

# 44-17 GREENPOINT AVENUE

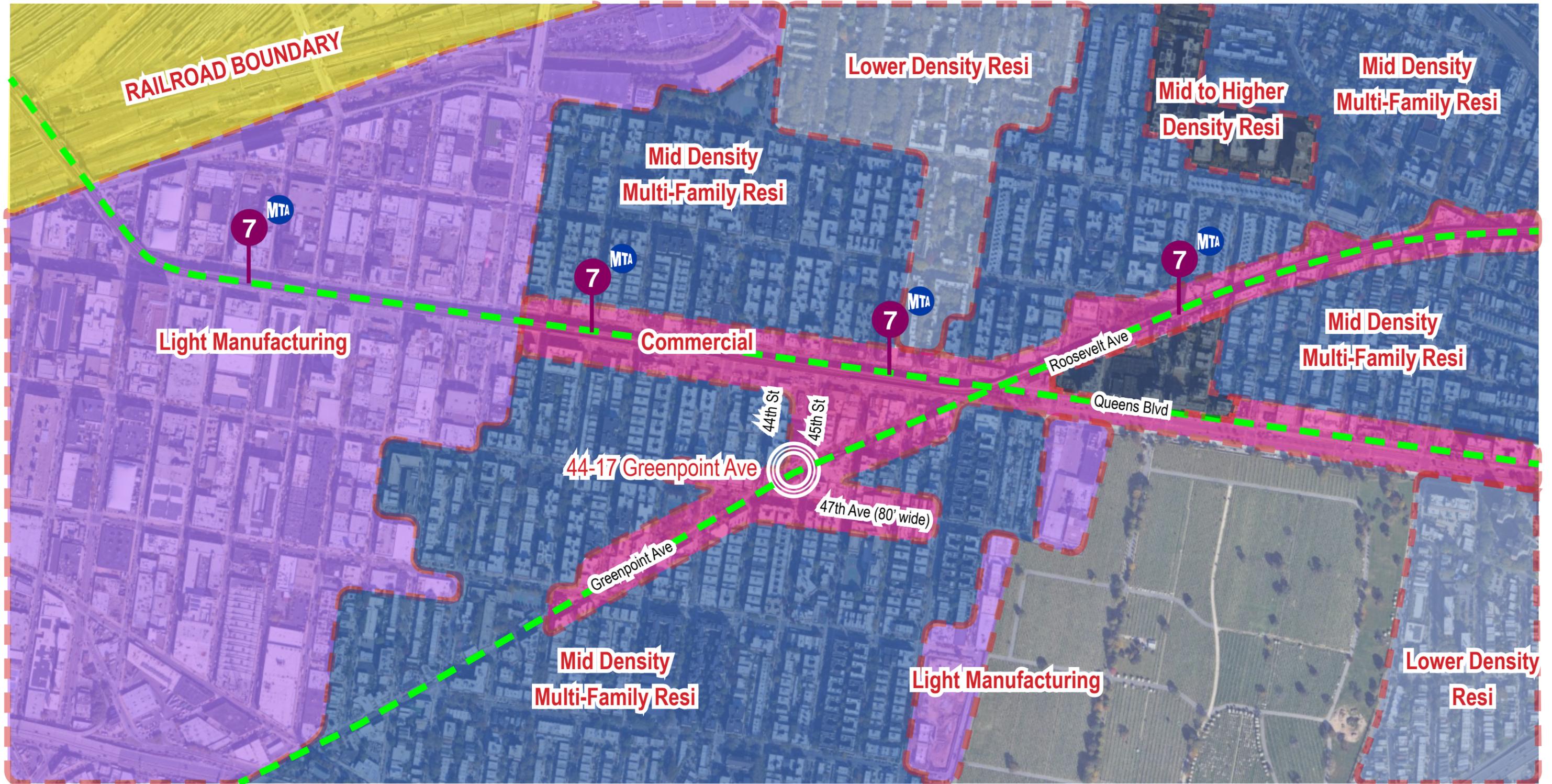
DCP Informational Interest Meeting | January 19, 2026

**01\_Context**

02\_Illustrative Massing

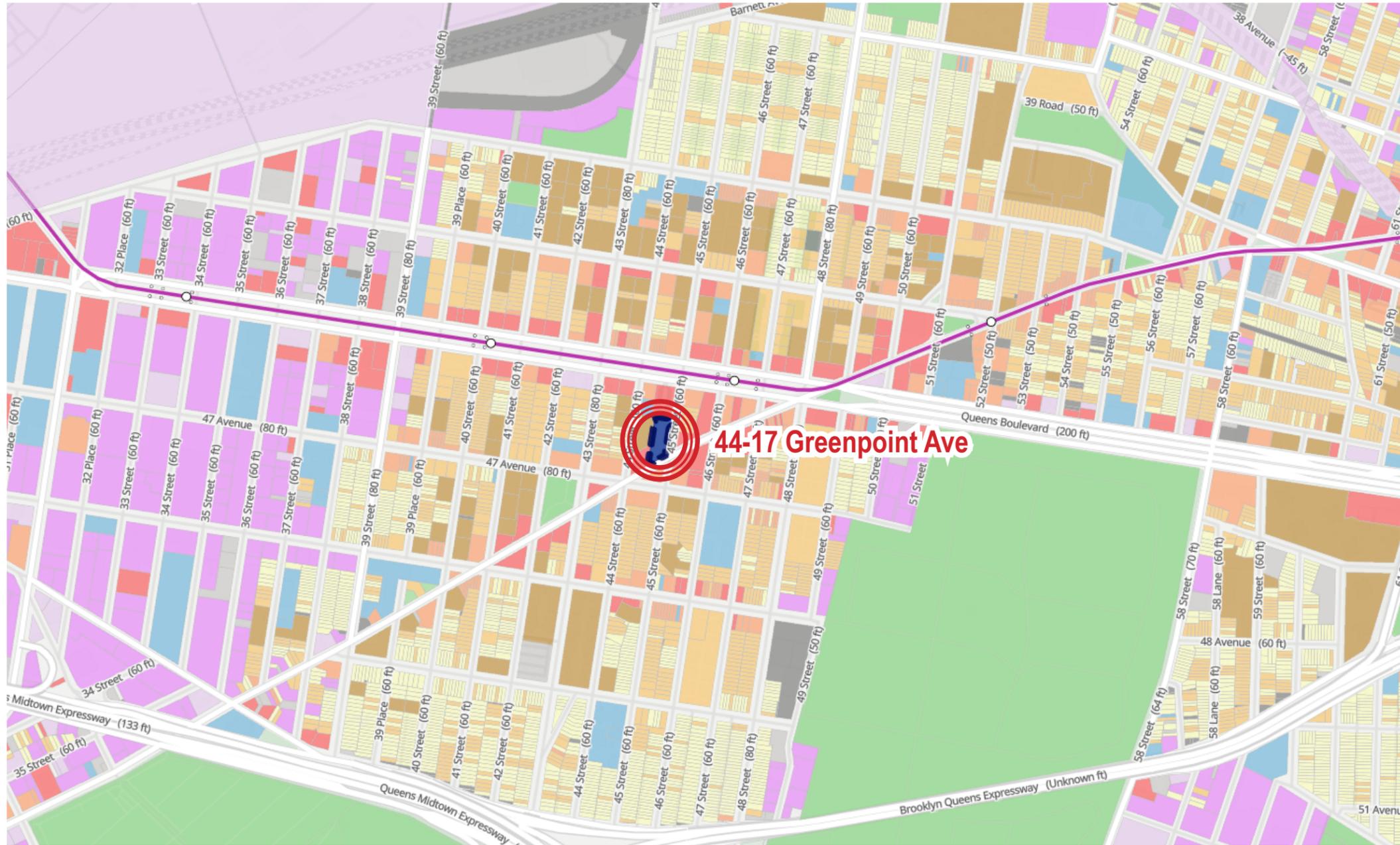
03\_Zoning Analysis

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









- MULTI-FAMILY WALKUP
- MULTI-FAMILY ELEVATOR
- MIXED-USE COMMERCIAL
- COMMERCIAL
- INDUSTRIAL/MANUFACTURING
- TRANSPORTATION/UTILITY
- PUBLIC INSTITUTIONS
- OPEN SPACE & RECREATION
- PARKING
- VACANT LAND

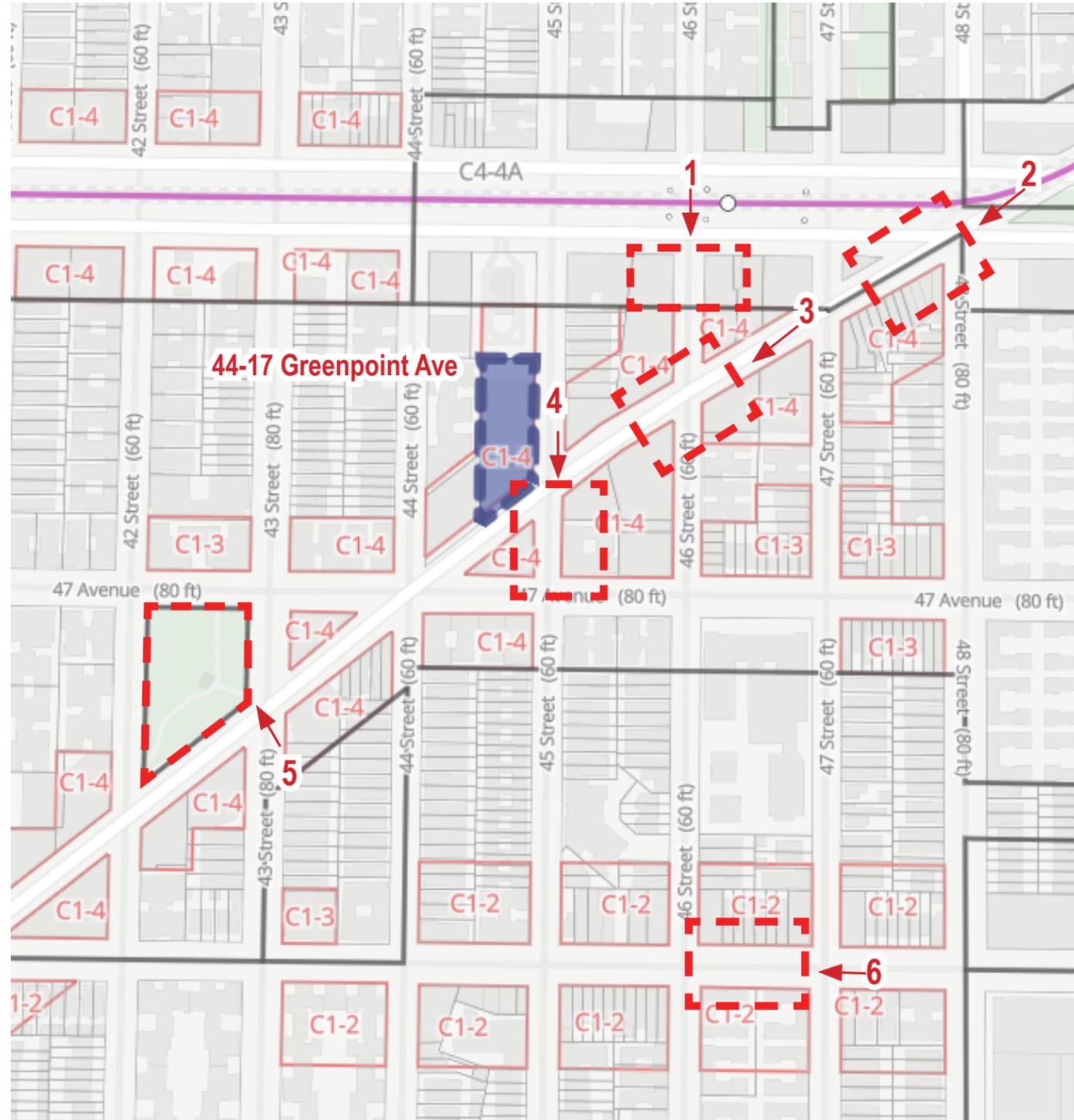
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3



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2



4



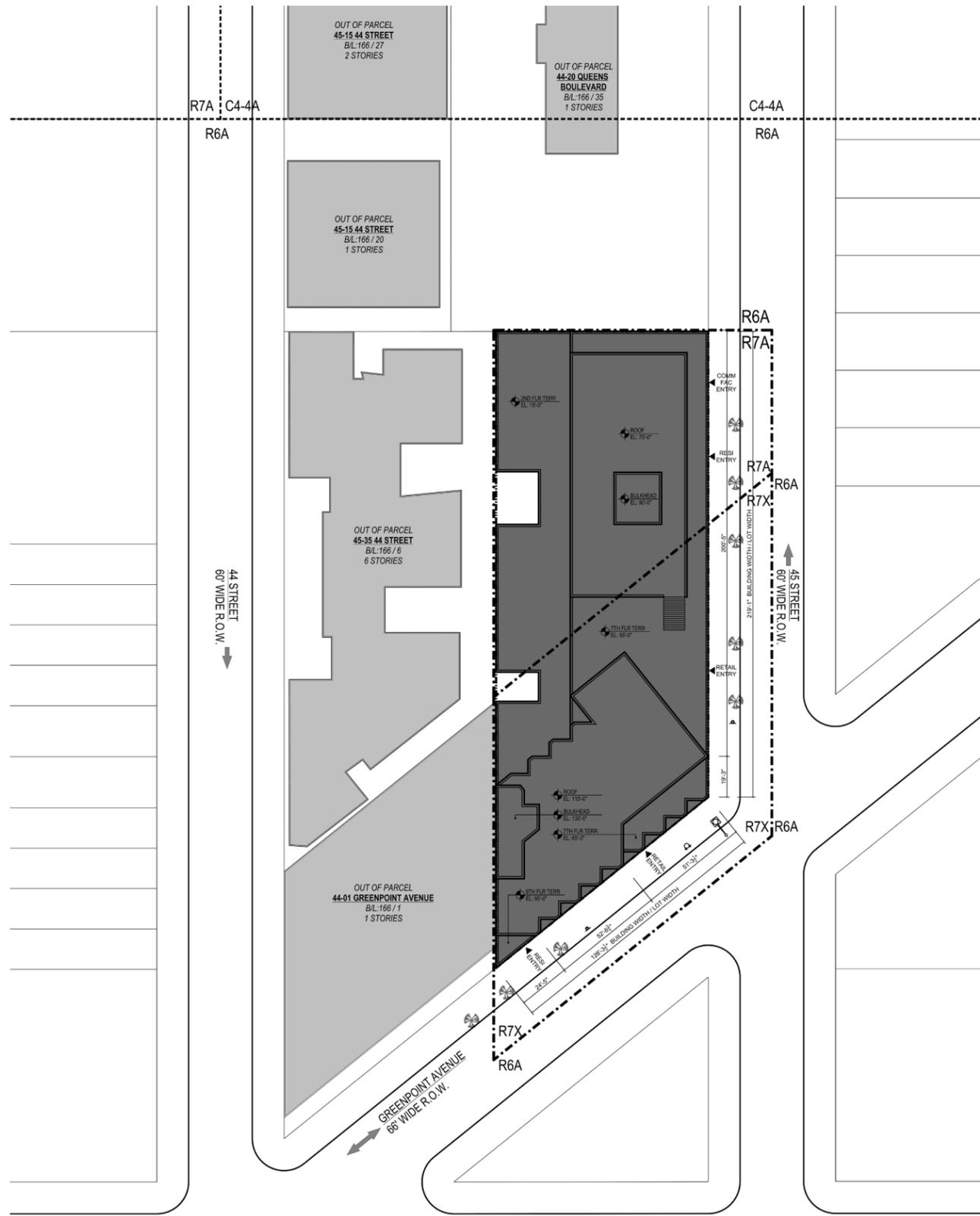
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01\_Context

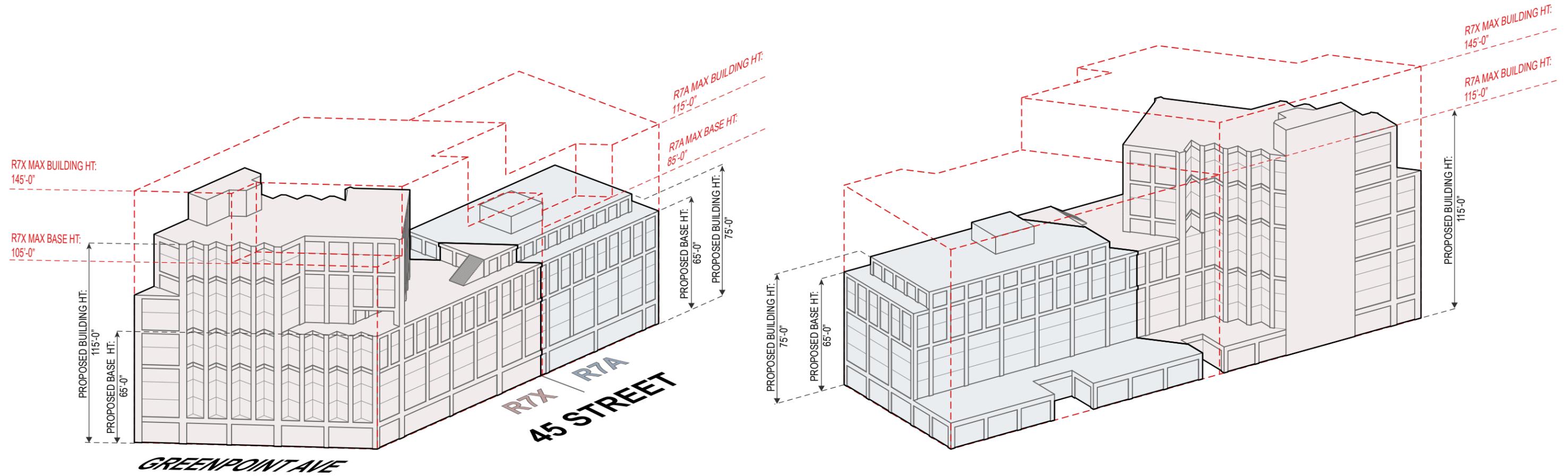
**02\_Illustrative Massing**

03\_Zoning Analysis



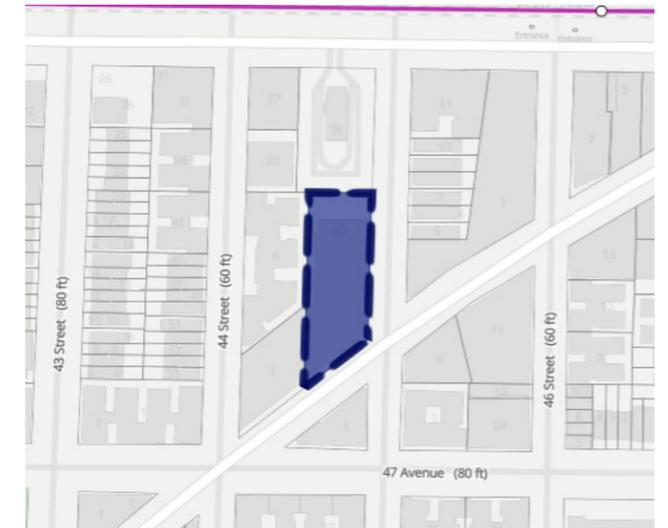
ZONING SITE PLAN  
SCALE: NTS

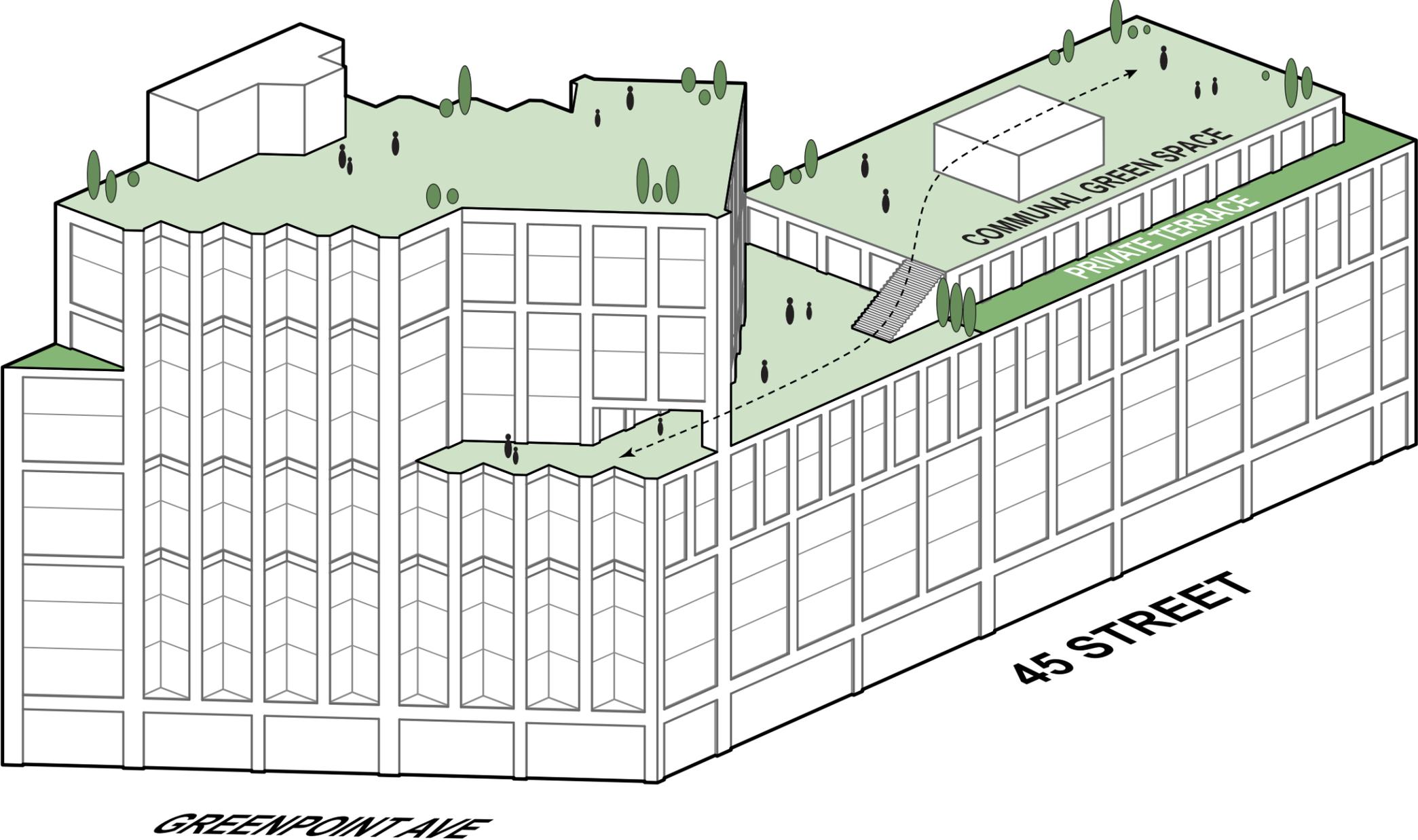
LEGEND			GENERAL NOTES	
				1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
				2. BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
				3. ADDITIONAL ENTRANCES FOR GROUND FLOOR 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 BEARS 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.



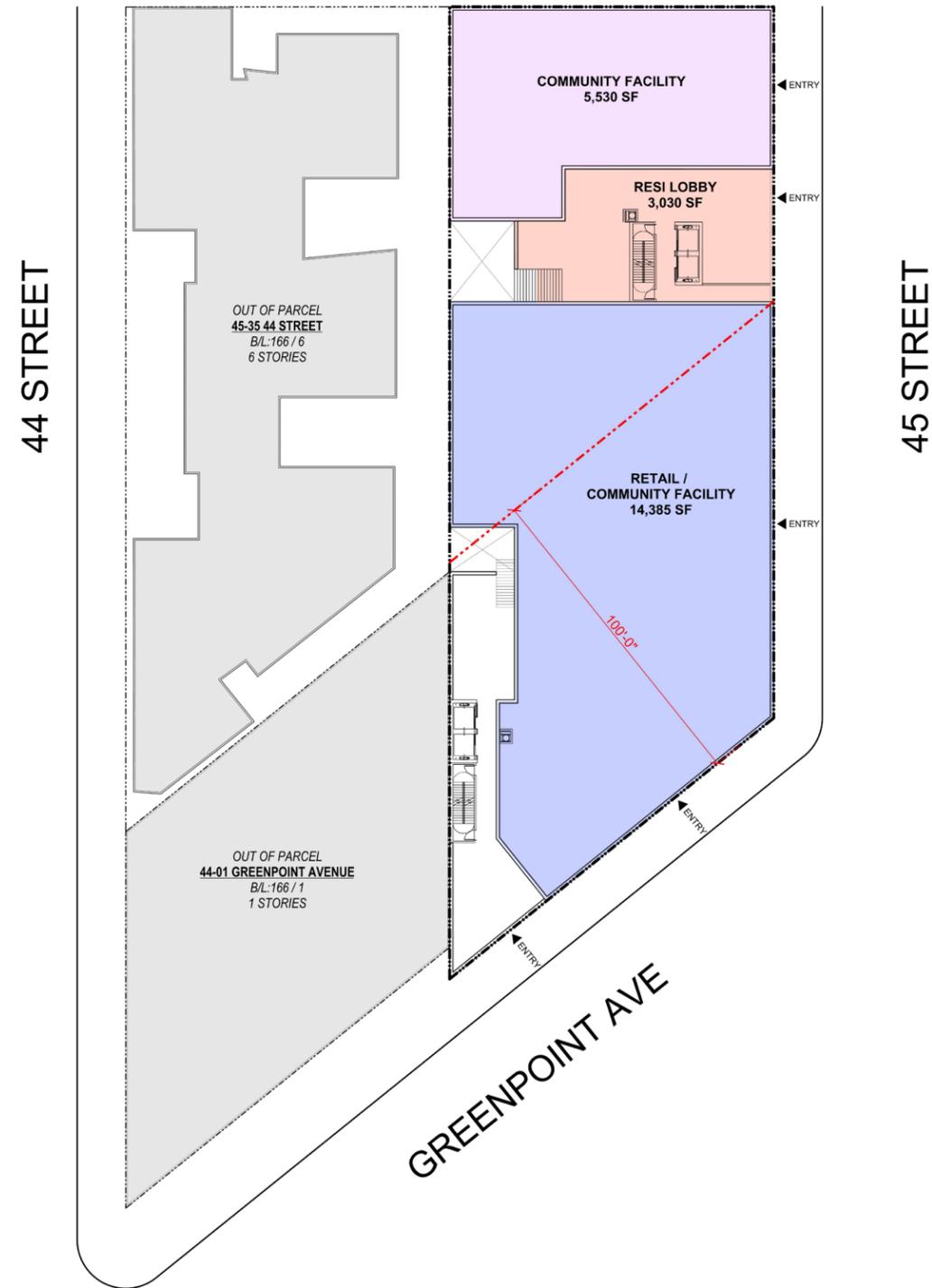
Illustrative Massing FA						
Floor	44-17 Greenpoint Ave R7X			44-17 Greenpoint Ave R7A		
	ZSF	GSF	Dwellings	ZSF	GSF	Dwellings
11th	6,084	6,760	7	N/A	N/A	N/A
10th	6,084	6,760	7	N/A	N/A	N/A
9th	6,084	6,760	7	N/A	N/A	N/A
8th	6,215	6,906	7	N/A	N/A	N/A
7th	5,846	6,496	7	5,724	6,360	N/A
6th	9,960	11,067	12	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
<b>Total</b>	<b>91,464</b>	<b>101,627</b>	<b>94</b>	<b>51,129</b>	<b>56,810</b>	<b>40</b>

	R7X	R7A	
	<b>ZSF</b>		
<b>MAX FA FOR SITE</b>	12829.39 SF x 6 FAR = 76,976 SF	13097.11 SF x 5.01 FAR = 65,616 SF	
<b>TOTAL MAX FA FOR SITE</b>	142,593 SF		
<b>PROPOSED FA</b>	91,464 SF	51,129 SF	
<b>TOTAL PROPOSED FA</b>	142,593 SF		
<b>44-17 Greenpoint Ave</b>	<b>ZSF / GSF</b>	<b>Total Units</b>	<b>Affordable Units</b>
R7A / R7X	142,593 / 158,437	143 units	28-42 units





### GROUND FLOOR PLAN





01\_Context

02\_Illustrative Massing

**03\_Zoning Analysis**

**Site Data**

Zoning Lot Area: 25,926 SF  
 Block / Lot: 166 / 1, 40  
 Street Address: 44-17 Greenpoint Avenue  
 Existing Zoning: R6A / C1-4  
 Community District: Queens Community District 2  
 Zoning Map: 9b

**Proposed Rezoning Action: R7A/R7X**

Max Building Height: 145'  
 Proposed Building Height: 115'  
 Min/Max Base Height: 45/105'  
 Proposed Base Height: 65'  
 Max Lot Coverage: ~100%  
 Proposed Lot Coverage: 96.7%  
 Max / Proposed Residential FAR: 4.47  
 Max / Proposed Commercial FAR: 0.55  
 Max / Proposed Comm. Fac. FAR: 0.21  
**Max / Proposed Total FAR: 5.5**

**Actions Sought:**

**\* Rezone from R6A to R7A/R7X**

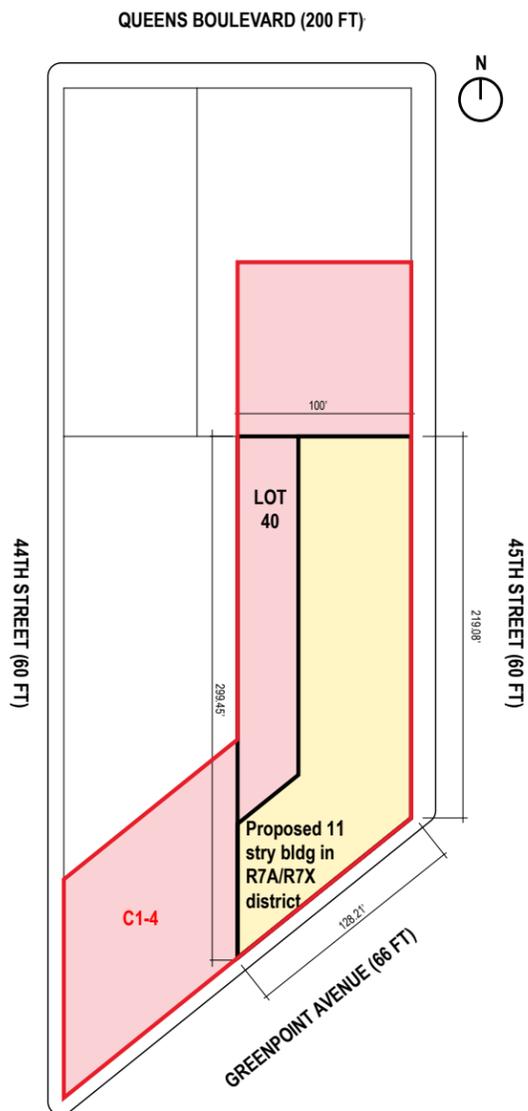
Proposed Residential FA: 124,669 ZSF  
 Proposed Commercial FA: 12,947 ZSF  
 Proposed Comm. Fac. FA: 4,977 ZSF  
**Max / Proposed Total FA: 142,593 ZSF**

Proposed Residential GSF: 138,522 GSF  
 Proposed Commercial GSF: 14,385 GSF  
 Proposed Comm. Fac. GSF: 5,530 GSF  
**Max / Proposed Total GSF: 158,437 GSF**

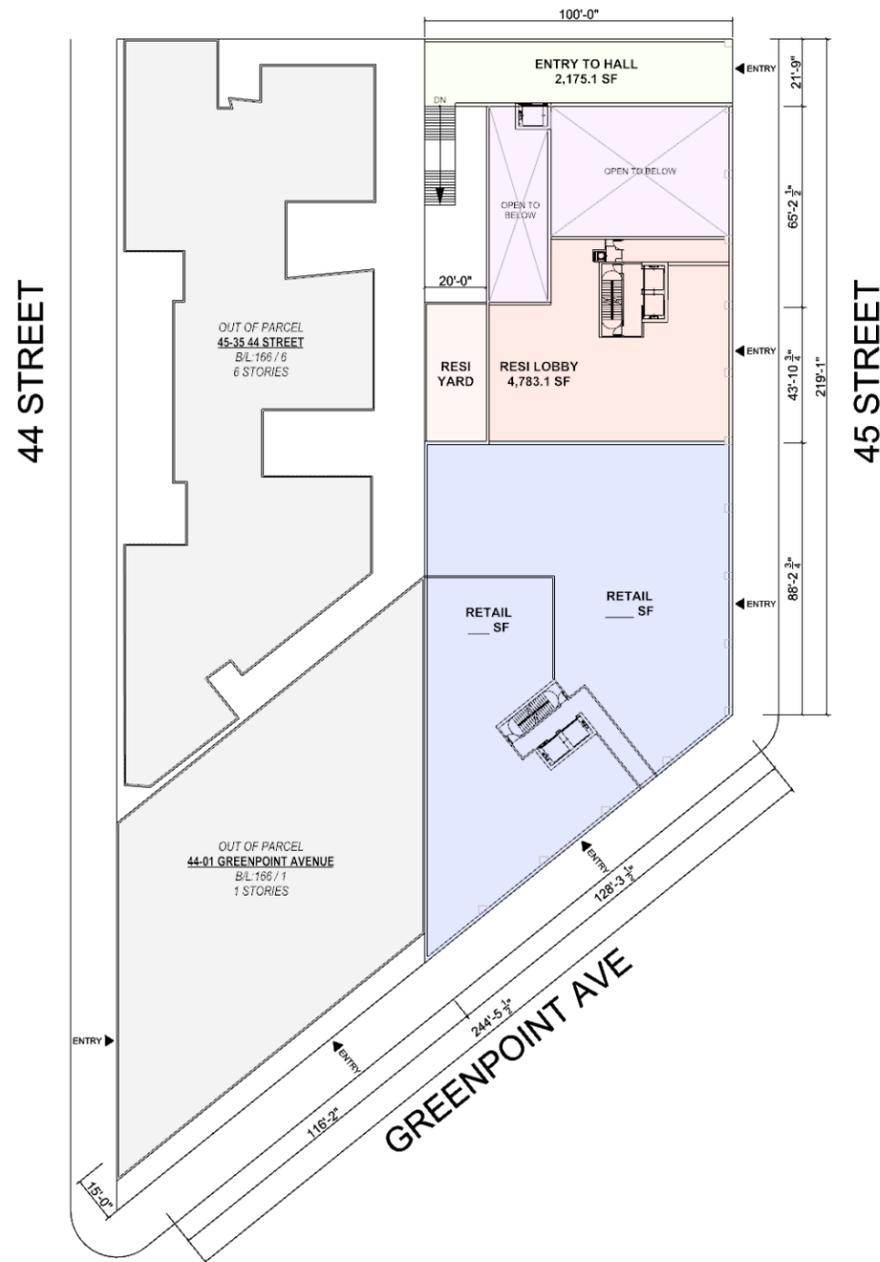
Max Dwelling Units: --  
 Proposed Dwelling Units: 143  
 Projected Number of MIH Units: 28-42

Required Car Parking Spaces: --  
 Proposed Car Parking Spaces: 0

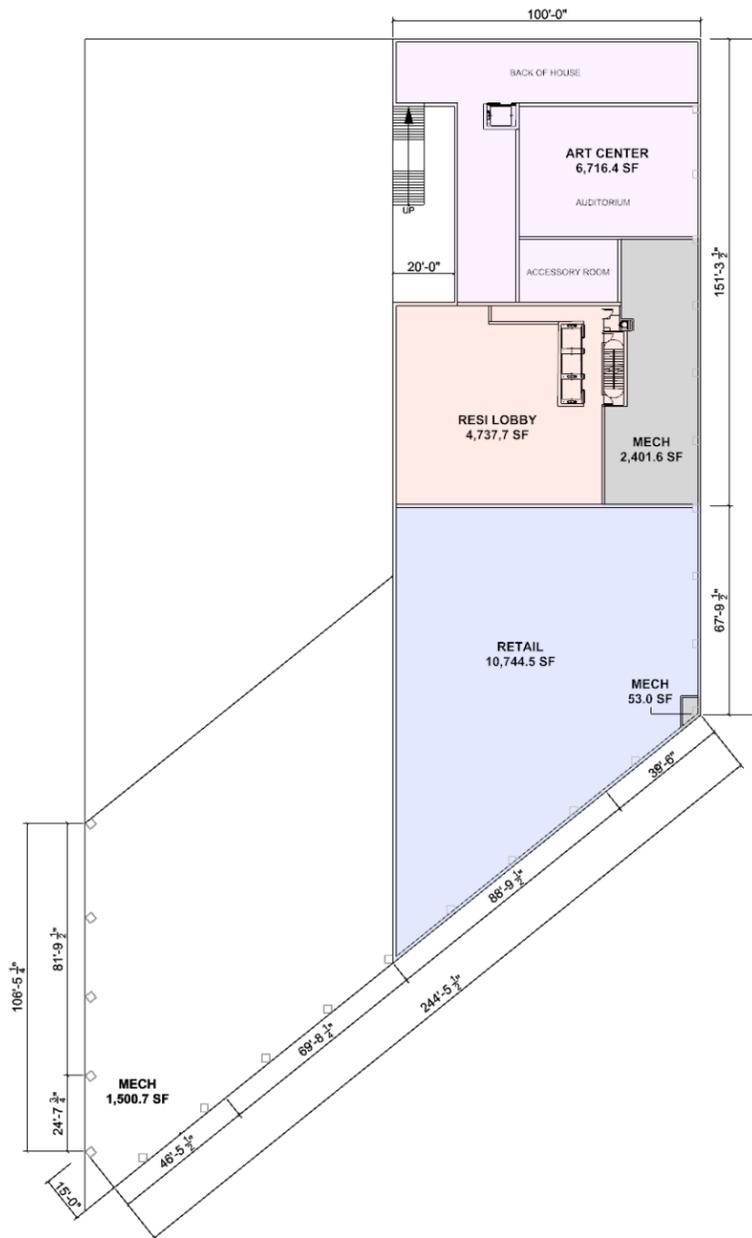
Required Bike Parking Spaces: --  
 Proposed Bike Parking Spaces: --



### GROUND FLOOR PLAN



### CELLAR PLAN



**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**

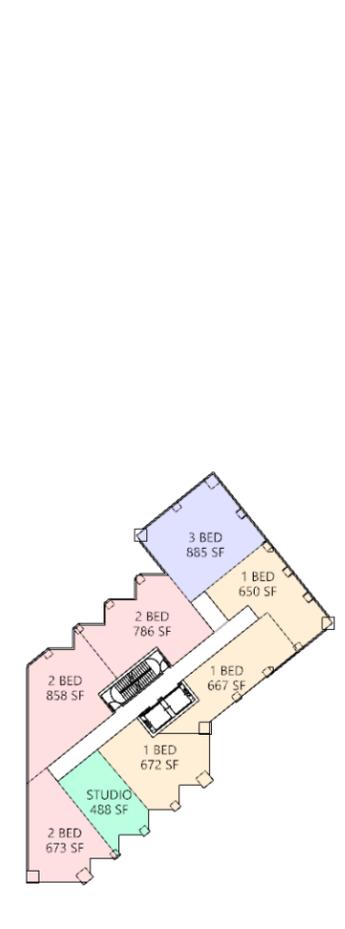
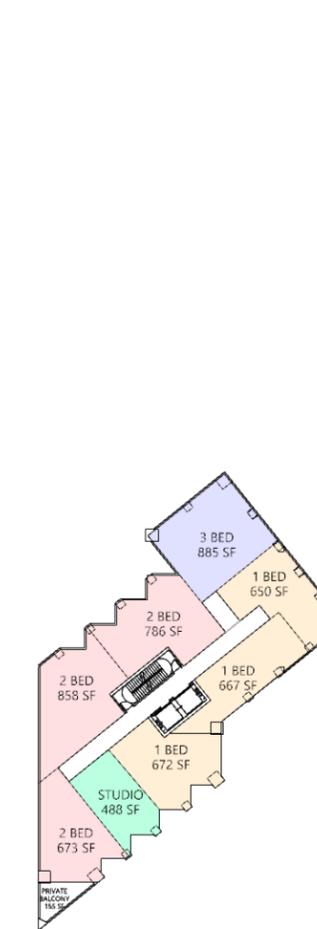
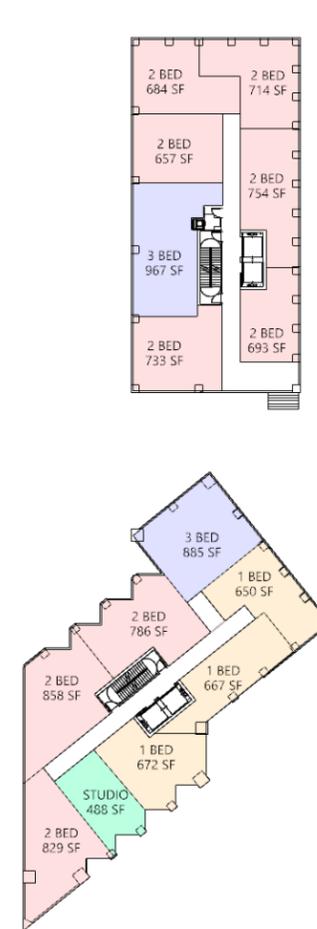
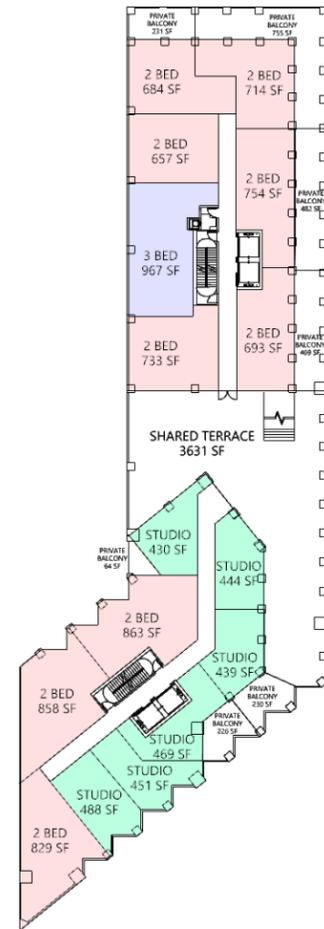
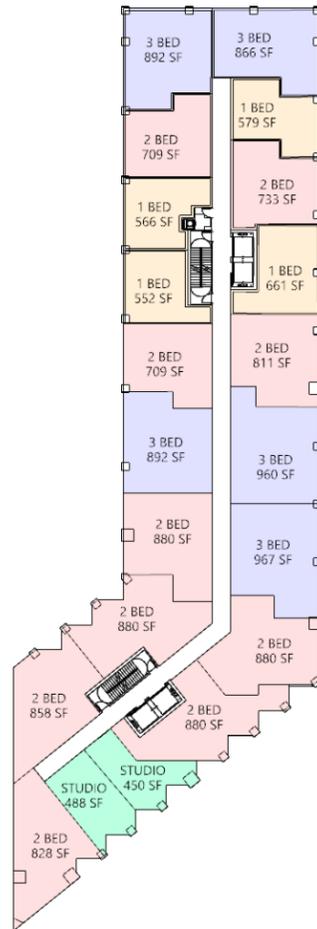
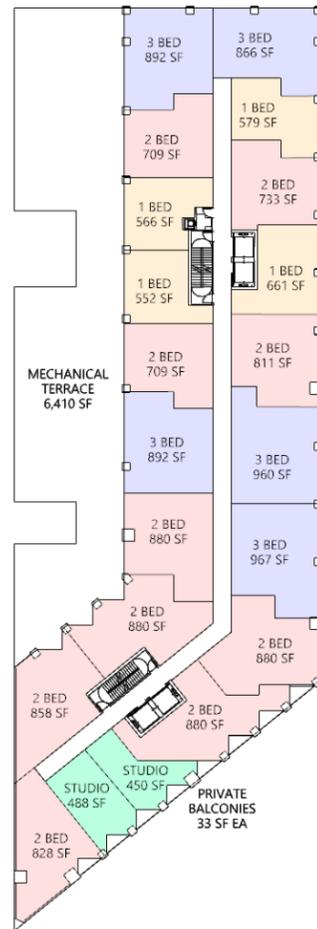
- 1x Studios
- 3x 1-Bedroom Units
- 9x 2-Bedroom Units
- 2x 3-Bedroom Units

**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  
13 Total
- 1-Bedroom Units  
17 Total
- 2-Bedroom Units  
44 Total
- 3-Bedroom Units  
15 Total