



Melinda Katz
Queens Borough President

Community Board No. 2

43-22 50th Street, 2nd Floor

Woodside, New York 11377

(718) 533-8773

Fax (718) 533-8777

Email qn02@cb.nyc.gov

www.nyc.gov/queenscb2

Denise Keehan-Smith
Chairwoman

Debra Markell Kleinert
District Manager

PUBLIC HEARING NOTICE

ULURP APPLICATION (19DCP038Q)

COURT SQUARE BLOCK 3 PROPOSED TEXT AMENDMENT 23-10 45TH AVENUE

DATE: THURSDAY MARCH 7, 2019

TIME: 6:30 PM

LOCATION: SUNNYSIDE COMMUNITY SERVICES
43-31 39TH STREET – GROUND FLOOR
SUNNYSIDE, NEW YORK 11104

THE APPLICANT TAVROS CAPITAL, WHICH THROUGH COURT SQUARE 45TH AVE LLC IS THE OWNER OF THE PROPERTIES A BLOCK SOUTH OF THE CITIGROUP BUILDING AT 23-10 – 23-16 45TH AVENUE AND 45-03 – 45-09 23RD STREET. THIS IS AN APPLICATION FOR A ZONING TEXT AMENDMENT TO CHANGE THE HEIGHT AND SETBACK REGULATIONS APPLICABLE TO THE PROPERTY'S BLOCK IN ORDER TO ALLOW A SHORTER AND MORE EFFICIENT BUILDING TO BE CONSTRUCTED, WITH A TALLER BASE BUT A SHORTER TOWER. UNDER CURRENT HEIGHT AND SETBACK REGULATIONS, A 70-STORY BUILDING WOULD BE BUILT, WHILE UNDER THE PROPOSED ZONING TEXT AMENDMENT, A 45-STORY BUILDING WOULD BE CONSTRUCTED. THE BUILDING WOULD BE APPROXIMATELY 256,000 SQUARE FEET (15 FAR) AND HAVE GROUND FLOOR RETAIL, OFFICES ON FLOORS 2-8, AND APARTMENTS ABOVE. WHILE NOT TECHNICALLY A DOWNZONING, SINCE THE AS-OF-RIGHT BUILDING WOULD ALSO BE 15 FAR, THE PROPOSED BUILDING WOULD BE 25 STORIES SHORTER.

[Anyone interested in commenting on this matter can sign-up for two minutes of speaking time at the Public Hearing] Written statements will be accepted.

For additional information please call Community Board 2 at: 718-533-8773, or email QN02@cb.nyc.gov.

PUBLIC HEARING NOTICE.ULURP APPLICATION COURT SQUARE BLOCK 3 19CP038Q 030719

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