

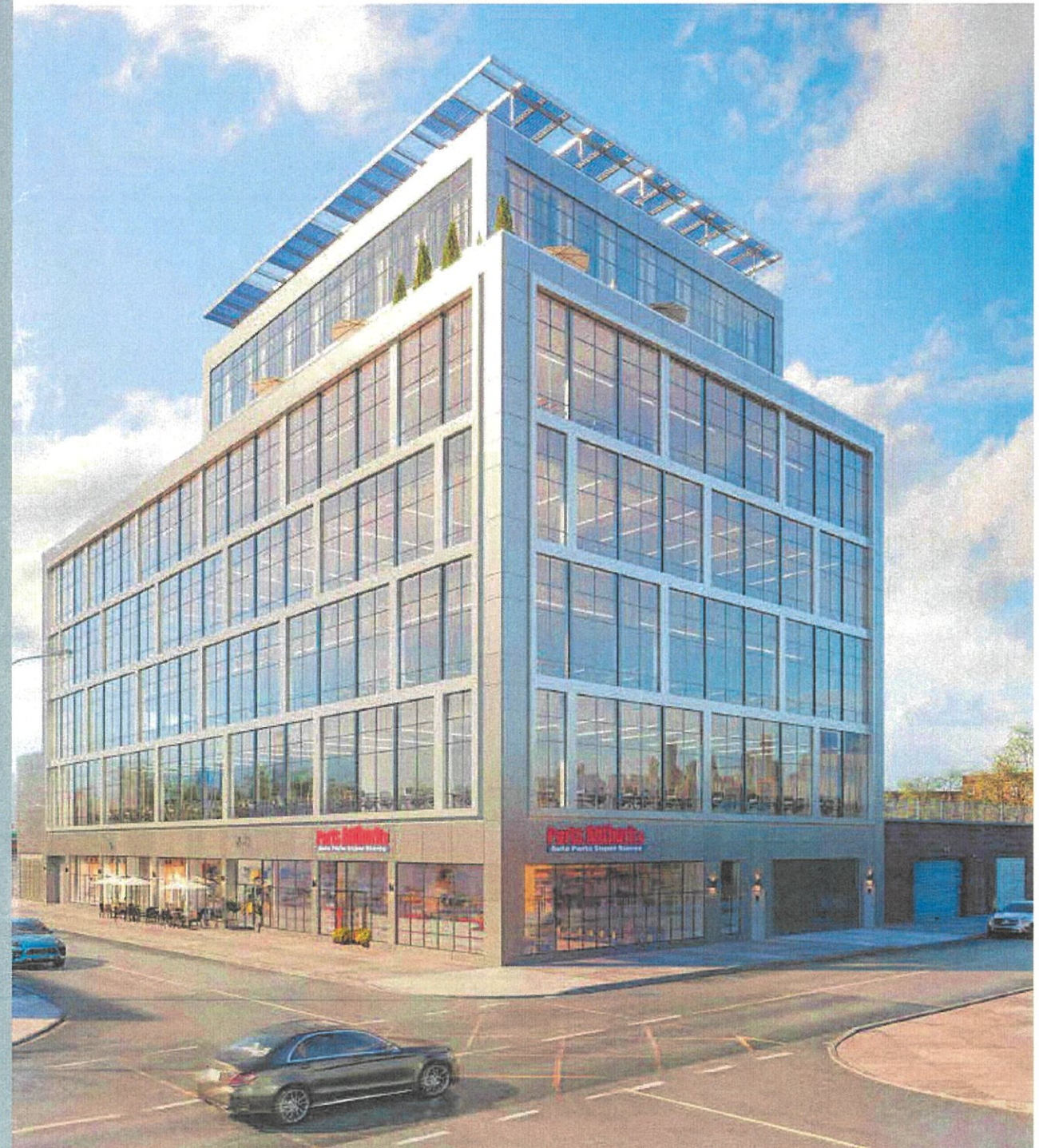
21-17 37TH AVENUE REZONING

CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES HEARING

ULURP No.: C 230306 ZMQ

February 26, 2024

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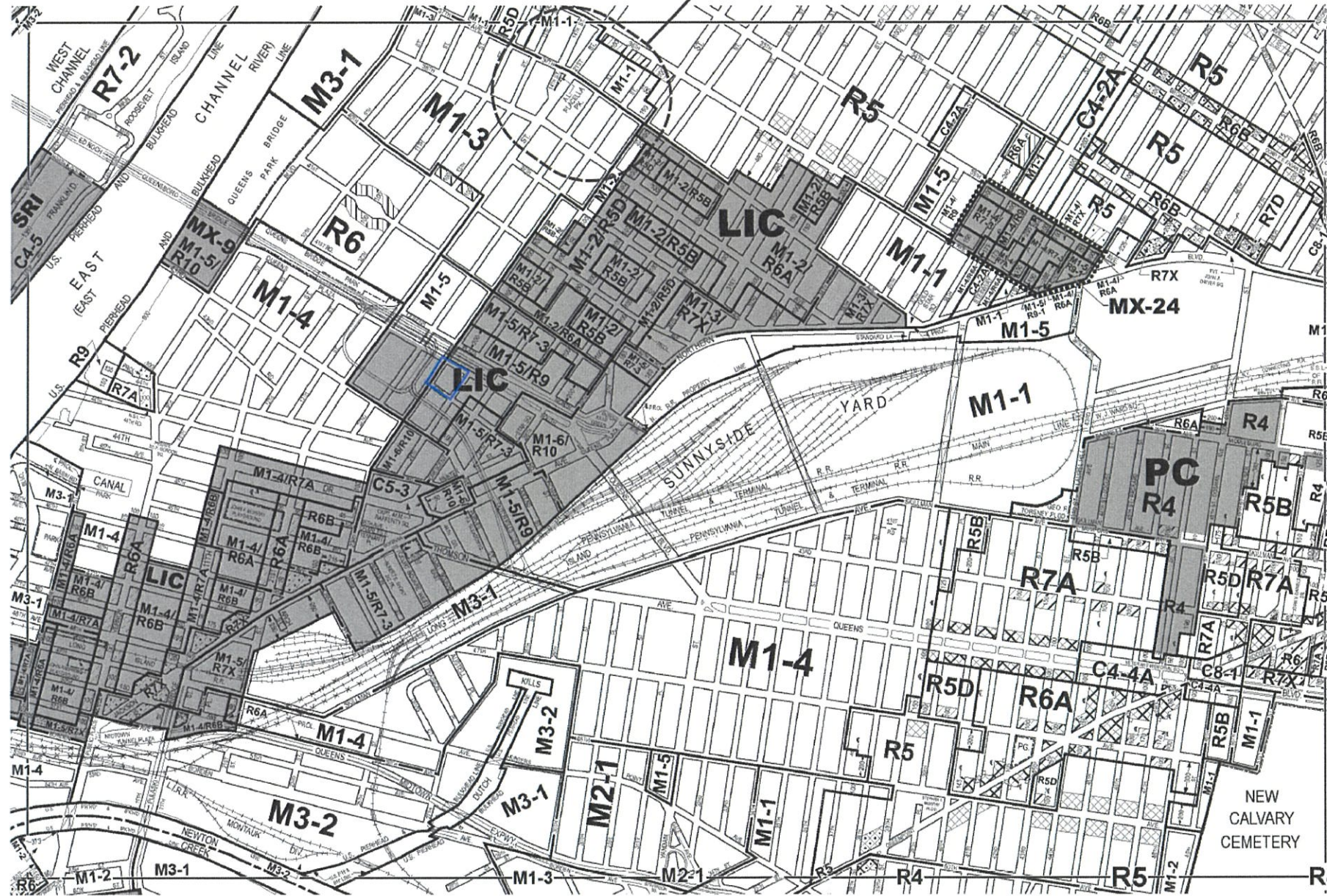
PROJECT DESCRIPTION

- The Applicant proposes a zoning map amendment to rezone an existing M1-1 zoning district to an M1-5 zoning district over the Project Area. The Project Area consists of Block 348, Lots 1, 2, and parts of Lots 6 and 35.
- The proposed zoning map amendment will facilitate the development of 21-17 37th Avenue (Block 348, Lot 2) with a new seven-story mixed manufacturing and commercial building.
- The Development Site is approximately 16,984 sq. ft. The proposed mixed-use development will be an 84,475 sq. ft. (4.97 FAR) building with a total height of 113'-10". The proposed base height is 82'-2" feet before setting back 15' from 37th Ave and 20' from 22nd Street.
- Proposed Uses:
 - 21,386 sq. ft. (1.26 FAR) of commercial uses, currently contemplated as local retail and commercial offices.
 - 63,088 sq. ft. (3.71 FAR) of light manufacturing uses.
- The applicant proposes 58 parking spaces, even though no accessory parking spaces are required.

21-17 37th Avenue, Queens

- Click blue outline on map to view diagram of **proposed** zoning change

Proposed Project Area



600 0 600 1200 1800 FEET

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

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:

11-22-2022 C 220364 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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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.

ZONING
MAP
9b

21-17 37th Avenue, Queens



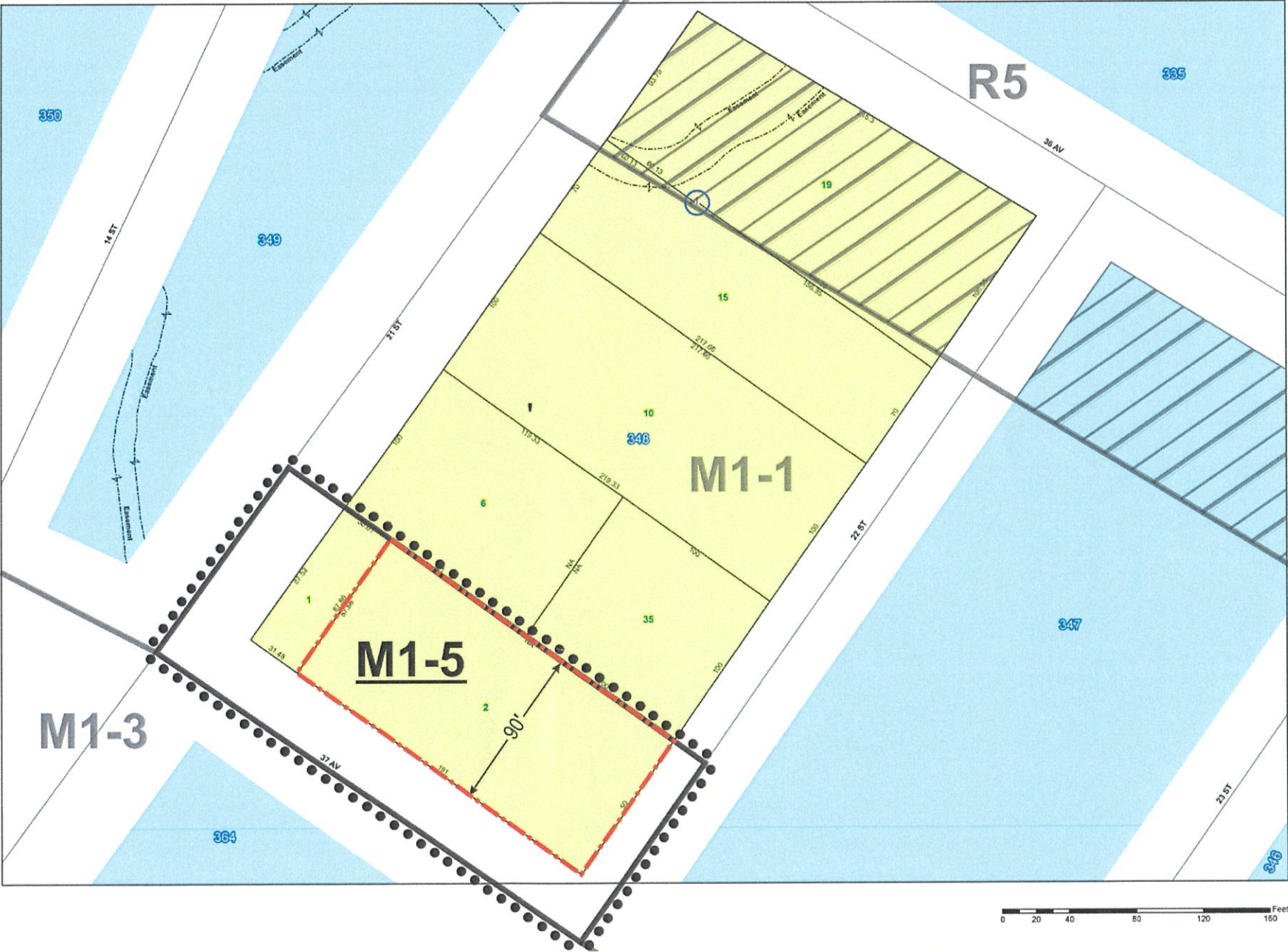
NYC Digital Tax Map

Effective Date : 12-07-2008 10:34:28
End Date : Current
Queens Block: 348






Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Let 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
- Existing C1-3 Overlay
- M1-3 Proposed Zoning District



















Block: 348, Lots: 1 & 2

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

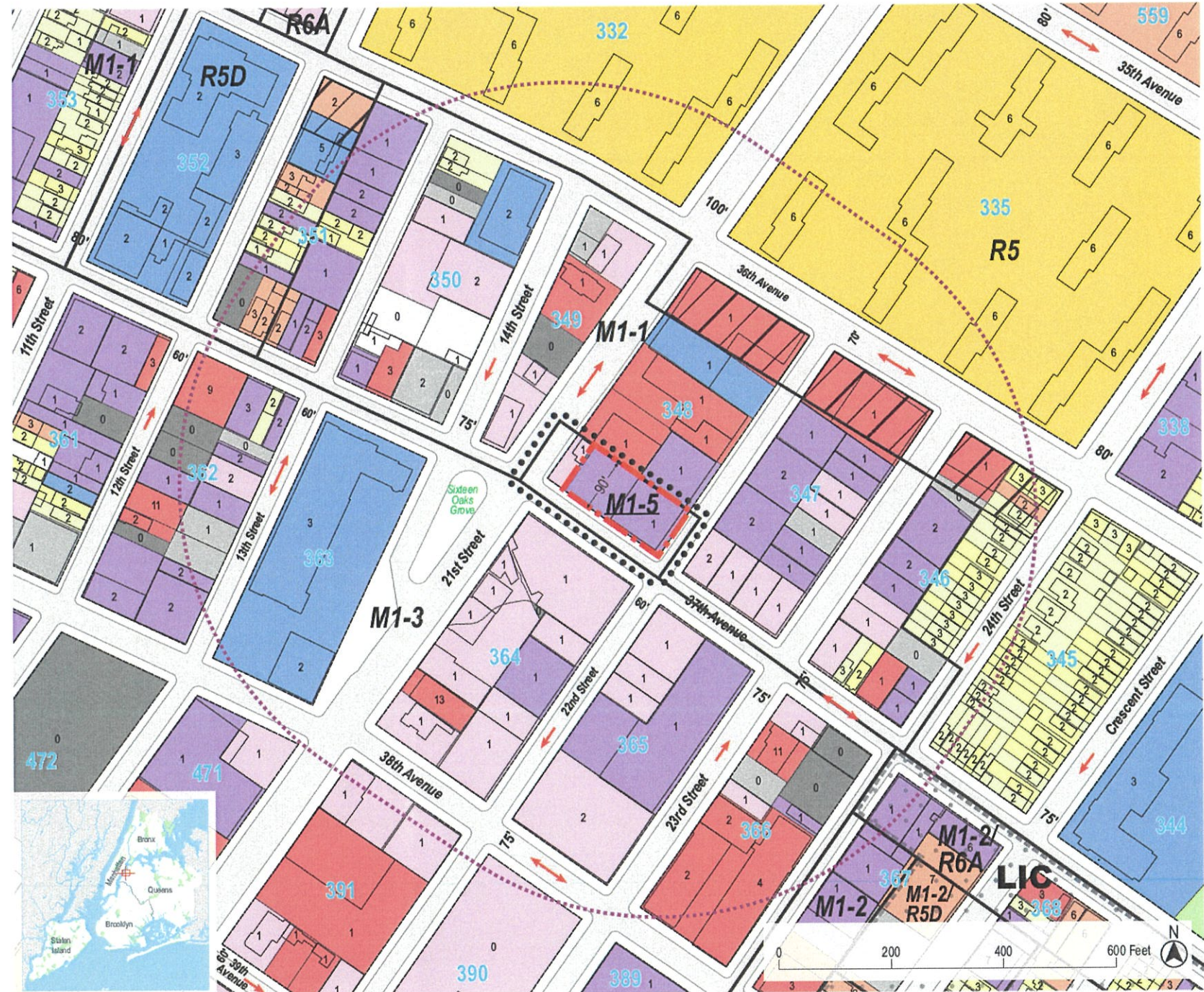
-  Subway Entries
-  Block Numbers
-  Property Lines
-  Number of Floors

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

July 2020

Urban Cartographics





PROPOSED 7-STY BUILDING
21-17 37TH AVE, NY



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mss@mssarch.com

PROJECT:	DATE:	04/17/2018
37th AVENUE	PROJECT NO.:	MSS720
LONG ISLAND CITY, NY	DRAWING BY:	KR
BLOCK: 348	CHK. BY:	
LOT: 1,6984.47	DWG NO:	C-100.00
TITLE:	SHEET NO:	00 OF 08
COVER		

ZONING ANALYSIS: M1-5 (PROPOSED)

GENERAL INFORMATION
LOCATION: 21-17 37TH AVE, QUEENS, NY 11101
BLOCK: 348
LOT: 02
BIN #:

ZONE: M1-5
MAP #: 9b
COMMUNITY BOARD: 401

OF STORIES: CELLAR, 001-07
BUILDING HEIGHT: 113.83' (FROM AVE. CURB HT. TO ROOF FINISH)

ZONING INFORMATION
LOT AREA: 16,984.47 SF
ZR43-12 MAXIMUM FLOOR AREA RATIO FOR COMMERCIAL USE
M1-5 : 5.0
ALLOWABLE FLOOR AREA: 16,984.47 SF x 5.0 = 84,922.35 SF > 84,474.71 SF (PROP.)
ZR43-122 MAXIMUM FLOOR AREA RATIO FOR COMMUNITY FACILITIES
M1-5 : 6.5
ALLOWABLE FLOOR AREA: 16,984.47 SF x 6.5 = 110,399.05 SF > 84,474.71 SF (PROP.)
PROPOSED FLOOR AREA: LIGHT MANUFACTURING: 63,088.31 SF (3.71)
COMMERCIAL: 21,386.40 SF (1.26)
TOTAL PROPOSED FLOOR AREA= 84,474.71 SF (4.97)

ZR43-25 MINIMUM REQUIRED SIDE YARDS
NO SIDE YARDS ARE REQUIRED. HOWEVER, IF AN OPEN AREA EXTENDING ALONG A #SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL BE AT LEAST EIGHT FEET WIDE.

ZR46-26 MINIMUM REQUIRED REAR YARDS
NOT REQUIRED FOR CORNER LOT.

ZR43-40 HEIGHT AND SETBACK REGULATIONS

ZR43-33 MAX. HT. OF WALL AND REQ'D FRONT SETBACK
MAX. FRONT WALL HT. AT STREET LINE: 85' OR 6 STORIES WHICHEVER IS LESS > 5-STY & 82'-2" PROP.

INITIAL SETBACK : NARROW STREET -20'
WIDE STREET -15'

SKY EXPOSURE PLANE:
HEIGHT ABOVE STREET LINE: 85'
SLOPE: NARROW STREET- 2.7V : 1.0H
WIDE STREET - 5.6V : 1.0H

PROPOSED BUILDING HEIGHT: 113'-10" (TO ROOF FINISH)-SEE SHEET A-106.00

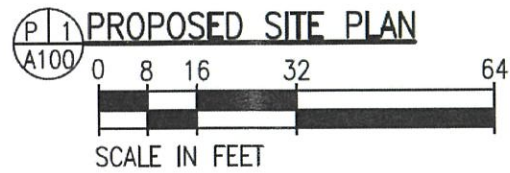
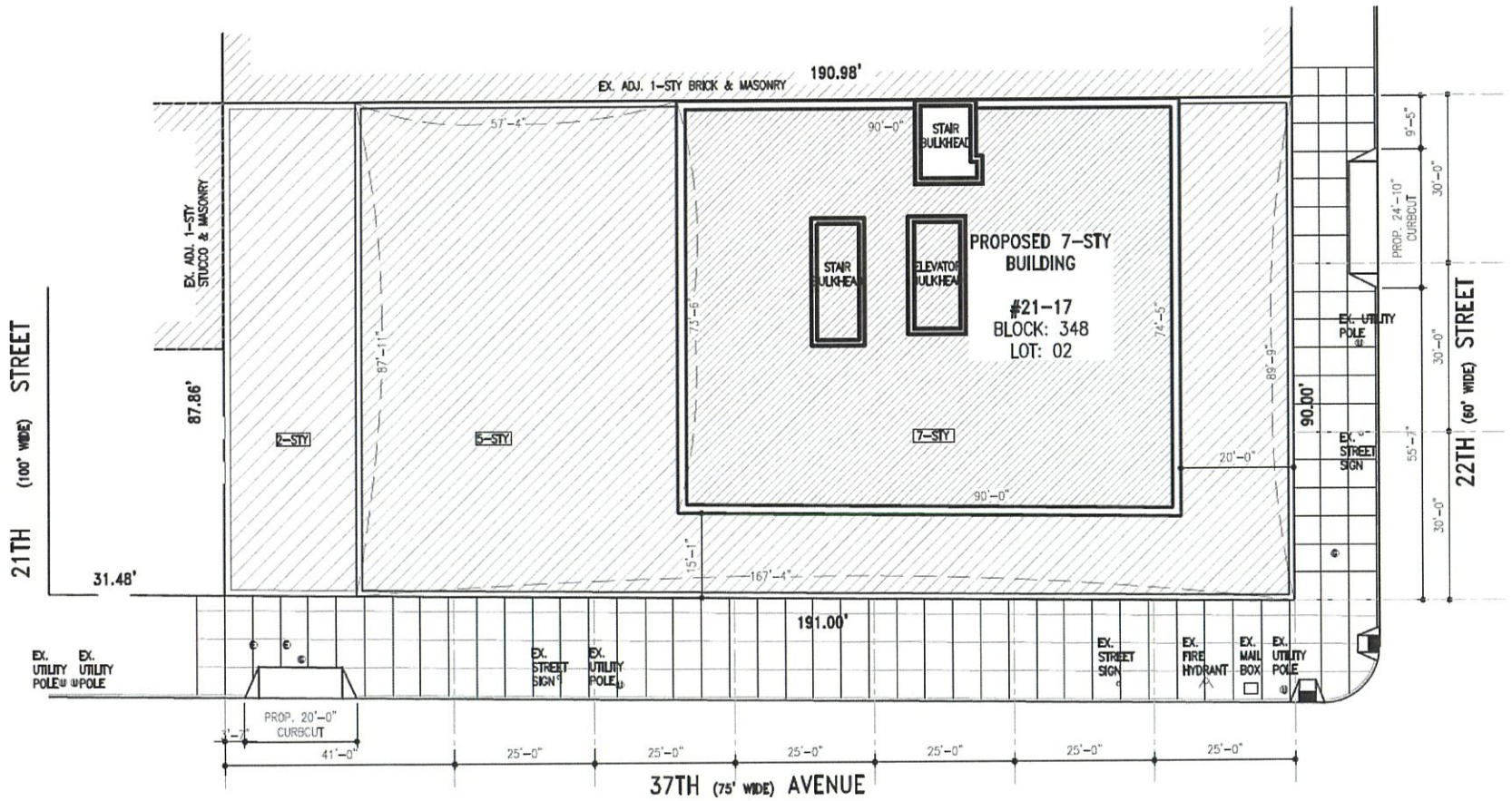
ZR44-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL/MANUFACTURING USES

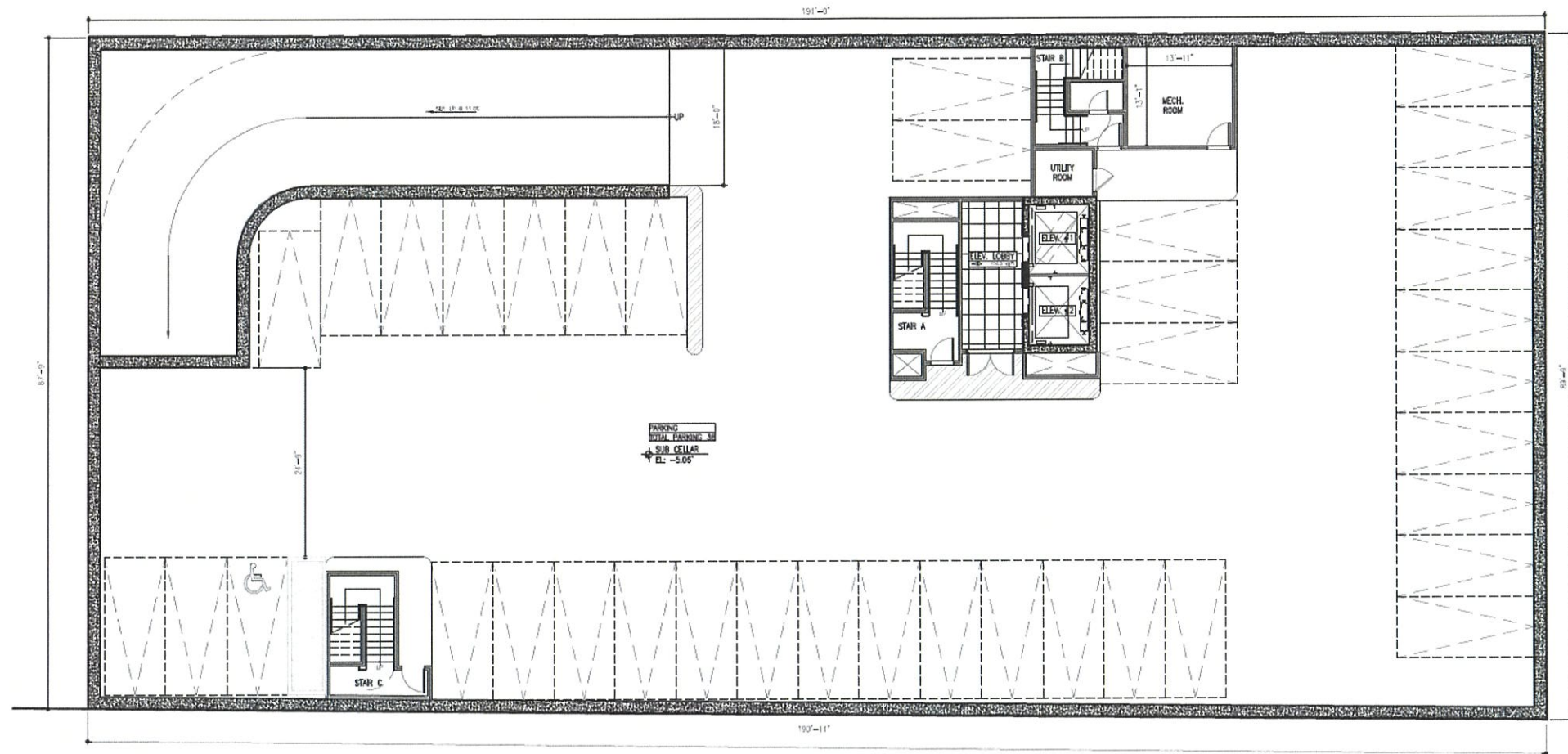
ZONE M1-5
FOR COMMERCIAL (PRC-B & B1) =NONE REQUIRED
FOR LIGHT MANUF. (PRC-F) =NONE REQUIRED

NO PARKING SPACE REQUIRED
PROPOSED PARKING SPACE: 58

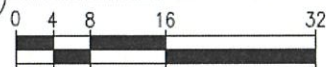
ZR44-52 REQUIRED ACCESSORY OFF-STREET LOADING BERTHS
M1-5: FIRST 15,000 SF OF FLOOR AREA: NONE REQUIRED
NEXT 25,000 SF OF FLOOR AREA: 1 REQ'D
NEXT 40,000 SF OF FLOOR AREA: 1 REQ'D

2 LOADING BERTHS REQ'D= 2 LOADING BERTHS PROVIDED.



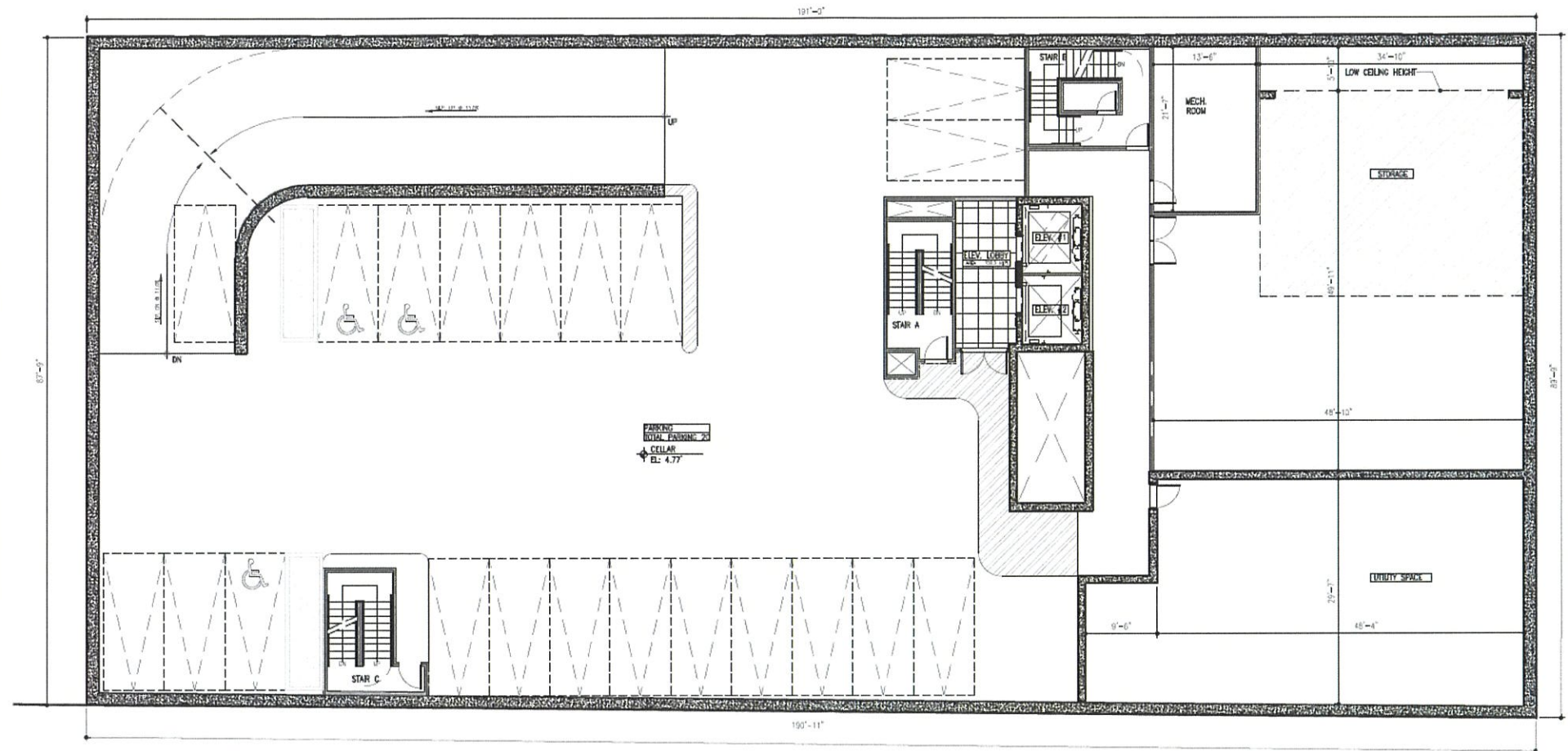


P 1
A101
PROPOSED SUB-CELLAR PLAN



SCALE IN FEET
 FLOOR AREA: 16,619.65 SQ.FT.





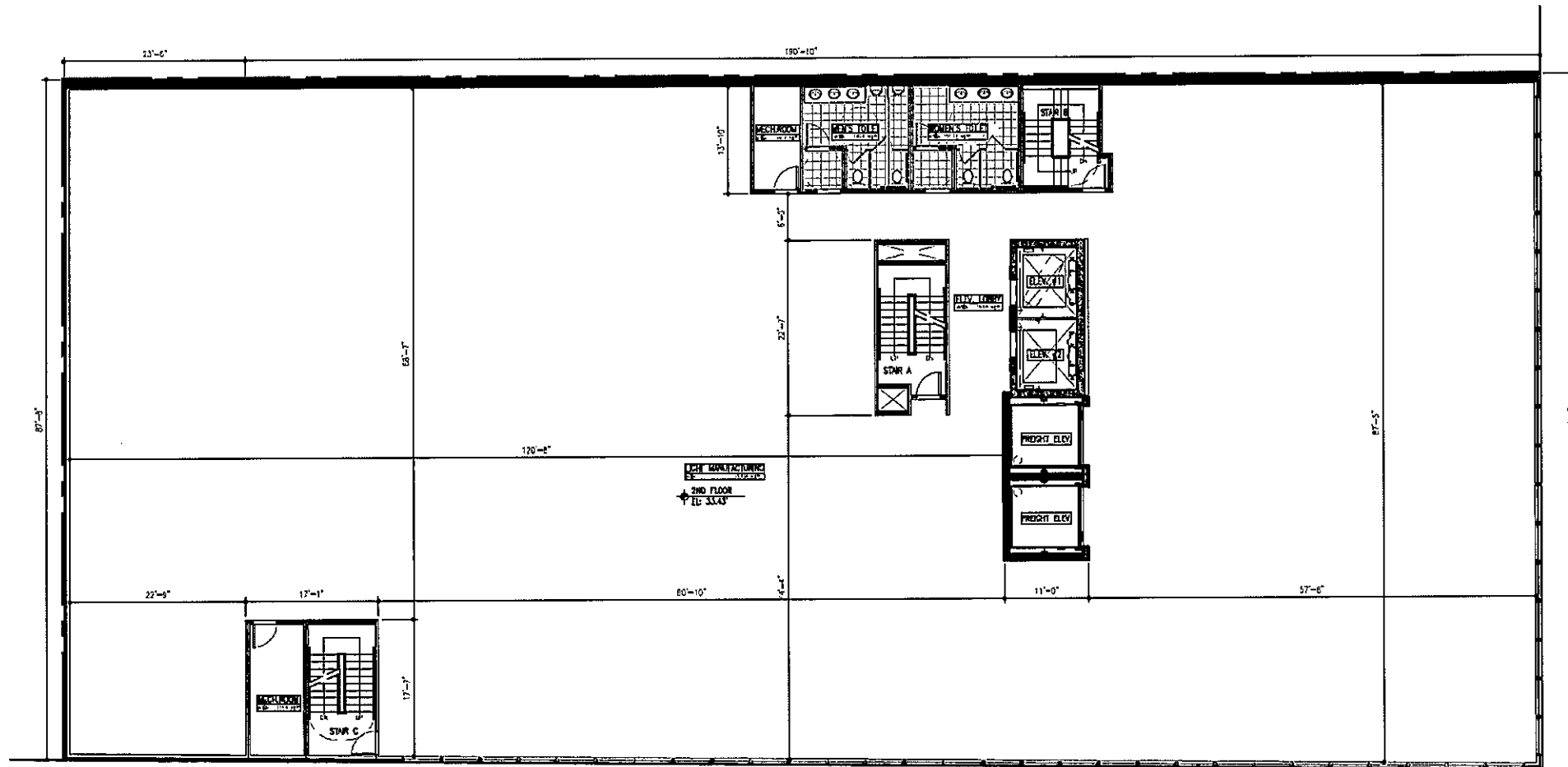
P11 PROPOSED CELLAR PLAN
A102

0 4 8 16 32

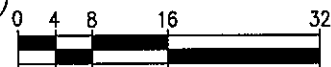
SCALE IN FEET

FLOOR AREA: 16,619.65 SQ.FT.



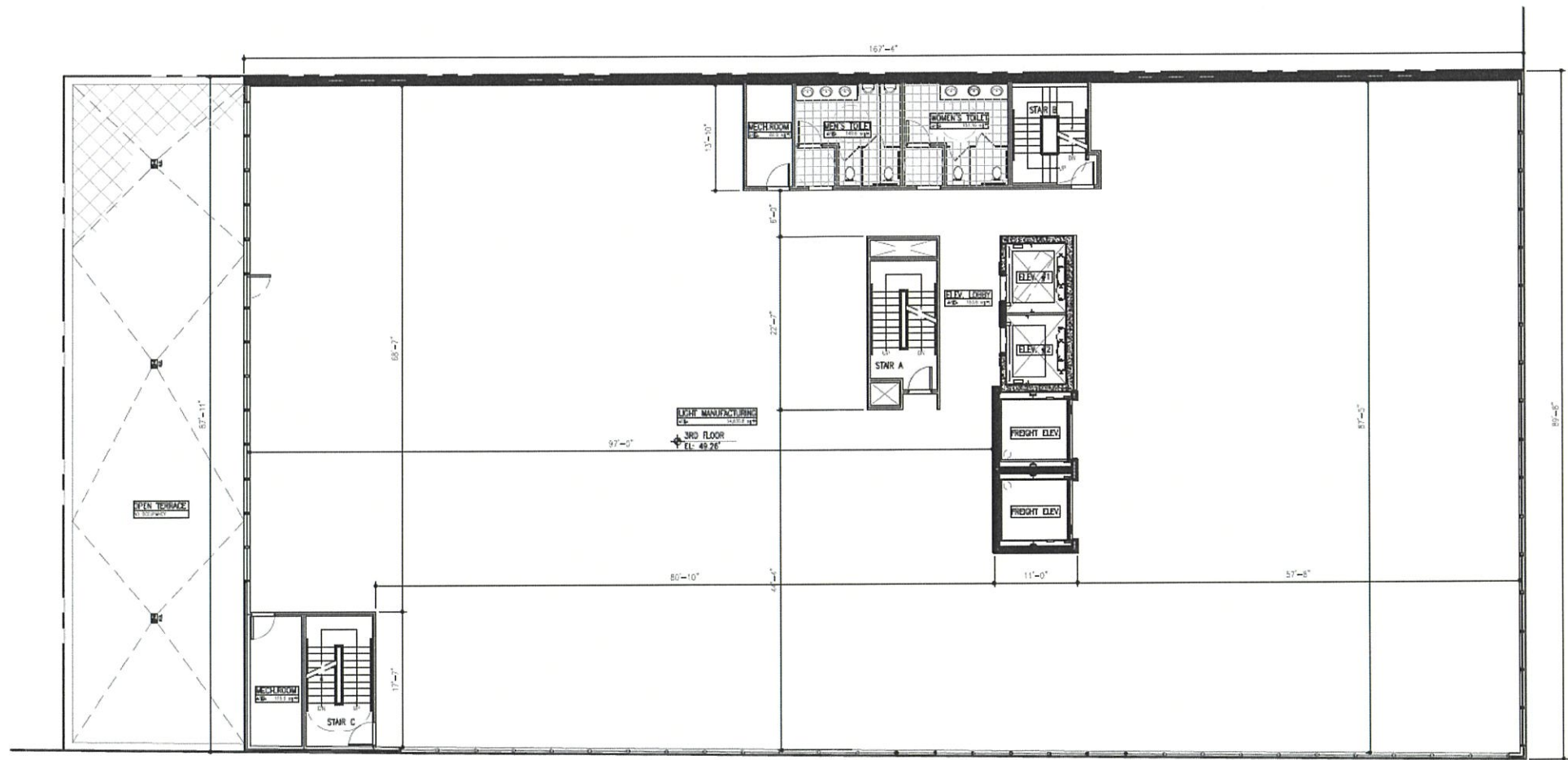


P 1
A104
PROPOSED SECOND FLOOR PLAN

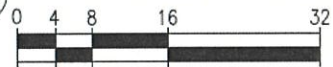


SCALE IN FEET
 FLOOR AREA: 16,619.65 SQ.FT.



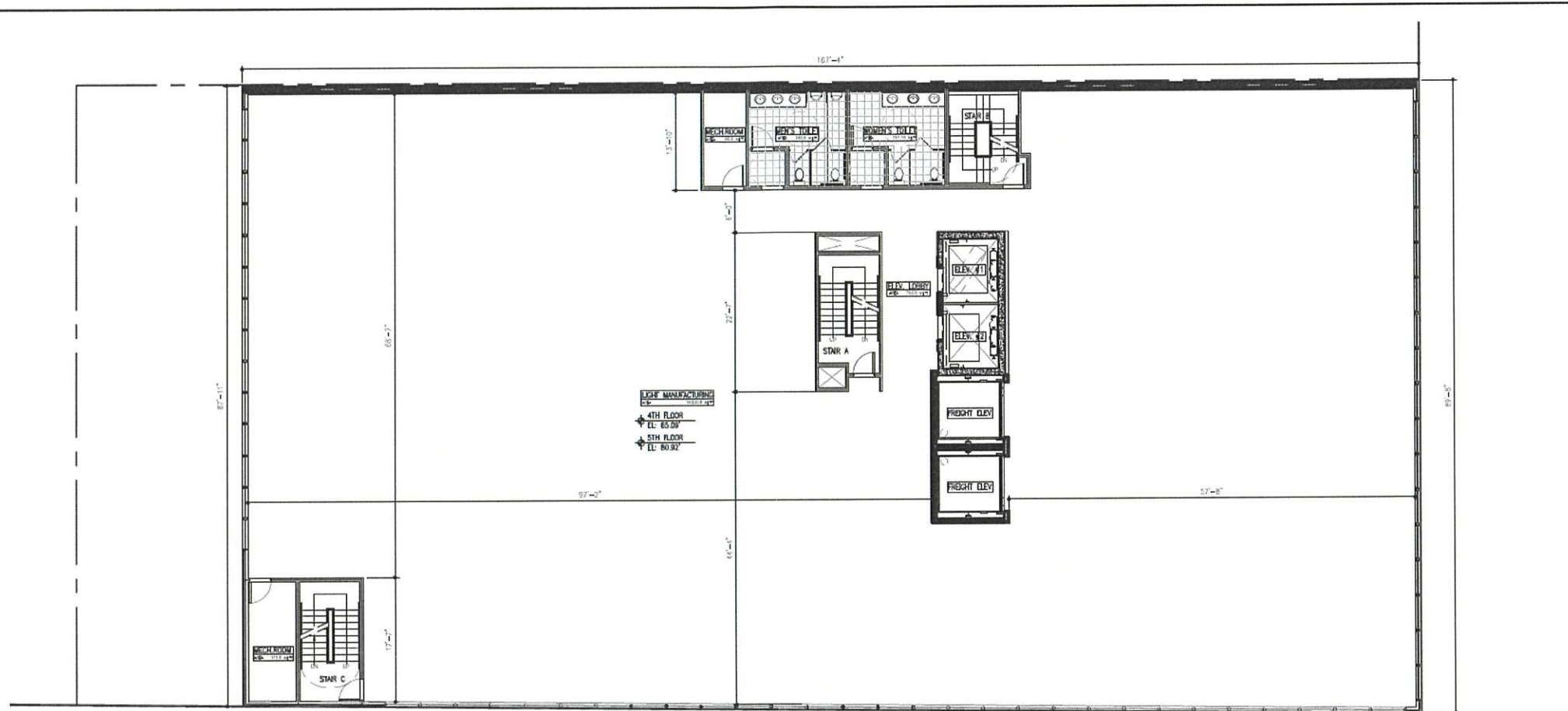


P 11 PROPOSED THIRD FLOOR PLAN
A105



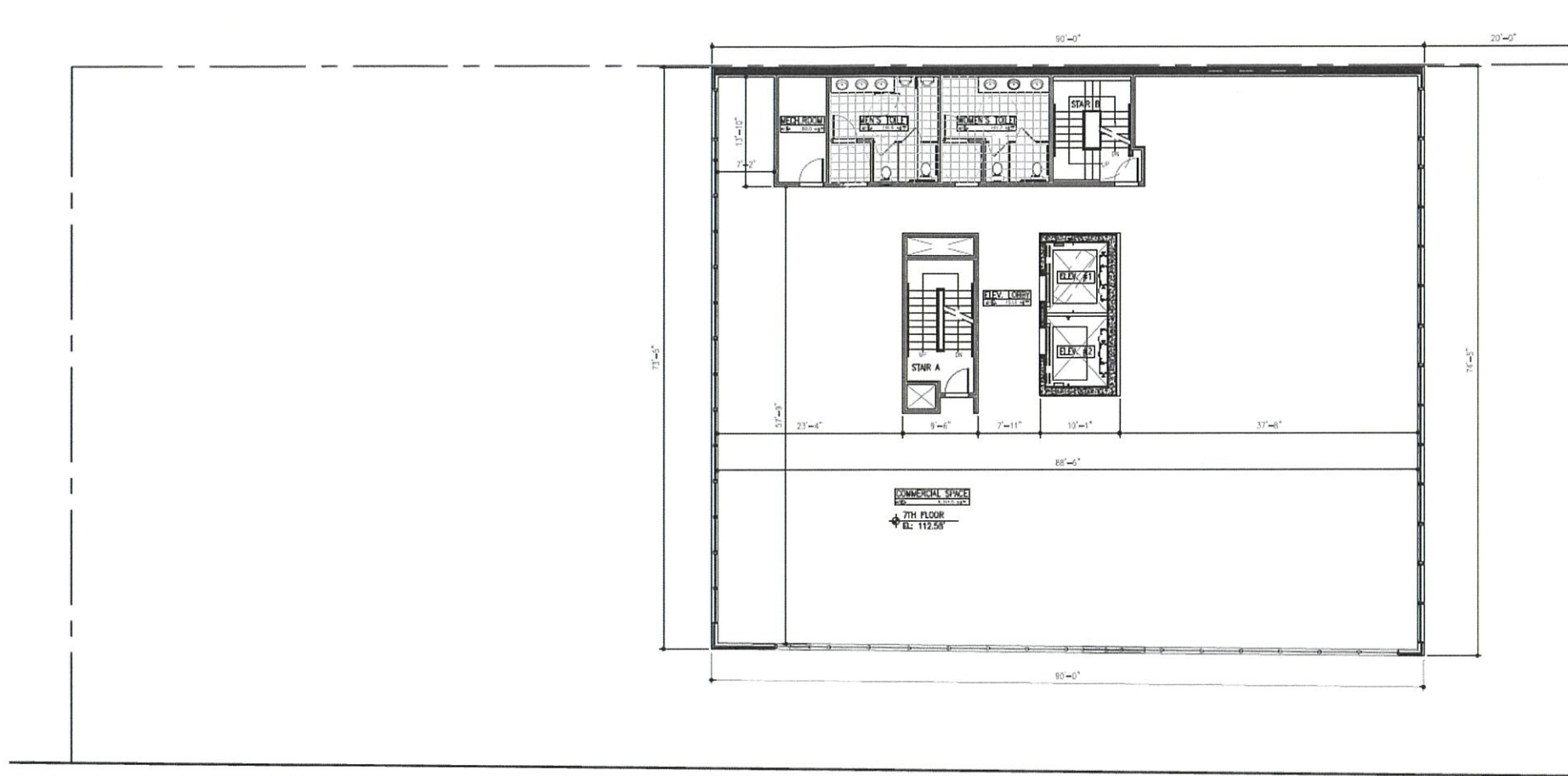
SCALE IN FEET
FLOOR AREA: 14,630.8 SQ.FT.



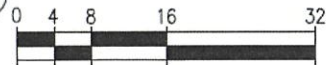


P 1
 A106
 PROPOSED FOURTH & FIFTH FLOOR PLAN
 0 4 8 16 32
 SCALE IN FEET
 FLOOR AREA: 14,630.8 SQ.FT. (EACH)



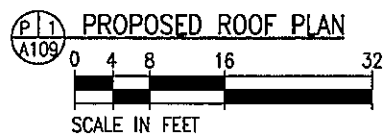
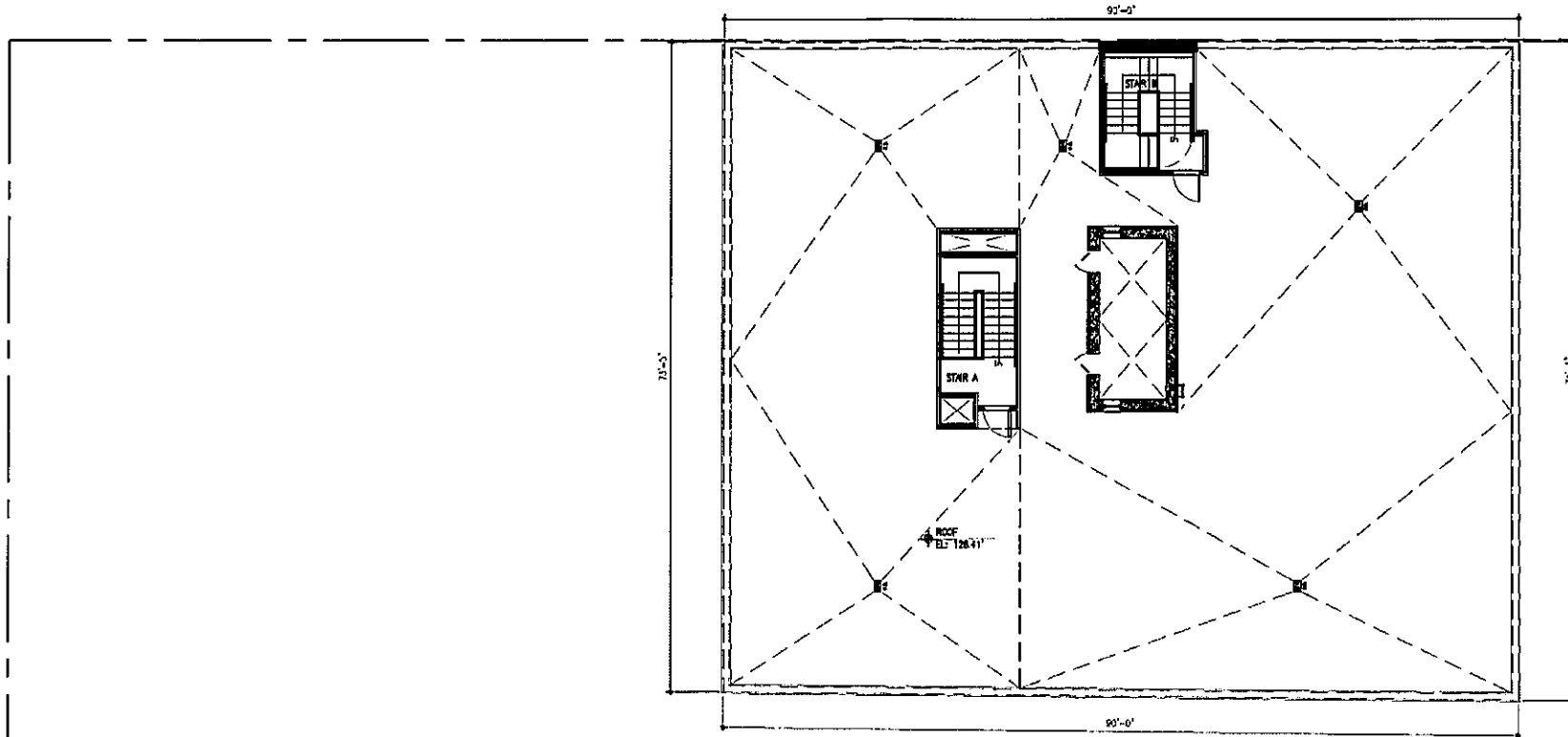


P 1
A108 PROPOSED SEVENTH FLOOR PLAN



SCALE IN FEET
FLOOR AREA: 6,344.8 SQ.FT.





PROPOSED SUSTAINABILITY MEASURES

ENVELOPE

LANDSCAPED TERRACE CREATING GREEN SPACES W/ NATURAL PLANTS REQUIRING LESS MAINTENANCE AND LEISURE SPACE FOR OCCUPANTS.

GREEN ROOF PROVIDE ADDITIONAL INSULATION & MANAGE STORM WATER RUN OFF.

RENEWABLE ENERGY

ROOF TOP SOLAR PANELS.

ENVELOPE

INSULATED WALL PANEL SYSTEM.

TRIPPLE INSULATED GLAZING.

FULL HEIGHT WINDOWS FOR MAX NATURAL LIGHTING TO MINIMIZE USE OF ARTIFICIAL LIGHTS

ENERGY & TECH. INTEGRATION

HIGH EFFICIENCY HEATING, VENTILATION & COOLING SYSTEM (HVAC).

LED LIGHTING WITH MOTION SENSOR & SMART CONTROL.

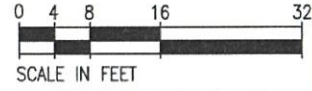
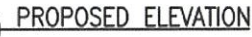
EMS TO MONITOR, CONTROL AND OPTIMISE BUILDING OPERATION & MAINTENANCE.

WATER EFFECTIVENESS

LOW FLOW FIXTURES FOR WATER SAVING.

RAINWATER HARVESTING BY USING THE CELLAR DETENTION TANK TO COLLECT & STORE RAINWATER FOR NON POTABLE USE.





M.S. SAVANI ARCHITECT, PC

LOCAL HIRING INITIATIVES

- The applicant is committed to local hiring and will continue to actively seek out talent from the local community.
- Recruitment Sources:
 - Talent Acquisition Team
 - Includes seven highly qualified recruiters and four onboarding specialists who are responsible for recruitment, selection, and onboarding.
 - Parts Authority Career Page
 - Indeed.com
 - Parts Authority Job Fair
 - Recruitment at Yankee Stadium

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