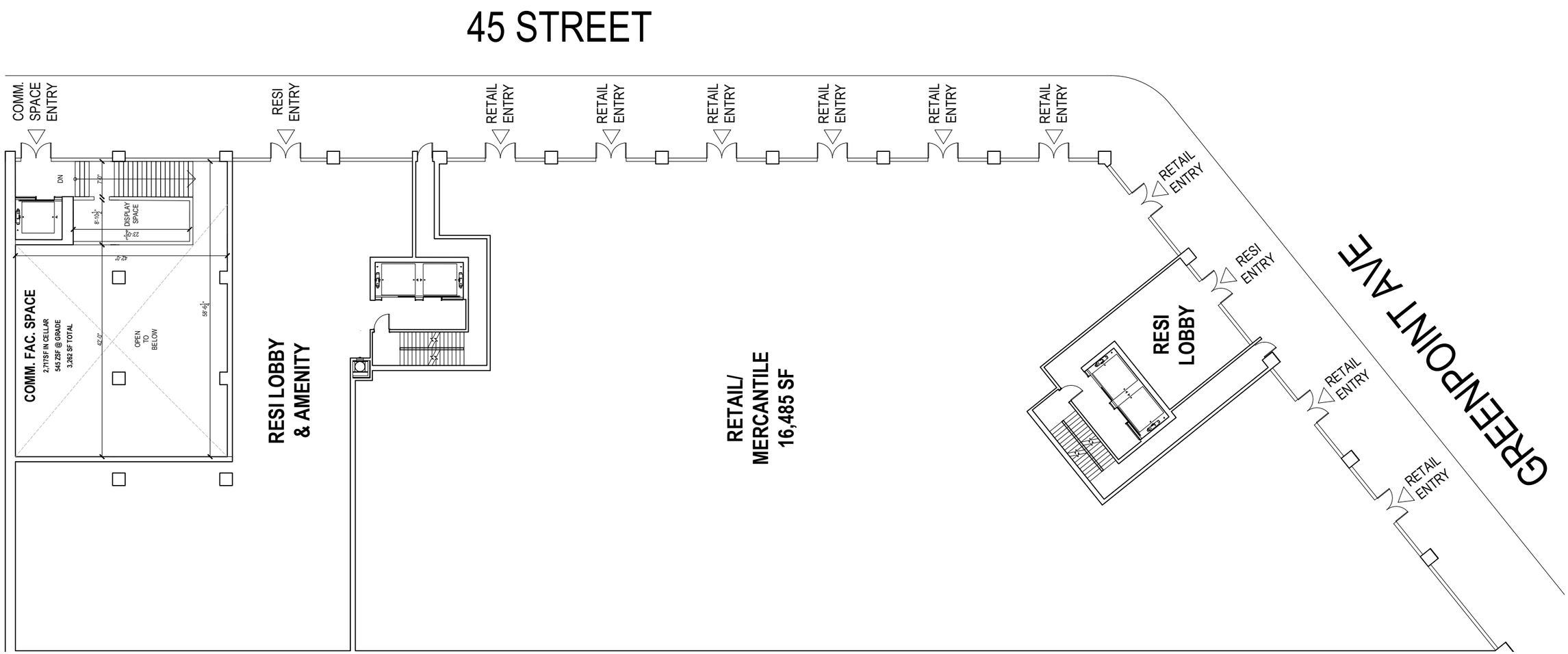
EXISTING MANHOLE

BUS STOP

STREET LAMP

GENERAL NOTES

1.ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.09S FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2.BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
3.ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4.APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT SEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5.ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE. ESTIMATED ZFA PER NYC ZOLA WEBSITE
6.PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF
7.CONTEXT BUILDING LINES ARE ILLUSTRATIVE
8.CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH REQUIREMENTS OF ZR SECTION 25-631; REQUIRED PARKING TO BE THE LESSER OF 80 SPACES OR THE NUMBER OF SPACES REQUIRED BY APPLICABLE ZONING REGULATIONS


45 STREET
COMM. SPACE ENTRY
RESI ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RESI ENTRY
RETAIL ENTRY
RETAIL ENTRY
GREENPOINT AVE
DISPLAY SPACE
DN
COMM. FAC. SPACE
2,717SF IN CELLAR
545 ZSF @ GRADE
3,262 SF TOTAL
OPEN TO BELOW
RESI LOBBY & AMENITY
RETAIL/ MERCANTILE 16,485 SF
RESI LOBBY

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

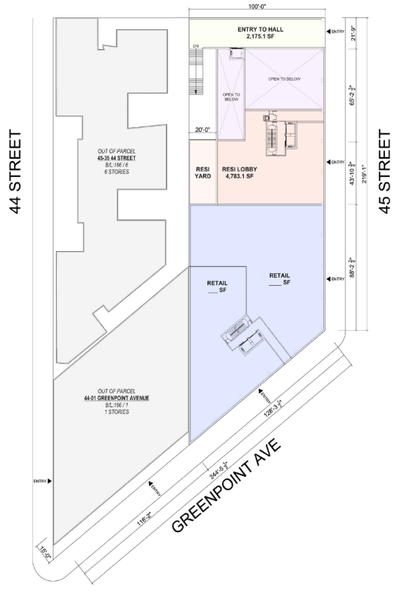
Floor 7
6x Studios
0x 1-Bedroom Units
9x 2-Bedroom Units
1x 3-Bedroom Units

Floor 8
1x Studios
3x 1-Bedroom Units
9x 2-Bedroom Units
2x 3-Bedroom Units

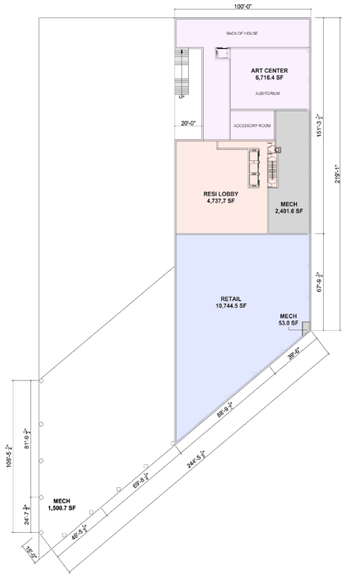
Floor 9
1x Studios
3x 1-Bedroom Units
3x 2-Bedroom Units
1x 3-Bedroom Units

Floors 10-11
1x Studios
3x 1-Bedroom Units
3x 2-Bedroom Units
1x 3-Bedroom Units

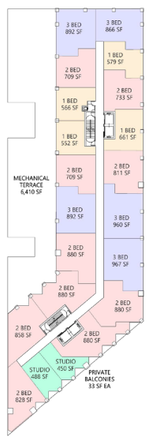
GROUND FLOOR PLAN



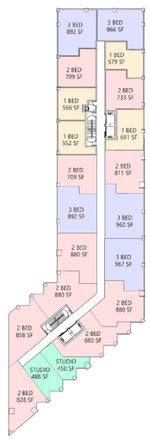
CELLAR PLAN



FLOOR 2



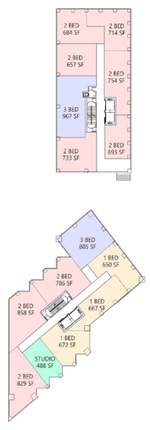
FLOORS 3-6



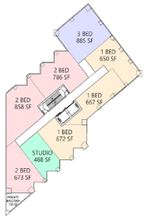
FLOOR 7



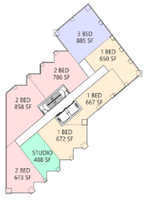
FLOOR 8



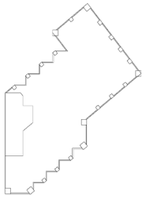
FLOOR 9



FLOORS 10-11



ROOF



Key

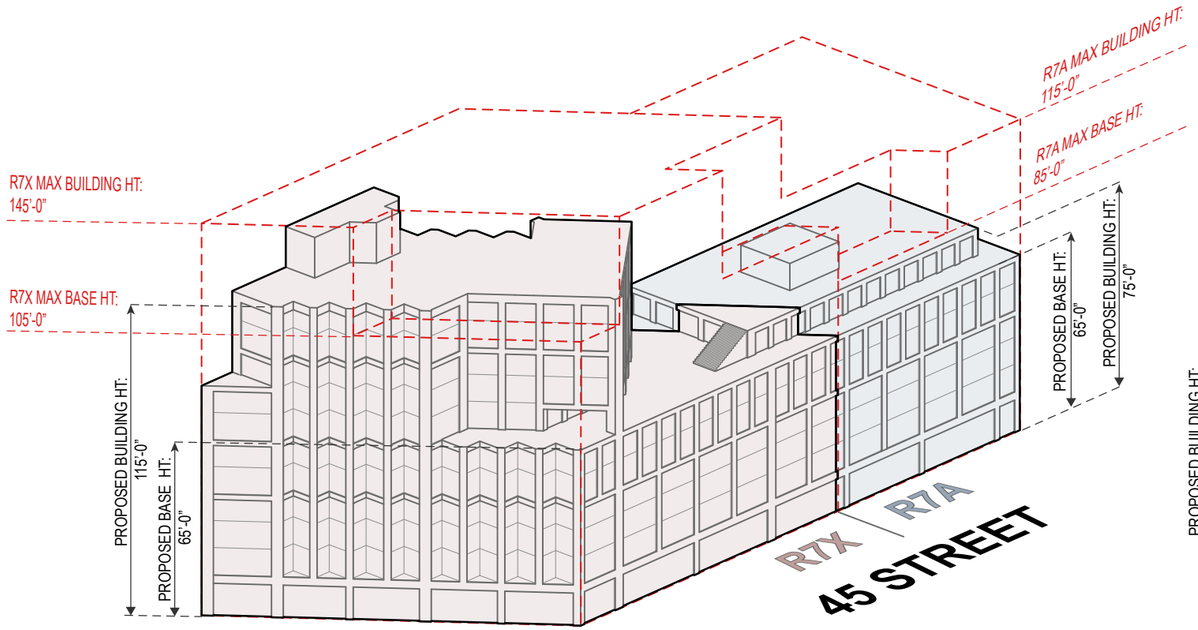
Studios
13 Total

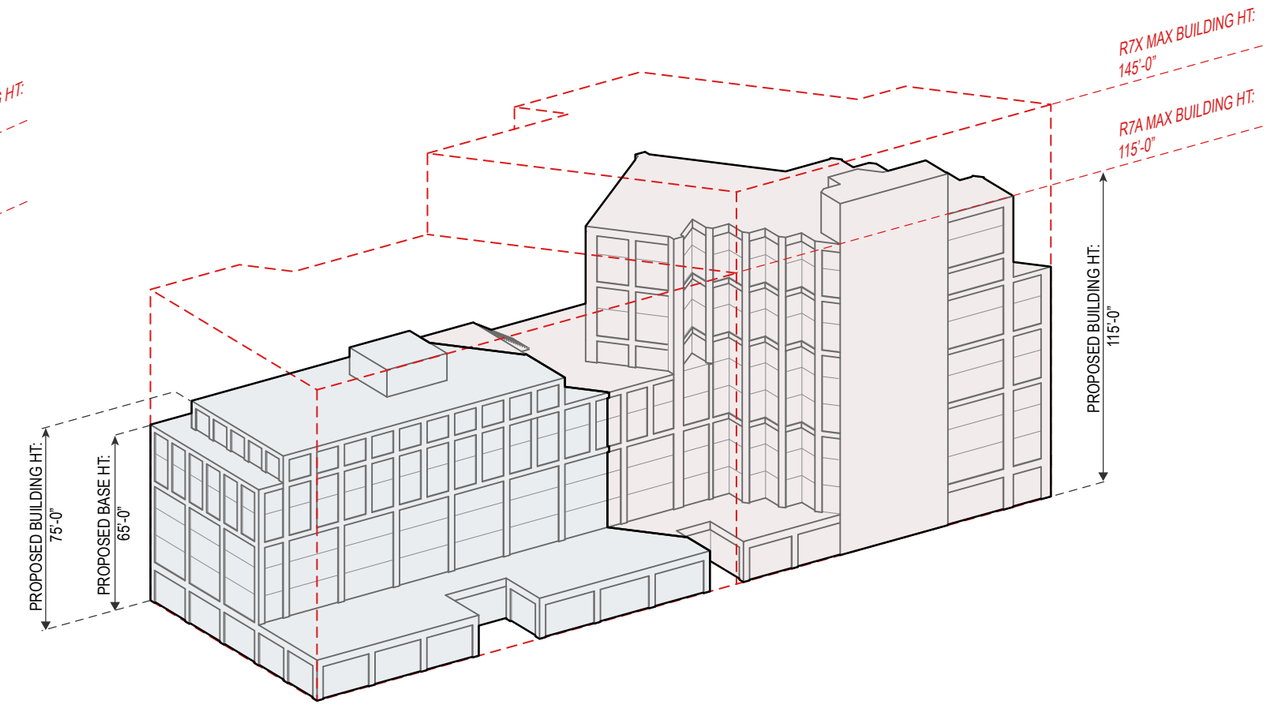
1-Bedroom Units
17 Total

2-Bedroom Units
44 Total

3-Bedroom Units
15 Total



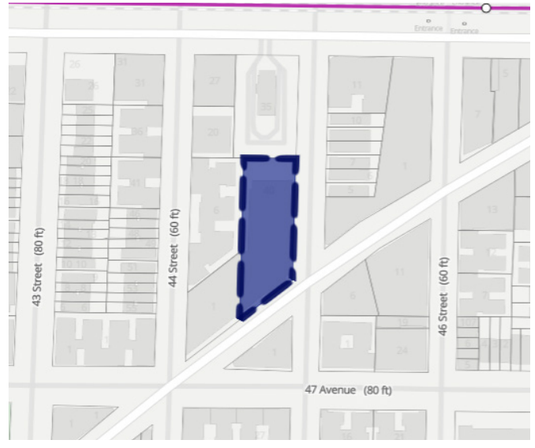


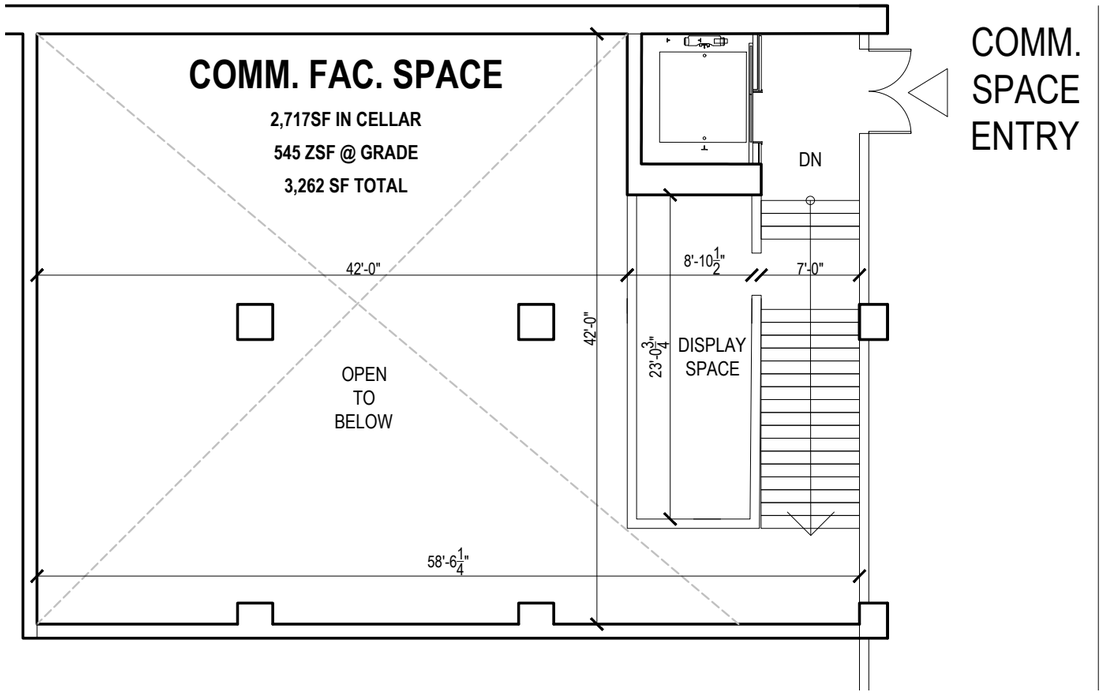


Illustrative Massing FA						
	44-17 Greenpoint Ave R7X			44-17 Greenpoint Ave R7A		
Floor	**ZSF**	**GSF**	**Dwellings**	**ZSF**	**GSF**	**Dwellings**
11th	6,084	6,760	7	N/A	N/A	N/A
10th	6,084	6,760	7	N/A	N/A	N/A
9th	6,084	6,760	7	N/A	N/A	N/A
8th	6,215	6,906	7	N/A	N/A	N/A
7th	5,846	6,496	7	5,724	6,360	N/A
6th	9,960	11,067	12	6,839	7,599	8
5th	9,960	11,067	12	6,839	7,599	8
4th	9,960	11,067	12	6,839	7,599	8
3rd	9,960	11,067	12	6,839	7,599	8
2nd	9,960	11,067	12	6,839	7,599	8
1st	11,347	12,608	0	11,210	12,456	0
Total	**91,464**	**101,627**	**94**	**51,129**	**56,810**	**40**

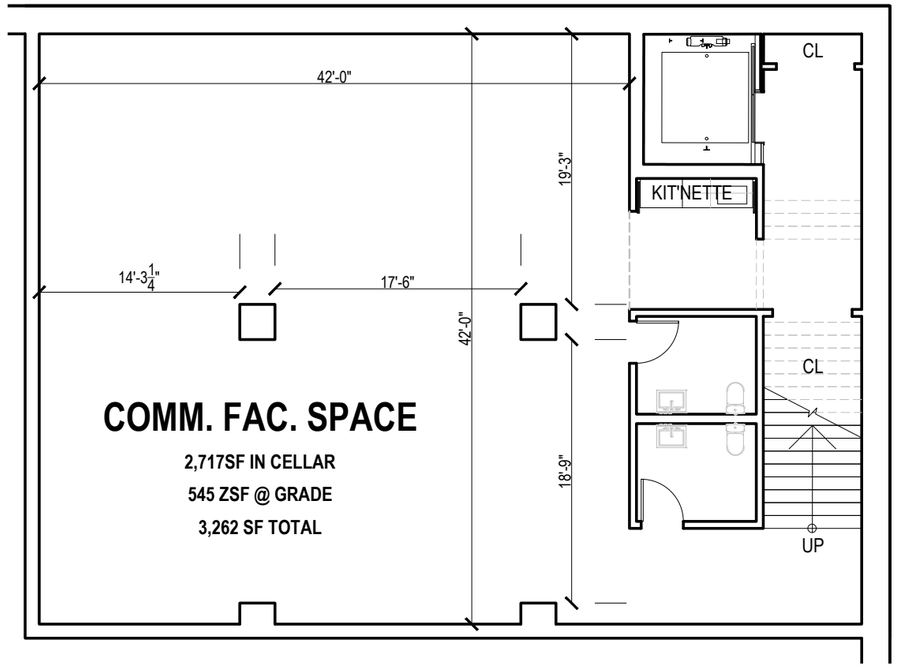
	R7X	R7A
	ZSF	
MAX FA FOR SITE	12829.39 SF x 6 FAR = 76,976 SF	13097.11 SF x 5.01 FAR = 65,616 SF
TOTAL MAX FA FOR SITE	142,593 SF	
PROPOSED FA	91,464 SF	51,129 SF
TOTAL PROPOSED FA	142,593 SF	

44-17 Greenpoint Ave	ZSF / GSF	Total Units	Affordable Units
R7A / R7X	142,593 / 158,437	143 units	36-42 units





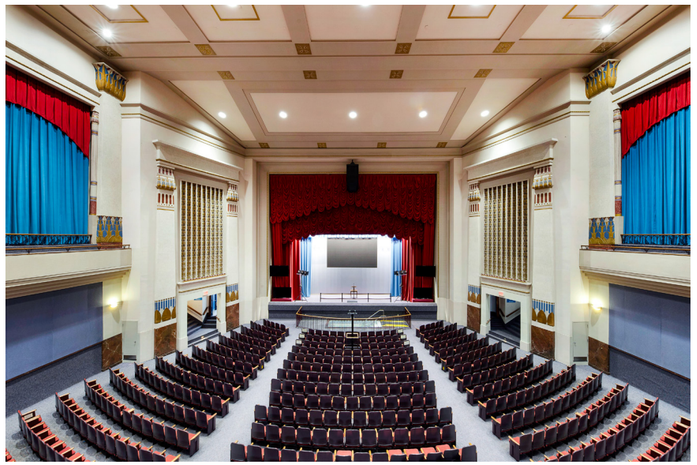
Ground Floor Plan



Cellar Plan



Attraction Boxes



Curtain



Mirrors





Railings

Seats







Vestibule
Doors



44-17 Greenpoint Avenue Rezoning

ULURP Nos.: C260348 ZMQ, N260349ZRQ

Queens Community Board 2

Special Land Use Committee Meeting

September 3, 2026

2026 Area Median Income

Family Size	40%	60%	80%	100%	130%
1	$47,520	$71,280	$95,040	$118,800	$154,440
2	$54,280	$81,420	$108,560	$135,700	$176,410
3	$61,080	$91,620	$108,560	$152,700	$198,510
4	$67,840	$101,760	$135,680	$169,600	$220,480

Unit Size	40% AMI	60% AMI	80% AMI	100% AMI	130% AMI
Studio	$1,134	$1,701	$2,268	$2,835	$3,685
One-bedroom	$1,215	$1,822	$2,430	$3,037	$3,948
Two-bedroom	$1,458	$2,187	$2,916	$3,645	$4,738
Three-bedroom	$1,685	$2,527	$3,370	$4,212	$5,476