



44-17 Greenpoint Avenue Rezoning

ULURP Nos.: C260348 ZMQ, N260349ZRQ

Queens Community Board 2

Land Use Committee

June 17, 2026

Project Description

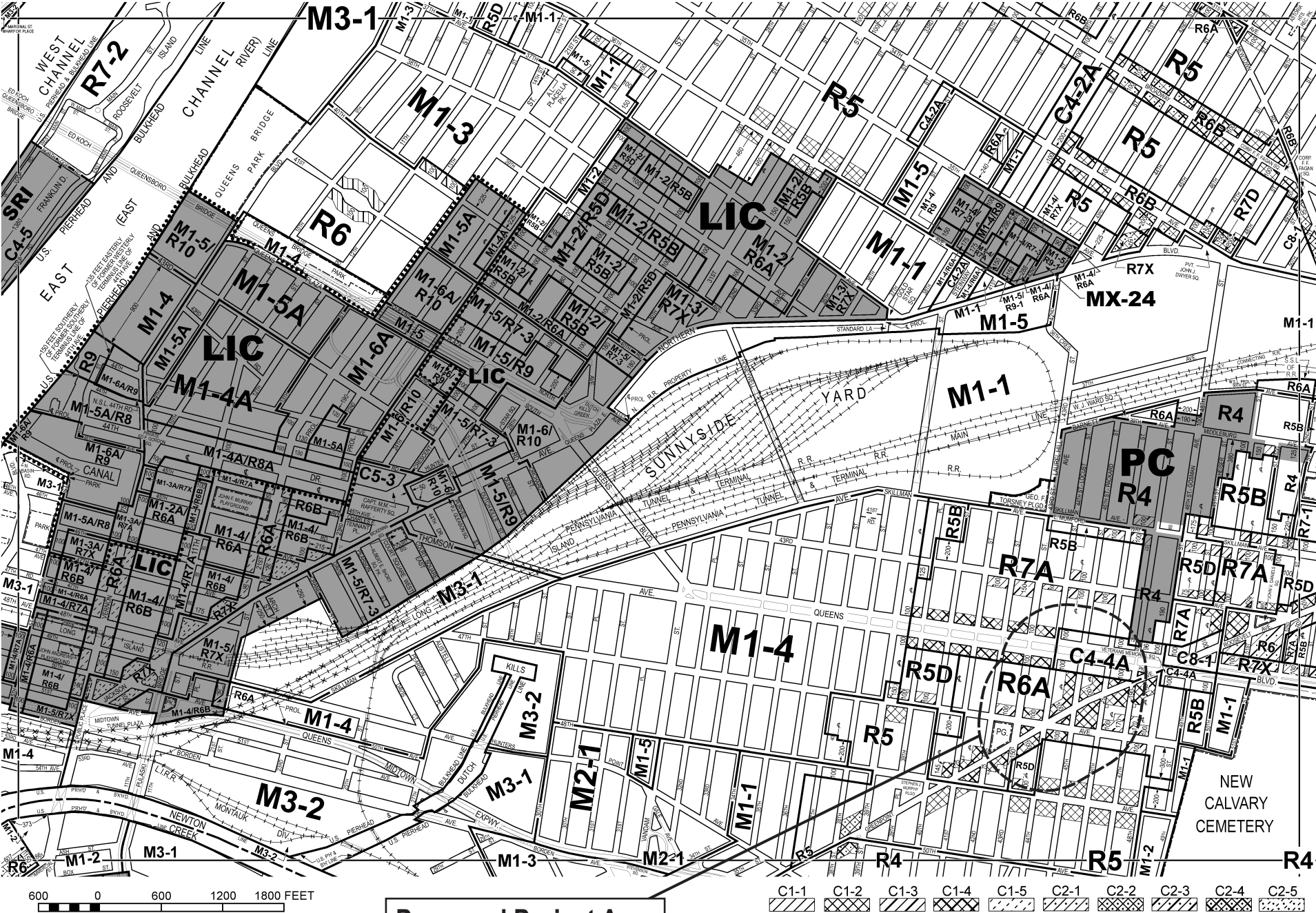
- The Applicant seeks the following land use actions with respect to Block 166, Lots 1, 40, and p/o 35 (the “Project Area”) within Queens Community District 2:
 - Zoning map amendments to change: (1) an existing R6A/C1-4 zoning district to an R7X/C2-4 zoning district, and (2) an existing R6A/C1-4 zoning 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

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

© Copyrighted by the City of New York

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.

- 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
9b

44-17 Greenpoint Avenue, Queens



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



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

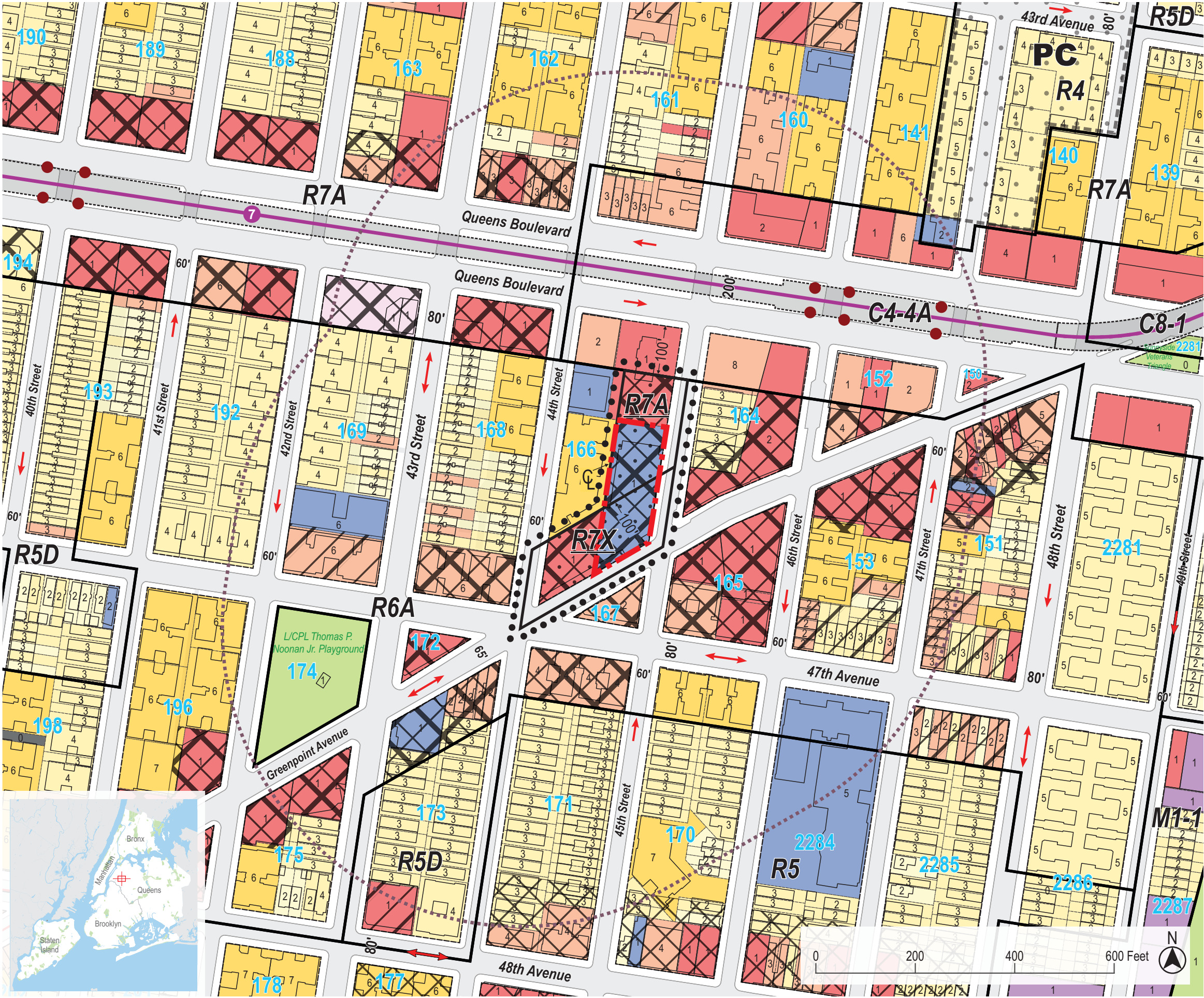
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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





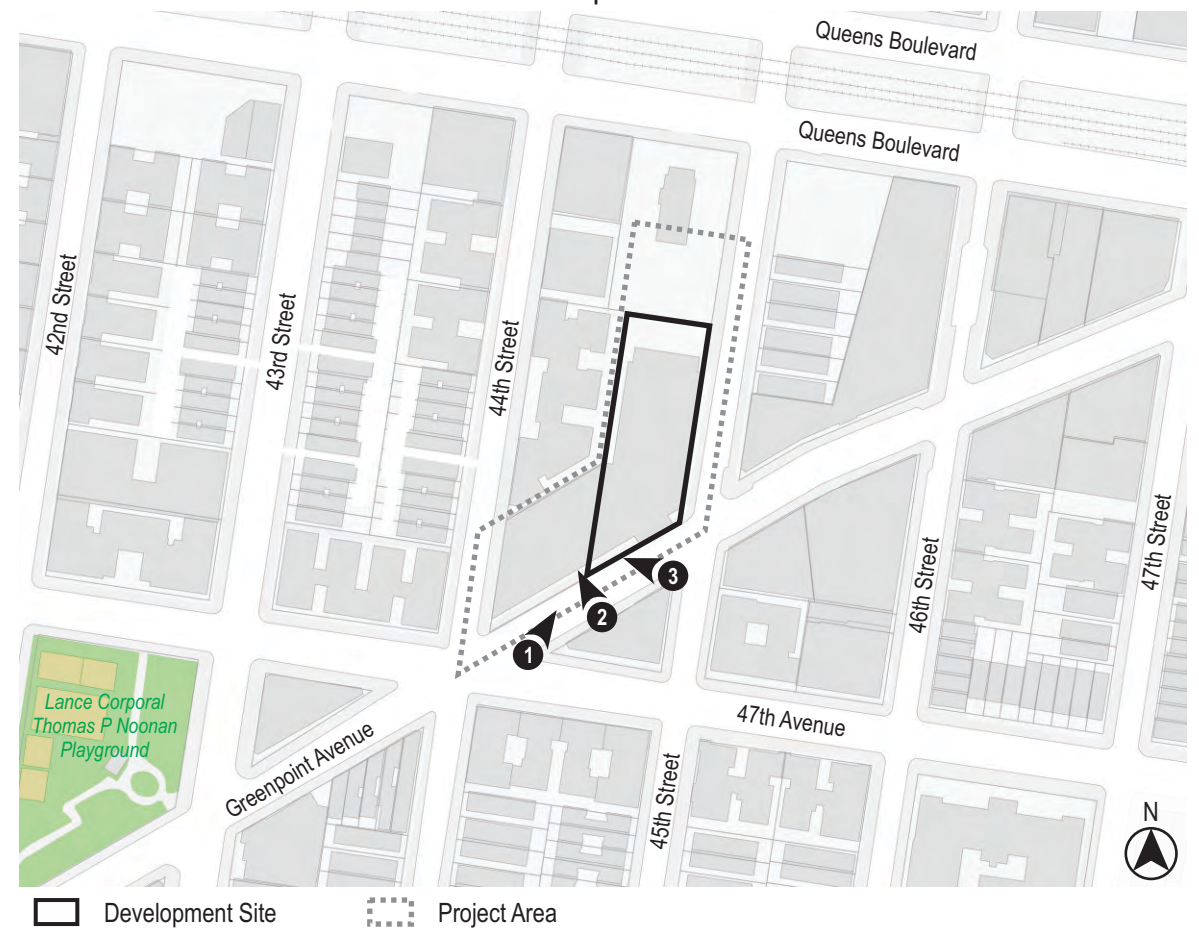
1. View of the Project Area facing northeast from Greenpoint Avenue.



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).





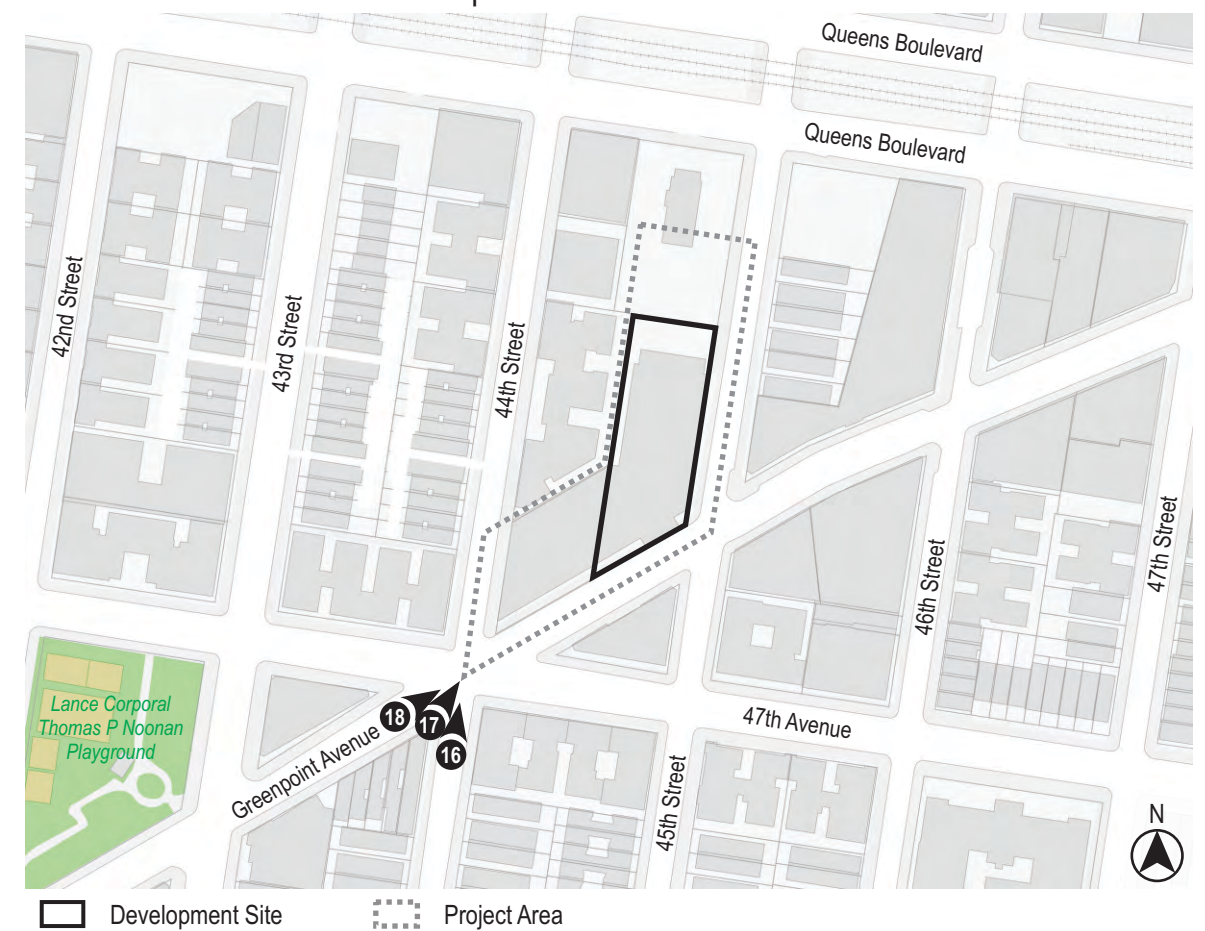
16. View of 44th Street facing north from Greenpoint Avenue (Project Area at right).



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).





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



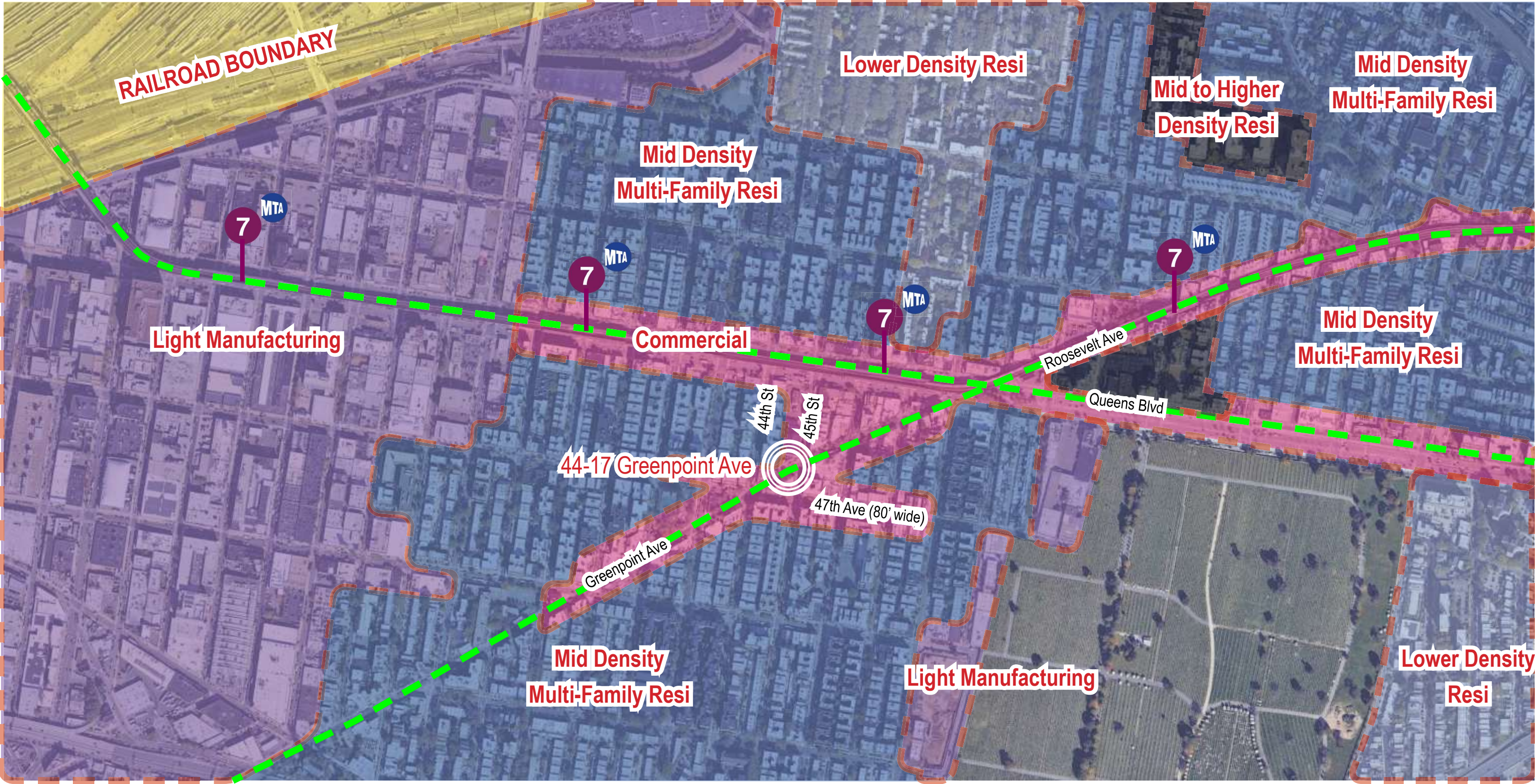
26. View of the intersection of Greenpoint Avenue and 44th Street facing southwest from the Project Area.

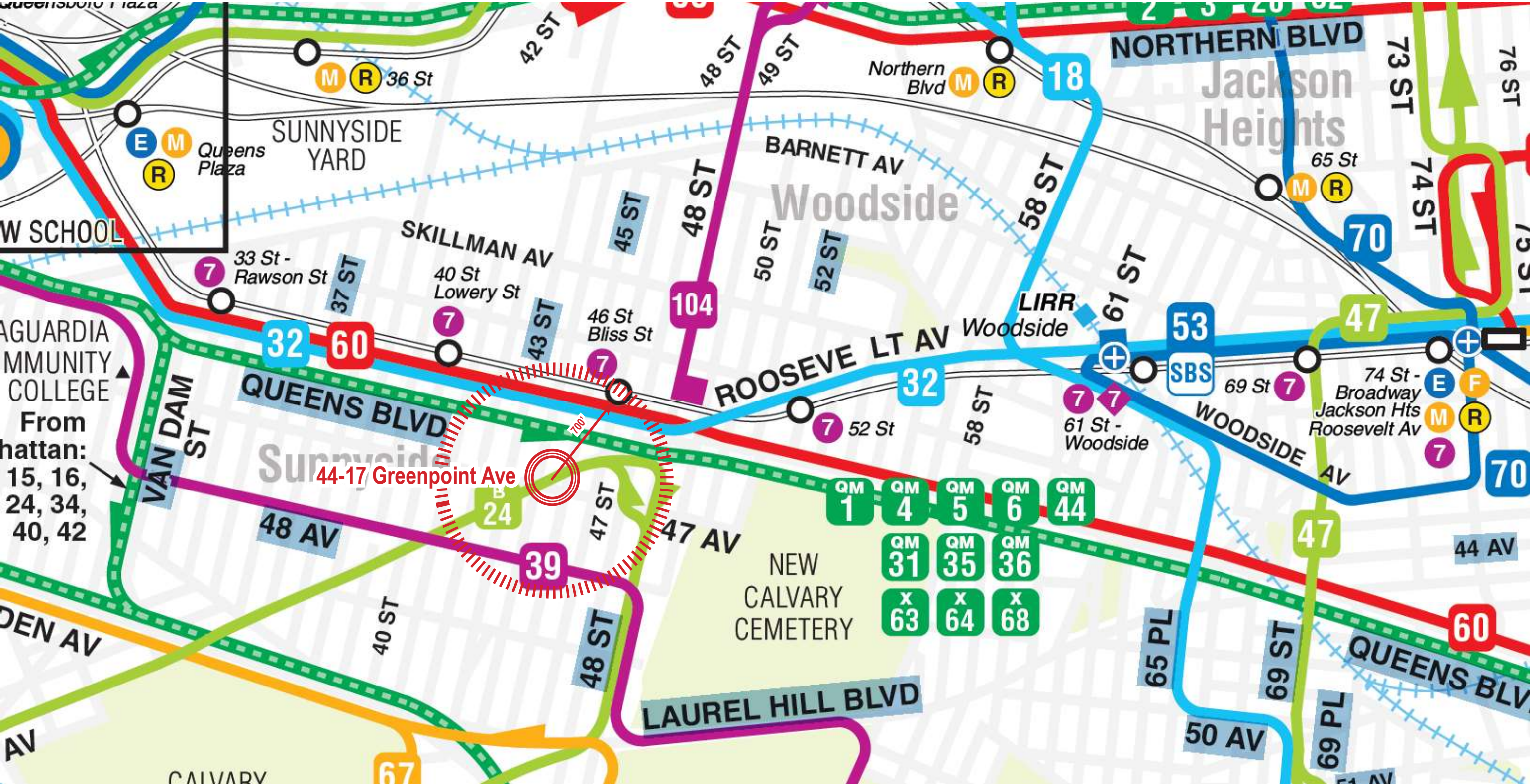


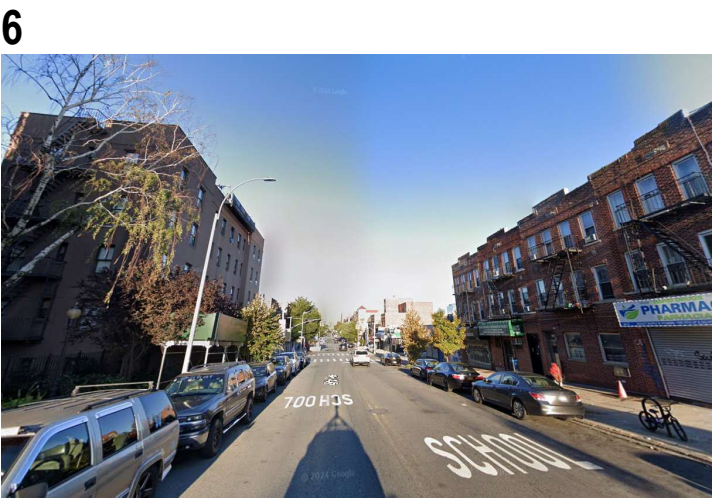
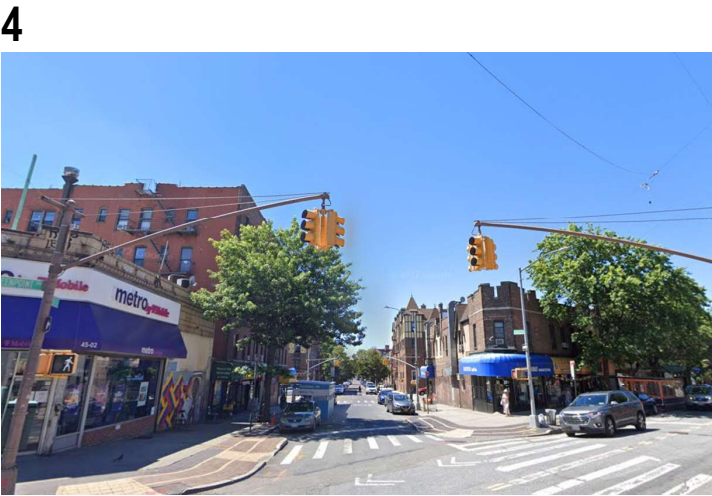
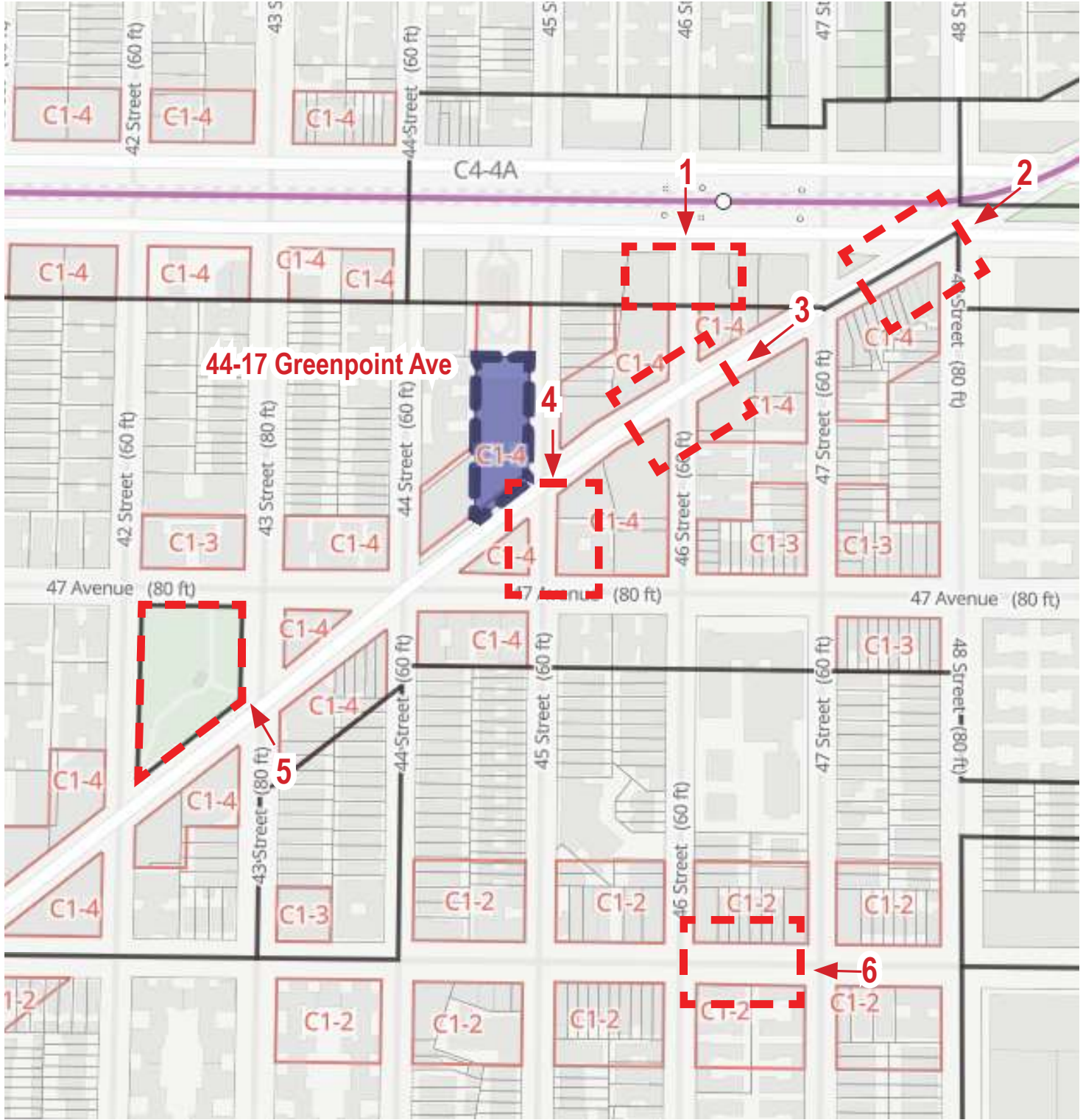
27. View of the sidewalk along the northwest side of Greenpoint Avenue facing northeast from 44th Street (Project Area at left).



- Lower Density Residential
-
-
- High Density Residential



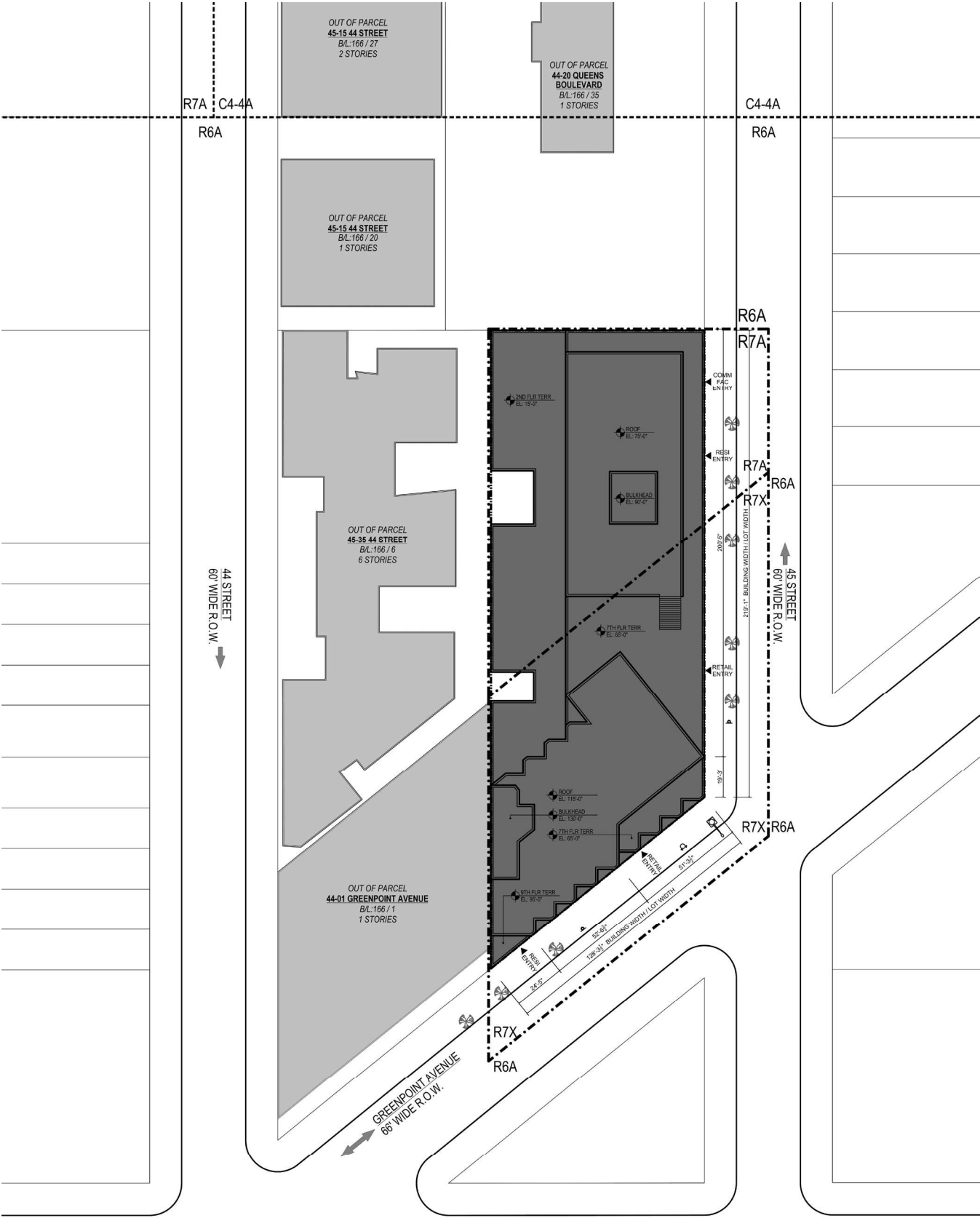




01_Context

02_Illustrative Massing

03_Zoning Analysis



ZONING SITE PLAN
SCALE: NTS

LEGEND

0 5 10
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 1989 (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.

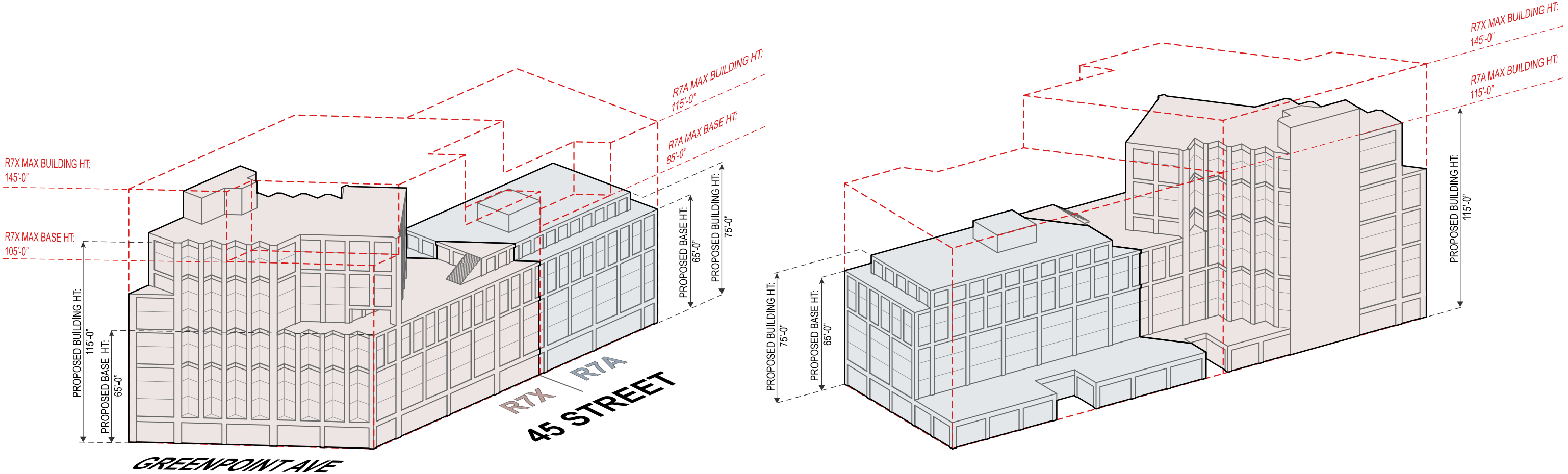
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING 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.

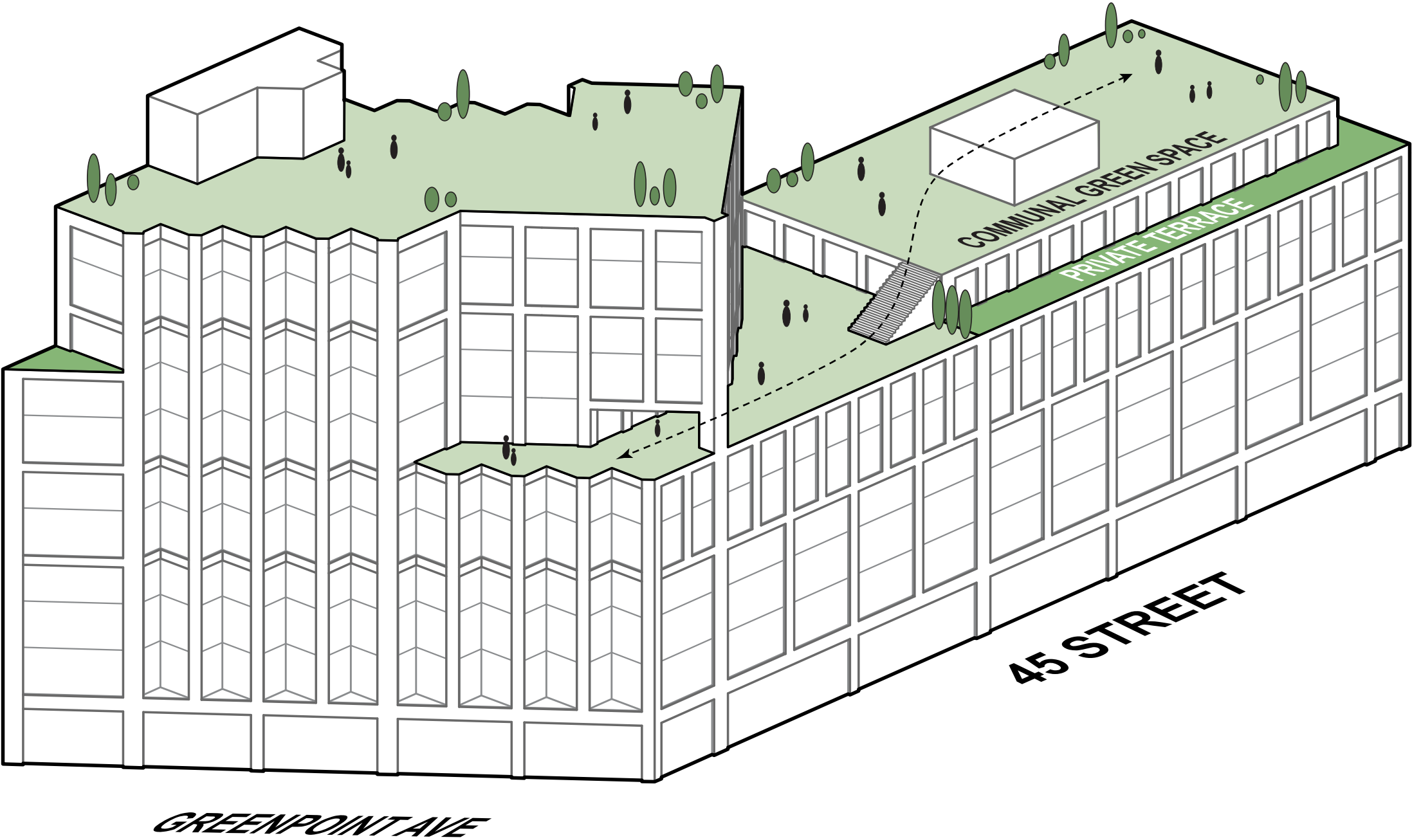


Illustrative Massing FA						
	44-17 Greenpoint Ave R7X			44-17 Greenpoint Ave R7A		
Floor	ZSF	GSF	Dwellings	ZSF	GSF	Dwellings
11th	6,084	6,760	8	N/A	N/A	N/A
10th	6,084	6,760	8	N/A	N/A	N/A
9th	6,084	6,760	8	N/A	N/A	N/A
8th	6,215	6,906	8	N/A	N/A	N/A
7th	5,846	6,496	9	5,724	6,360	7
6th	9,960	11,067	12	6,839	7,599	9
5th	9,960	11,067	12	6,839	7,599	9
4th	9,960	11,067	12	6,839	7,599	9
3rd	9,960	11,067	12	6,839	7,599	9
2nd	9,960	11,067	12	6,839	7,599	9
1st	11,347	12,608	0	11,210	12,456	0
Total	91,464	101,627	101	51,129	56,810	52

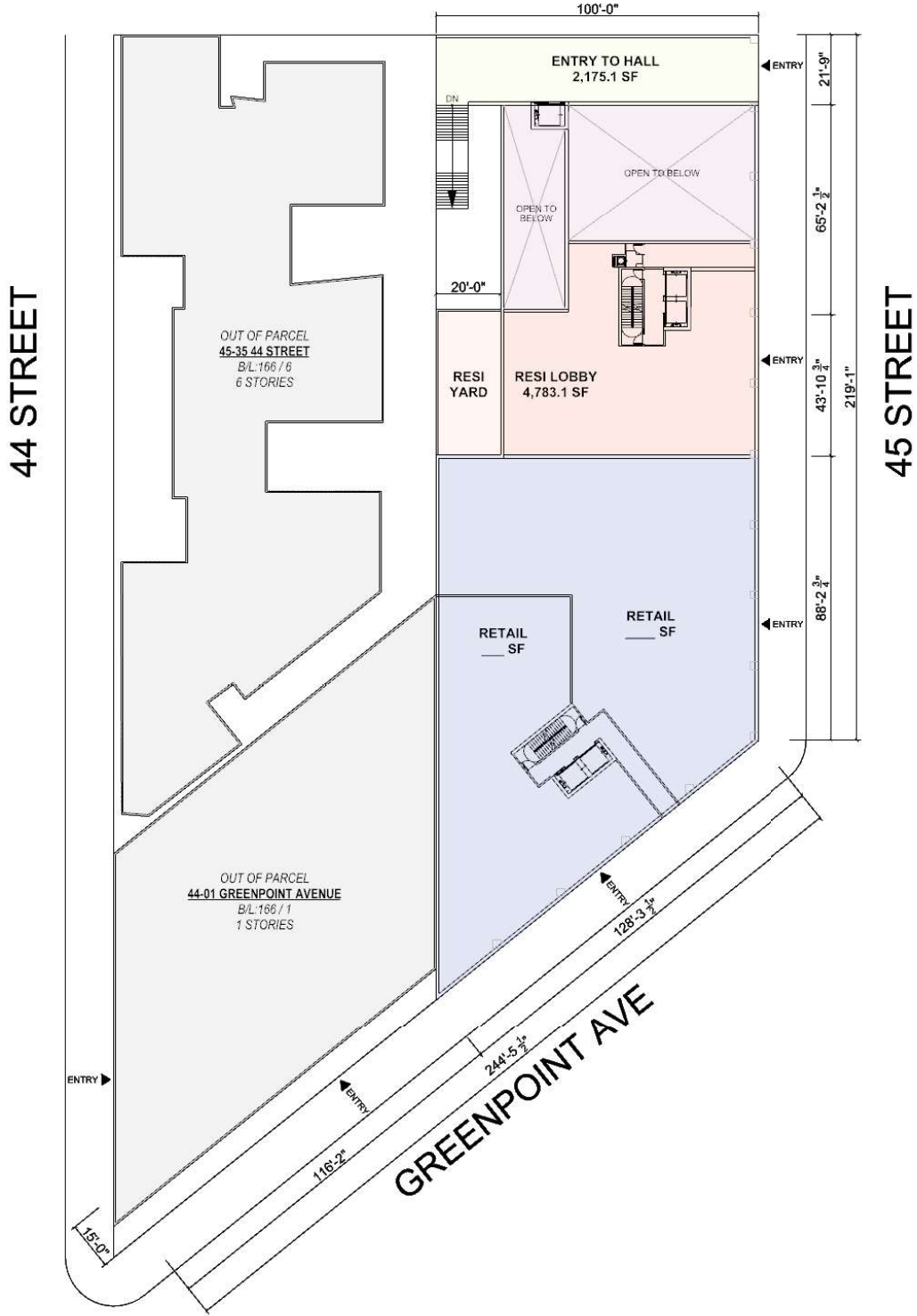
	R7X	R7A
	ZSF	
MAX FA FOR SITE	12829.39 SF x 6 FAR = 76,976 SF	13097.11 SF x 5.01 FAR = 65,616 SF
TOTAL MAX FA FOR SITE	142,593 SF	
PROPOSED FA	91,464 SF	51,129 SF
TOTAL PROPOSED FA	142,593 SF	

44-17 Greenpoint Ave	ZSF / GSF	Total Units	Affordable Units
R7A / R7X	142,593 / 158,437	153 units	30-46 units





GROUND FLOOR PLAN





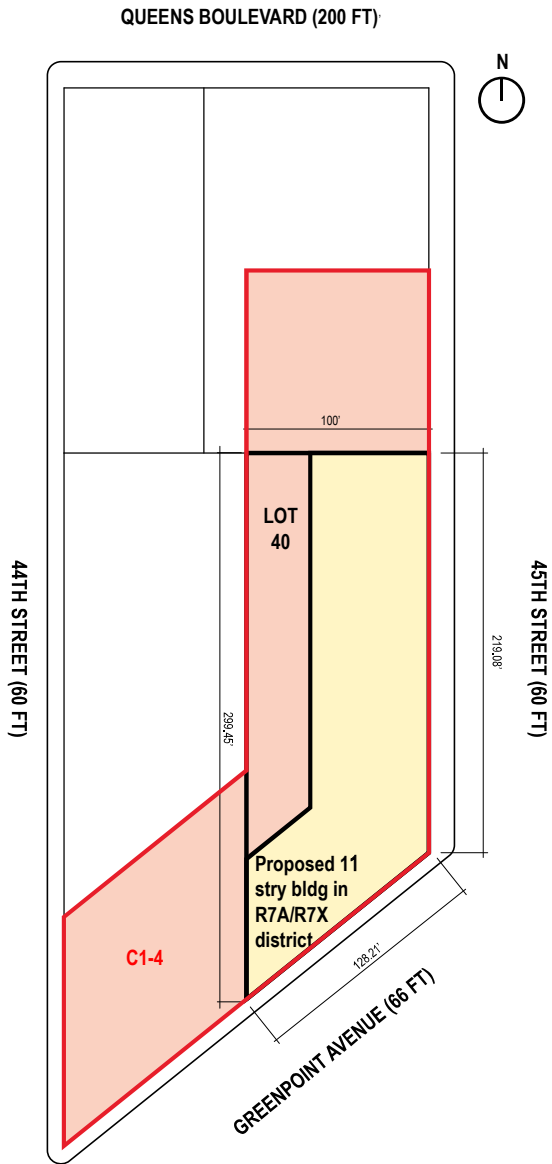
01_Context

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

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:	153
Projected Number of MIH Units (Option 1 & 2):	30-46

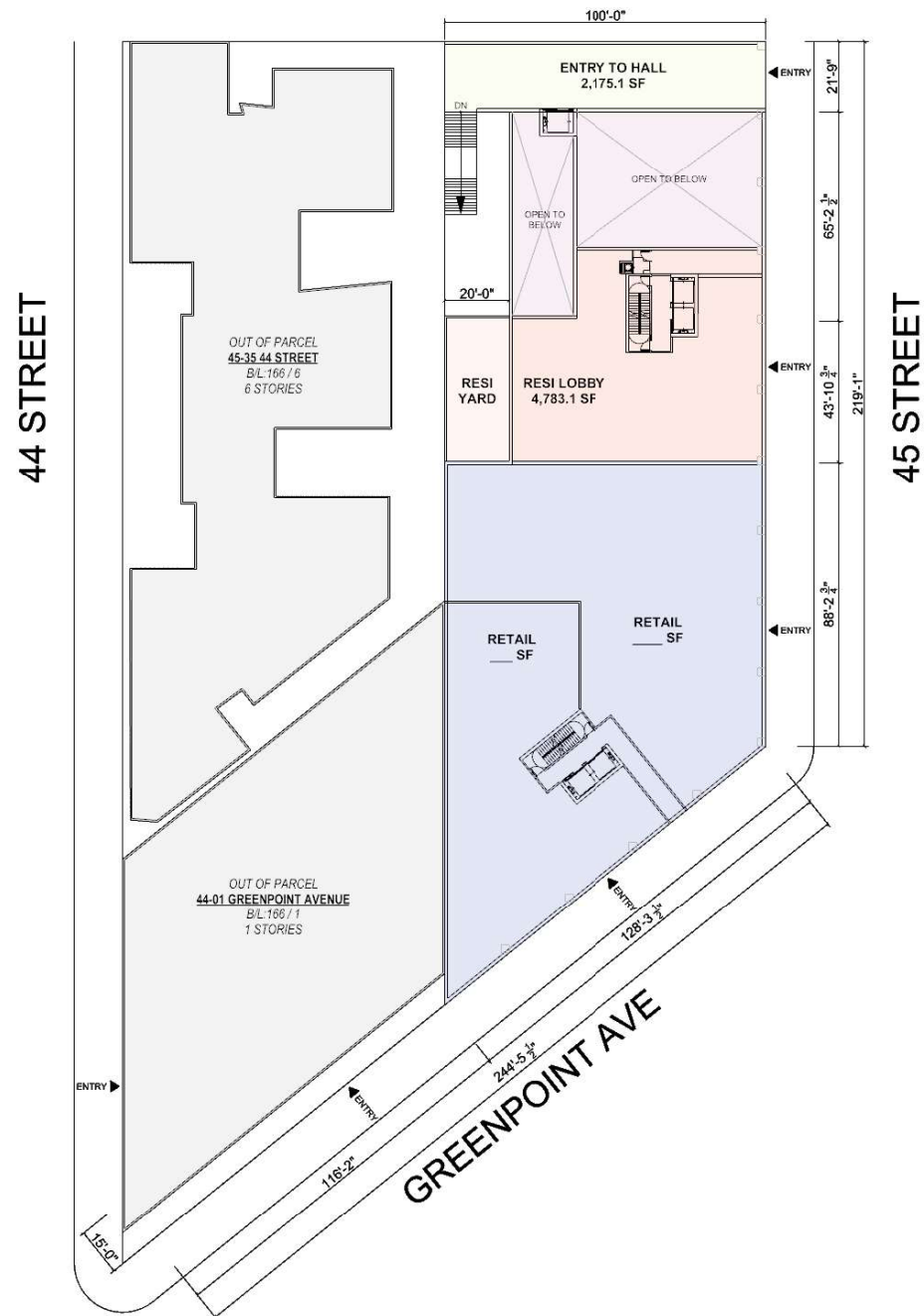
Required Car Parking Spaces:	--
Proposed Car Parking Spaces:	0

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

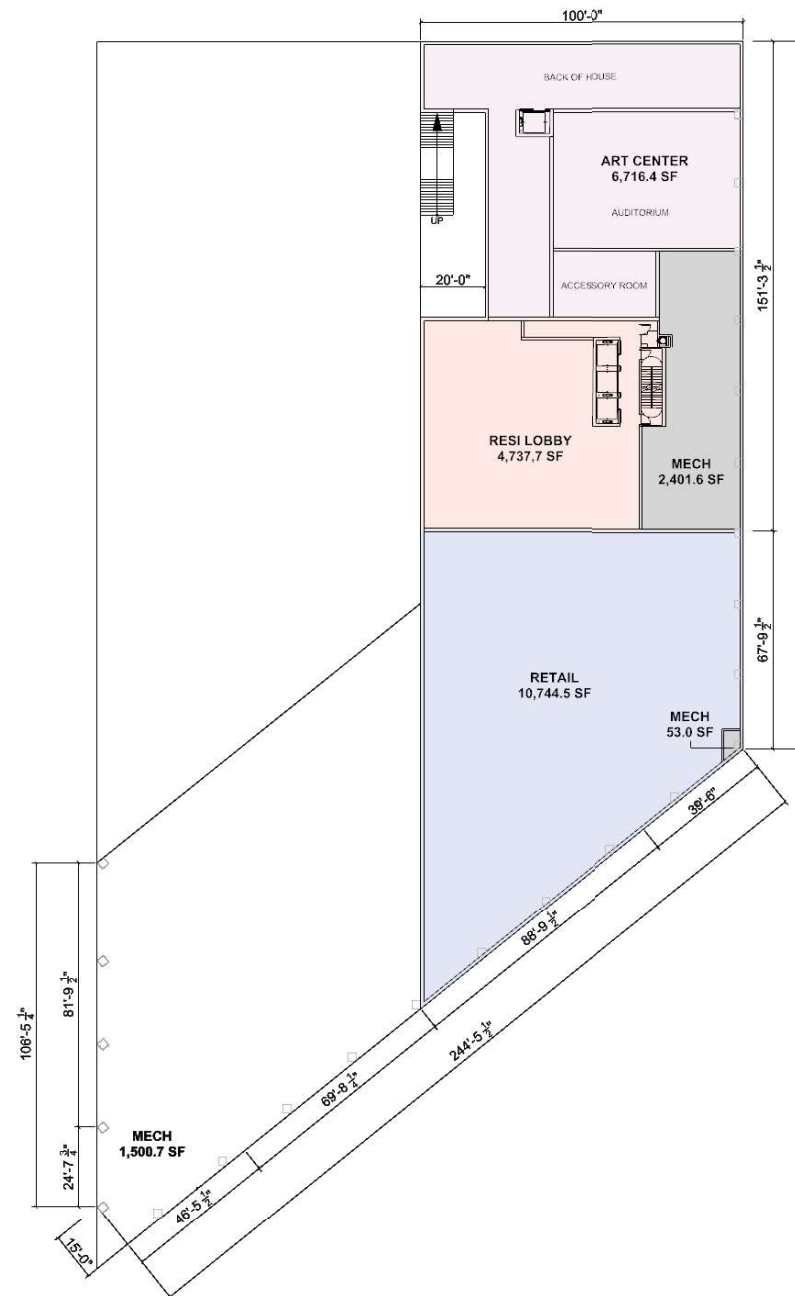
Actions Sought:

* Rezone from R6A to R7A/R7X

GROUND FLOOR PLAN



CELLAR PLAN



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

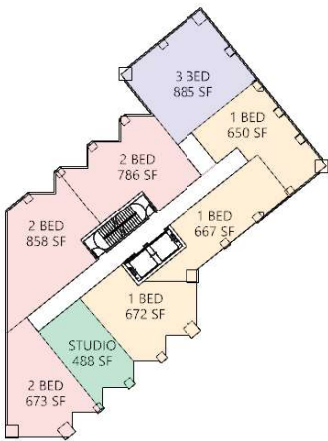
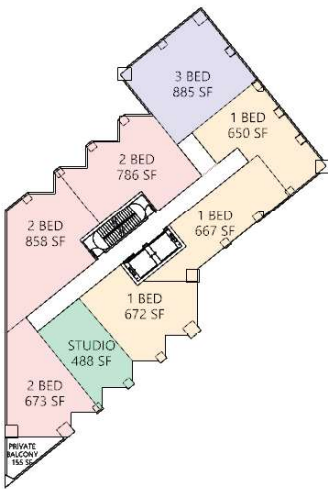
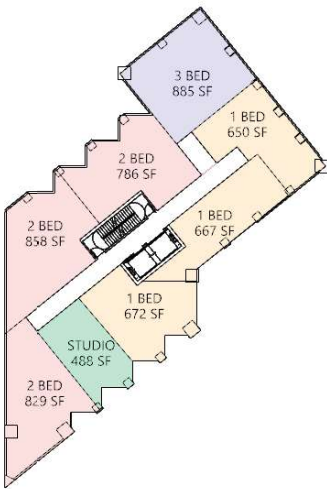
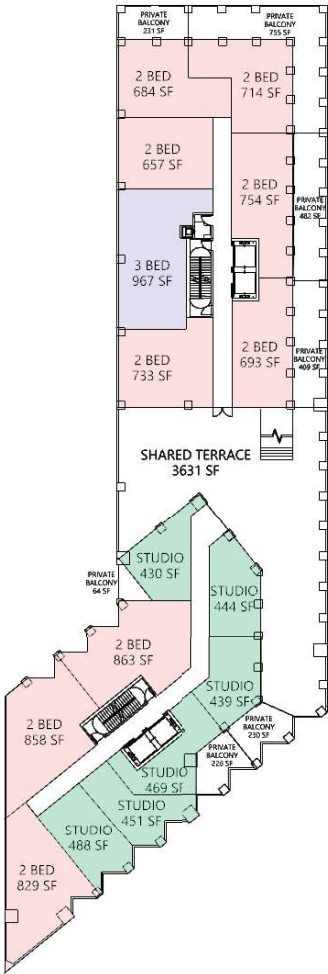
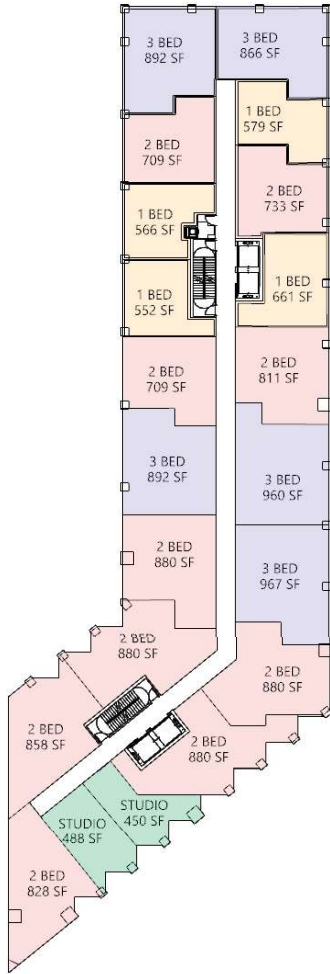
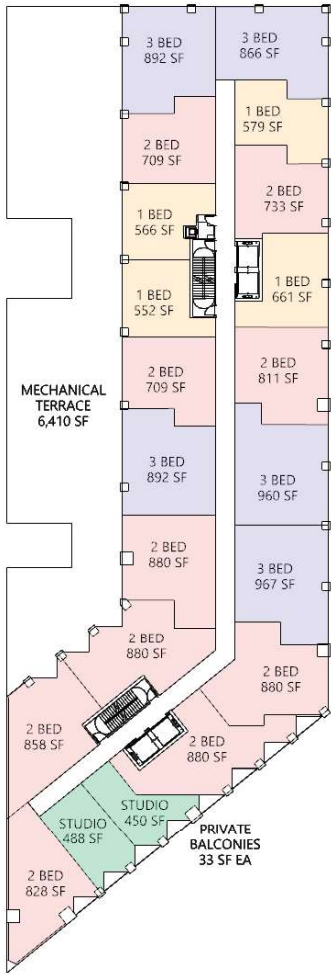
Floors 3-6
2x Studios
4x 1-Bedroom Units
10x 2-Bedroom Units
5x 3-Bedroom Units

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

Floor 8
1x Studios
3x 1-Bedroom Units
3x 2-Bedroom Units
1x 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
20 Total

1-Bedroom Units
32 Total

2-Bedroom Units
71 Total

3-Bedroom Units
30 Total



44-17 Greenpoint Avenue Rezoning

ULURP Nos.: C260348 ZMQ, N260349ZRQ

Queens Community Board 2

Land Use Committee

June 17, 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