

22-60 46th St. Residential Development & Pancyprian Association Theater



About Us



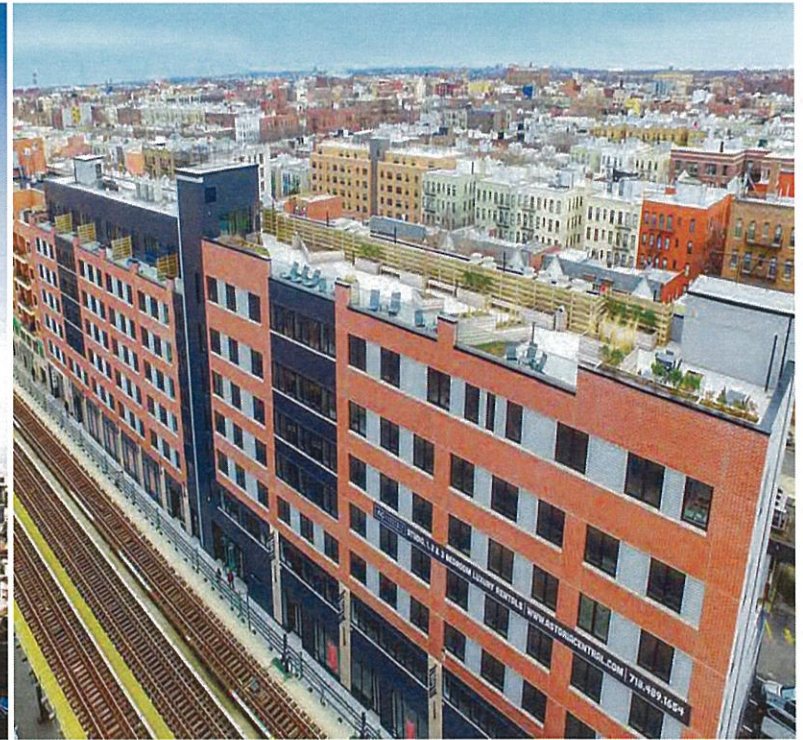
DattnerArchitects



HANAC George T. Douris Tower
2740 Hoyt Ave S
Astoria, NY



Q41
23-10 41st Ave
Long Island City, NY



Astoria Central
31-57 31st St
Astoria, NY

Mega was founded in 1990, with the vision of creating a reliable, reputable contracting company in the city of New York.

22-60 46TH STREET, ASTORIA



Existing Neighborhood Context



22-60 46TH STREET, ASTORIA



Existing Neighborhood Context



22-60 46TH STREET, ASTORIA



MEGA

Development Site Street Views



22-60 46TH STREET, ASTORIA



Area Map

Area Map
 22-60 46th Street, Queens
 Block 769, Lot 25

Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

M1-1 Existing Zoning Designations
R6A Proposed Zoning Designations

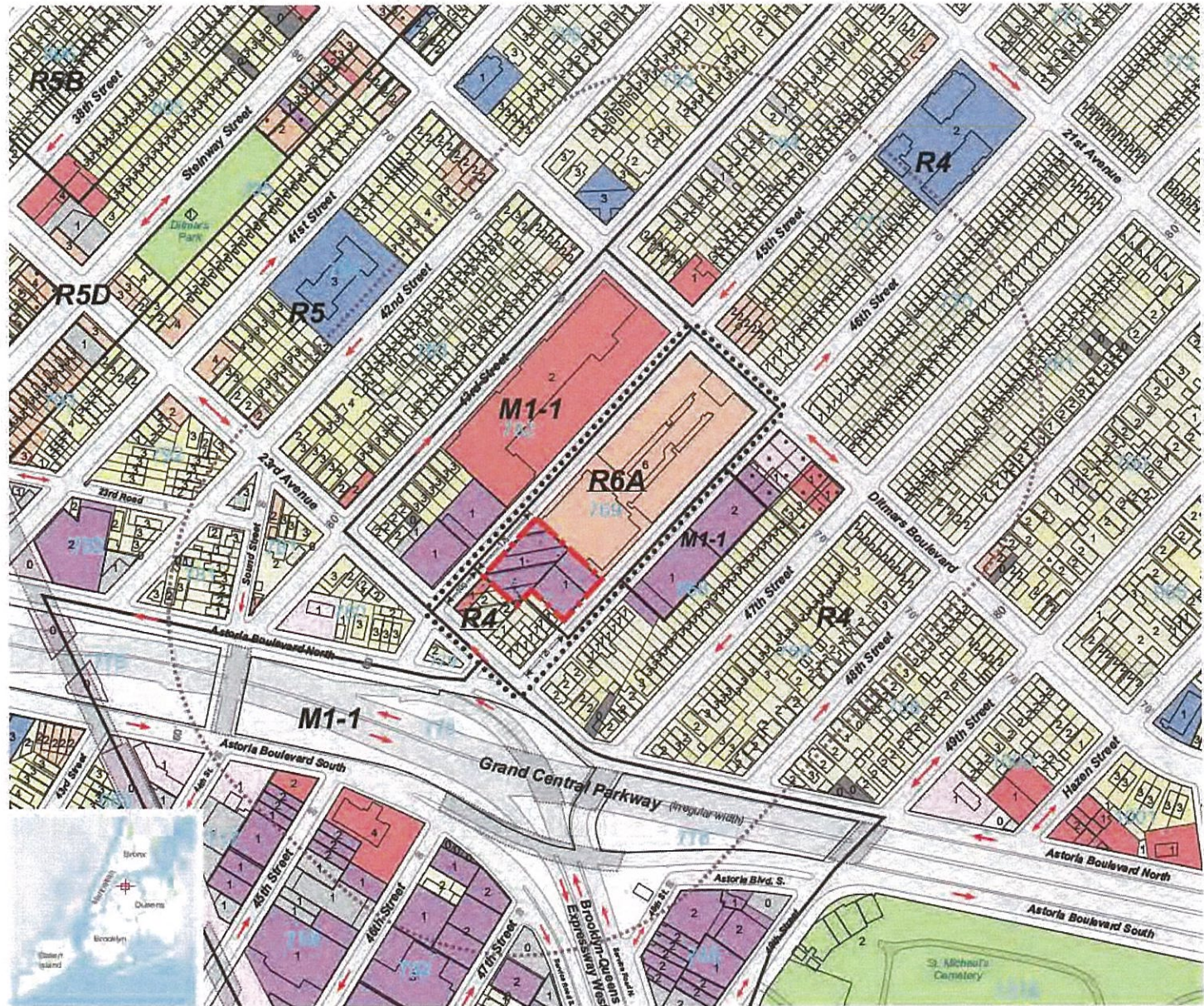
Existing Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

- Subway Entries
- 5037 Block Numbers
- Elevated Rail or Roadway
- Property Lines
- 5 Number of Floors

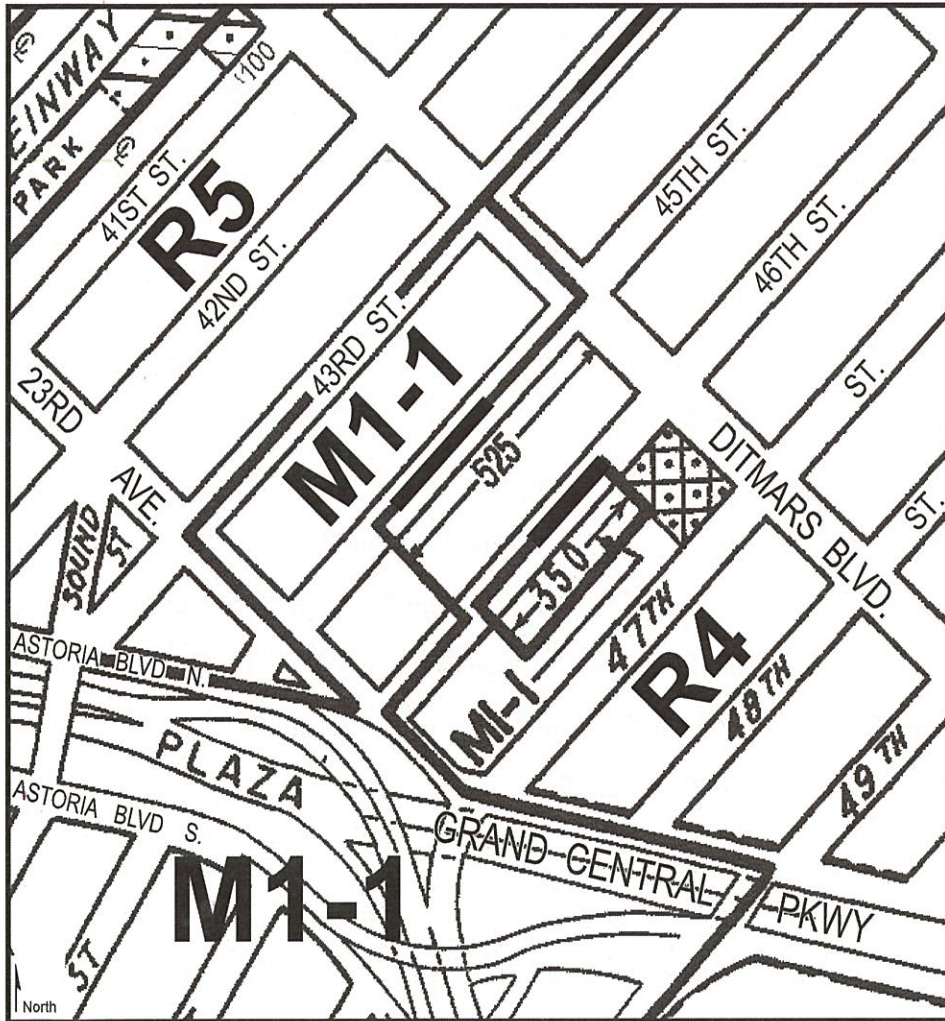
Land Uses

- 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

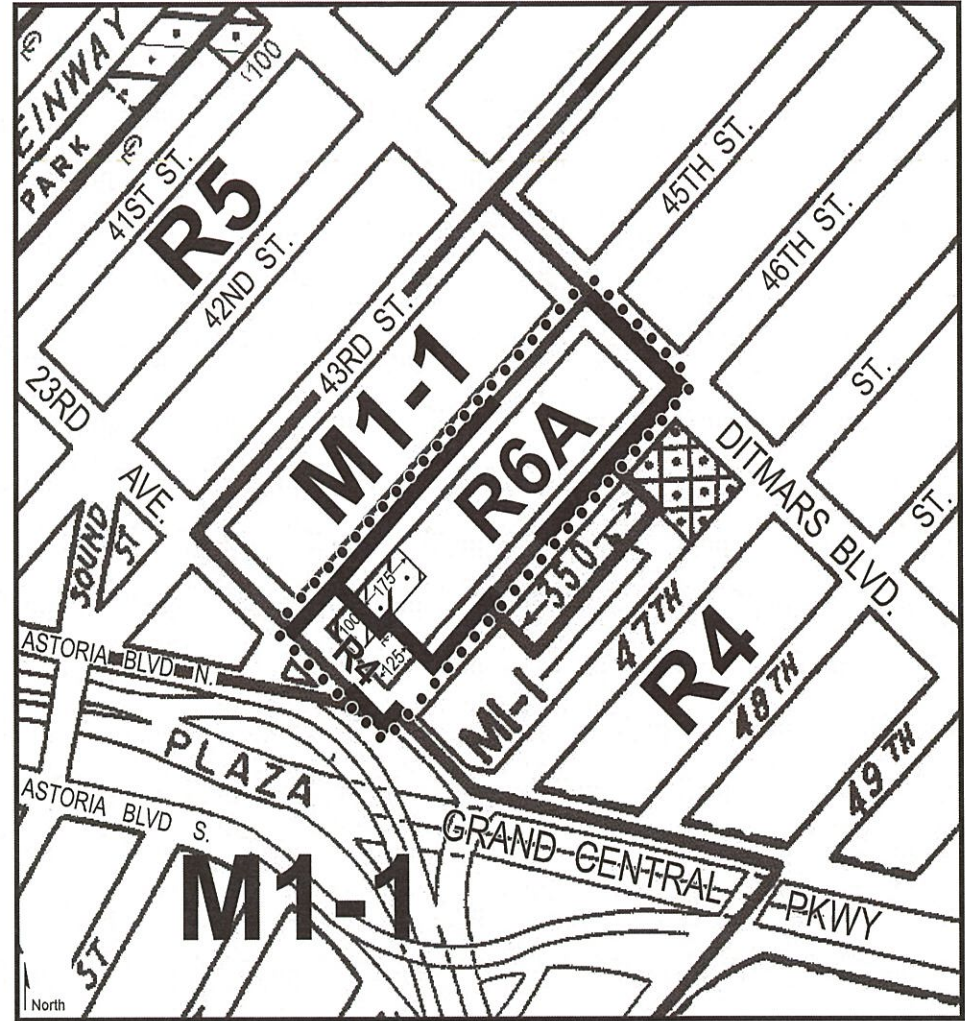


Prepared by Urban Cartographics January 2018

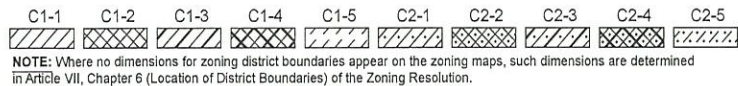
Zoning Change Map



Current Zoning Map (9c)



Proposed Zoning Map (9c) - Area being rezoned is outlined with dotted lines



- Rezoning from M1-1 to R4
- Rezoning from M1-1 to R4/C2-3
- Rezoning from M1-1 to R6A
- Rezoning from M1-1 to R6A/C2-3
- Rezoning from R4 to R6A



MIH Map



Mandatory Inclusionary Housing Area see Section 23-154(d)(3)

MIH Option 2 and Workforce Housing Option



Project Overview

- One through lot mixed-use building with two sections, setback from the property line with a six-story base, two setback floors above, and a shared residential landscaped greenroof courtyard at the 2nd floor
- Total of 88 residential apartments
- Of which 28 will be permanently affordable apartments of workforce housing
- Fitness center, residents' lounge, playroom, party room, office center, and landscaped terraces
- In discussions with 32BJ to be able to recruit building service employees.
- Approximately 6,300 SF of commercial space on 45th Street, adjacent to Joe's Garage Bar
- Parking garage with approximately 70 spaces
- 250-seat community theater for the PanCyprian Association of America

Rendering - 46th Street looking North



DattnerArchitects

22-60 46TH STREET, ASTORIA



Rendering - 45th Street Looking South



DattnerArchitects

22-60 46TH STREET, ASTORIA



Rendering - Courtyard



DattnerArchitects

22-60 46TH STREET, ASTORIA

DattnerArchitects



Aerial View



DattnerArchitects

22-60 46TH STREET, ASTORIA



MEGA

An Affordable State-of-the-Art Theater for All of Astoria's Community Groups



- 11,000-SF cultural theater (max. capacity 250 seats) managed by the Pancyprrian Association to be used by local community groups.
- Modern stage lighting/sound systems.
- Facility can host dance groups, youth orchestras and choirs, art exhibitions, book talks, panel discussions, etc.

22-60 46TH STREET, ASTORIA



MEGA

Pancyprian Association of America



Theater

Our theater and cultural divisions have greatly expanded but sadly our accommodations are unable to properly support our audiences or performers.

Effie Antoniou, Theater Division President



Dance

Our children look forward to meeting for dance practice each week, we want to give them the best space possible.

Kyriacos Papastylianou, Dance Division President



Choir

We hope to build a much-needed theater within the proposed development, which will benefit all of Astoria.

Philip Christopher, Pancyprian Association President

Affordability - MIH Option - Workforce Housing

22-60 46th Street Re-Development Affordable Unit Mix				
<u>SIZE</u>	<u>COUNT</u>	<u>RENT</u>	<u>MIN INCOME</u>	<u>MAX INCOME</u>
70% AMI				
1 BR	2	\$1,298	\$46,972.00	\$ 58,450.00
2 BR	2	\$1,567	\$56,332.00	\$ 73,010.00
3 BR	1	\$1,803	\$65,075.00	\$ 84,700.00
<i>SUBTOTAL</i>	5			
90% AMI				
1 BR	2	\$1,689	\$60,378.00	\$ 75,150.00
2 BR	2	\$2,036	\$72,412.00	\$ 93,870.00
3 BR	1	\$2,346	\$83,692.00	\$ 108,900.00
<i>SUBTOTAL</i>	5			
135% AMI				
1 BR	7	\$2,570	\$90,583.00	\$ 112,725.00
2 BR	8	\$3,093	\$108,652.00	\$ 140,805.00
3 BR	3	\$3,566	\$125,520.00	\$ 163,350.00
<i>SUBTOTAL</i>	18			
	28	TOTAL MIH UNITS		



HANAC, Inc.

MIH Administering Agent & Management Company

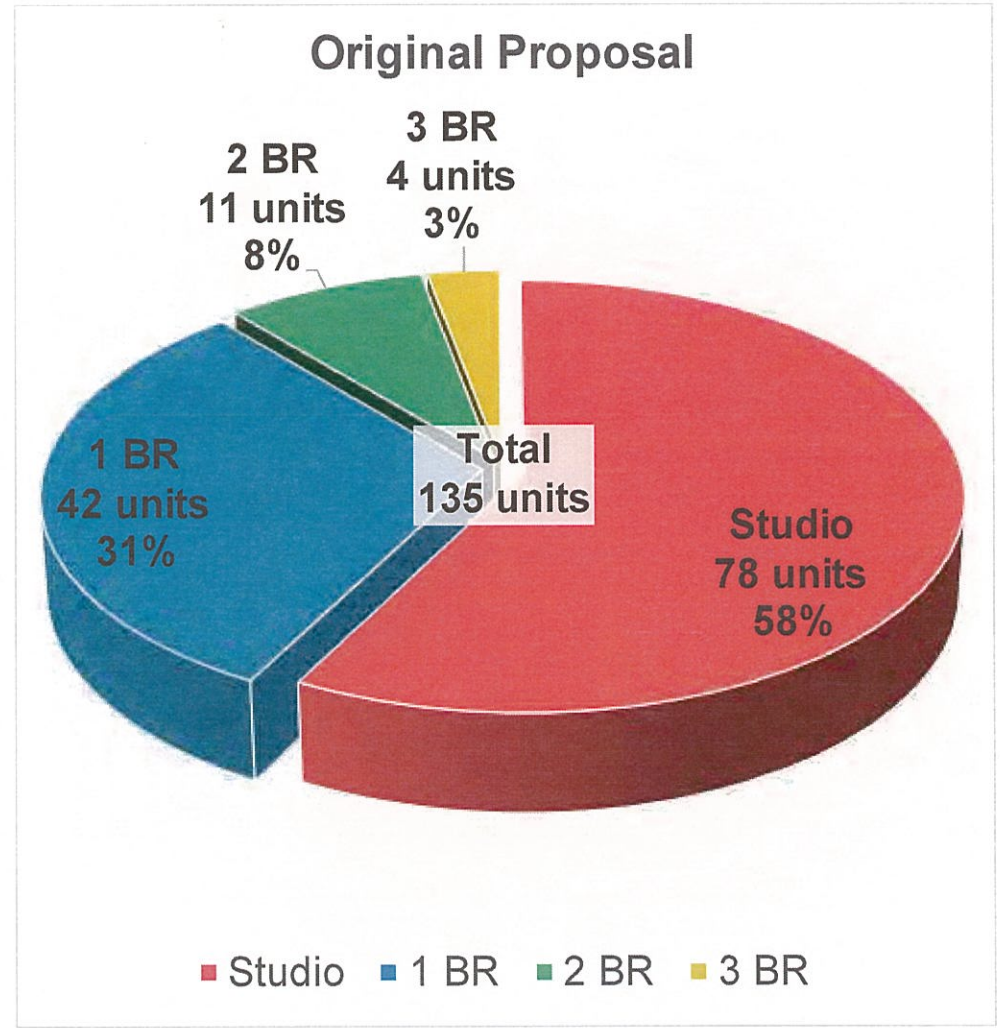
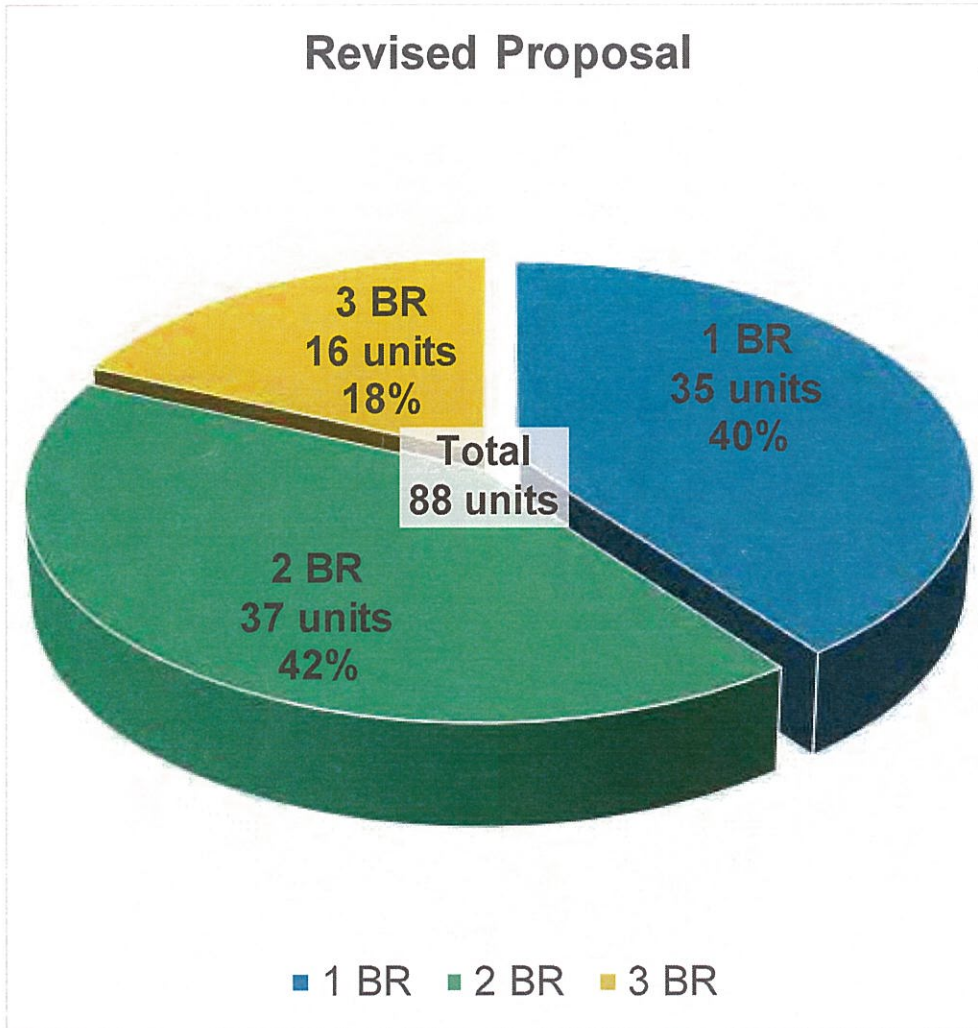
- Astoria-based since its founding in 1972 with a focus toward seniors.
- Serves the needs of vulnerable populations throughout NYC
- Responsible for ensuring that affordable housing units are rented in compliance with zoning provisions and guidelines applicable to affordable units. Owns and Manages over 600 units, most of which are in Astoria.

Services:

- Marketing, processing applications, explaining eligibility and application requirements
- Assistance with applications and forms, referrals for counseling and many other types of community-based services

Administrative office located at 27-40 Hoyt Avenue S, Astoria

Unit Mix - Original Proposal and Revised Proposal



30% of the residential floor area will be permanently affordable (5% at 70% AMI, 5% at 90% AMI and 20% at 135% AMI)

Updated Entrance Renderings



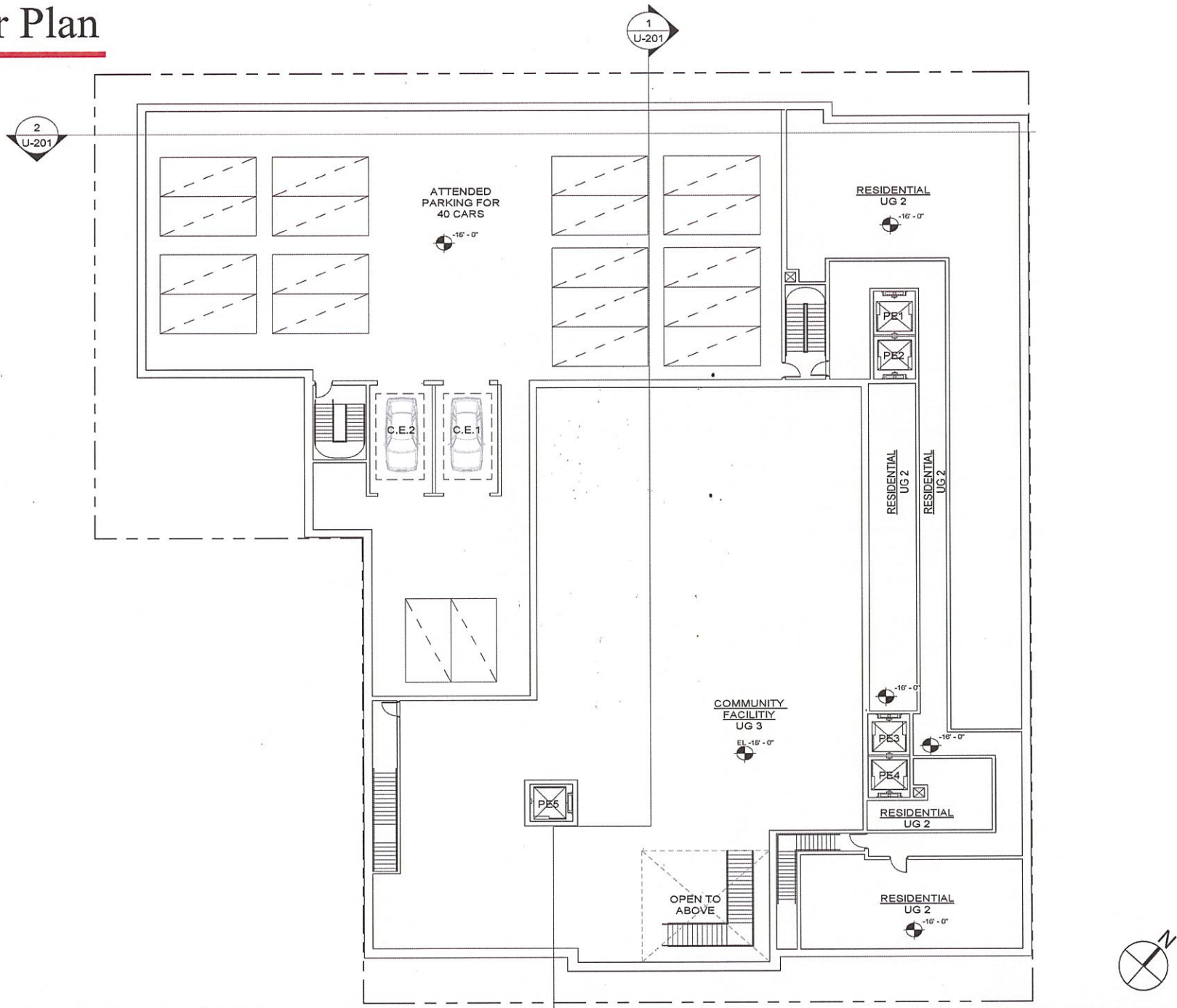
Community Support Received

- Over 1,000 petition signatures of support from local neighbors and community members
 - 152 petition signatures from within 3-4 blocks of the project
- Letter of support from more than 10 local small business
- Letters of support from a broad array of cultural and community groups, including:
 - Bangladeshi Institute for the Performing Arts
 - Queens Chamber of Commerce
 - Mare Nostrum
 - Greek American Home Owners Association of Astoria
 - Ecuadorian American Cultural Center
- Overwhelming support from immediate neighbors/owners of adjacent properties, including letters of support from 4 neighbors on our block
- We have offered the theater space to local schools PS 84 and IS 141; including some free use of the theater.

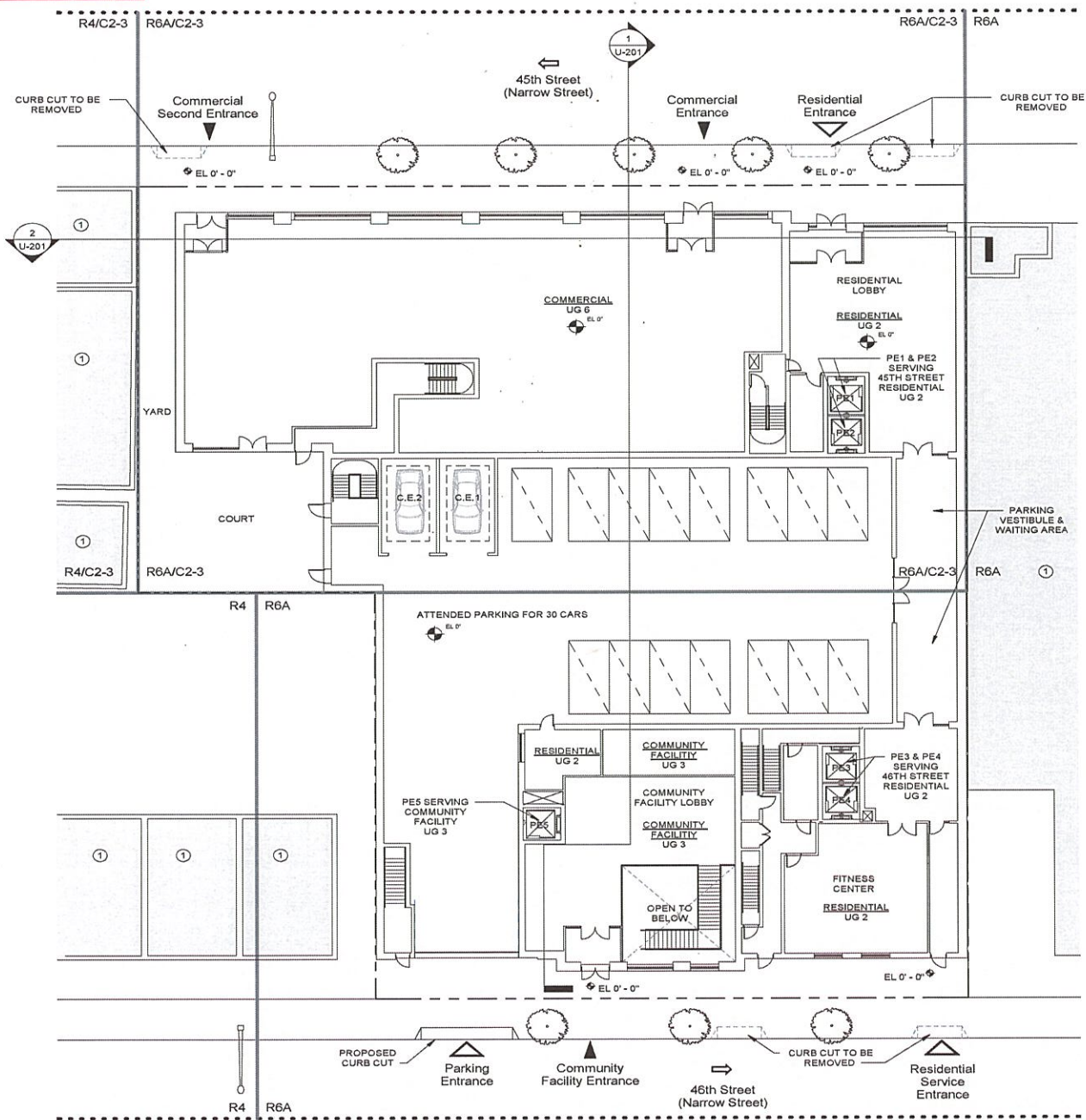
Appendix



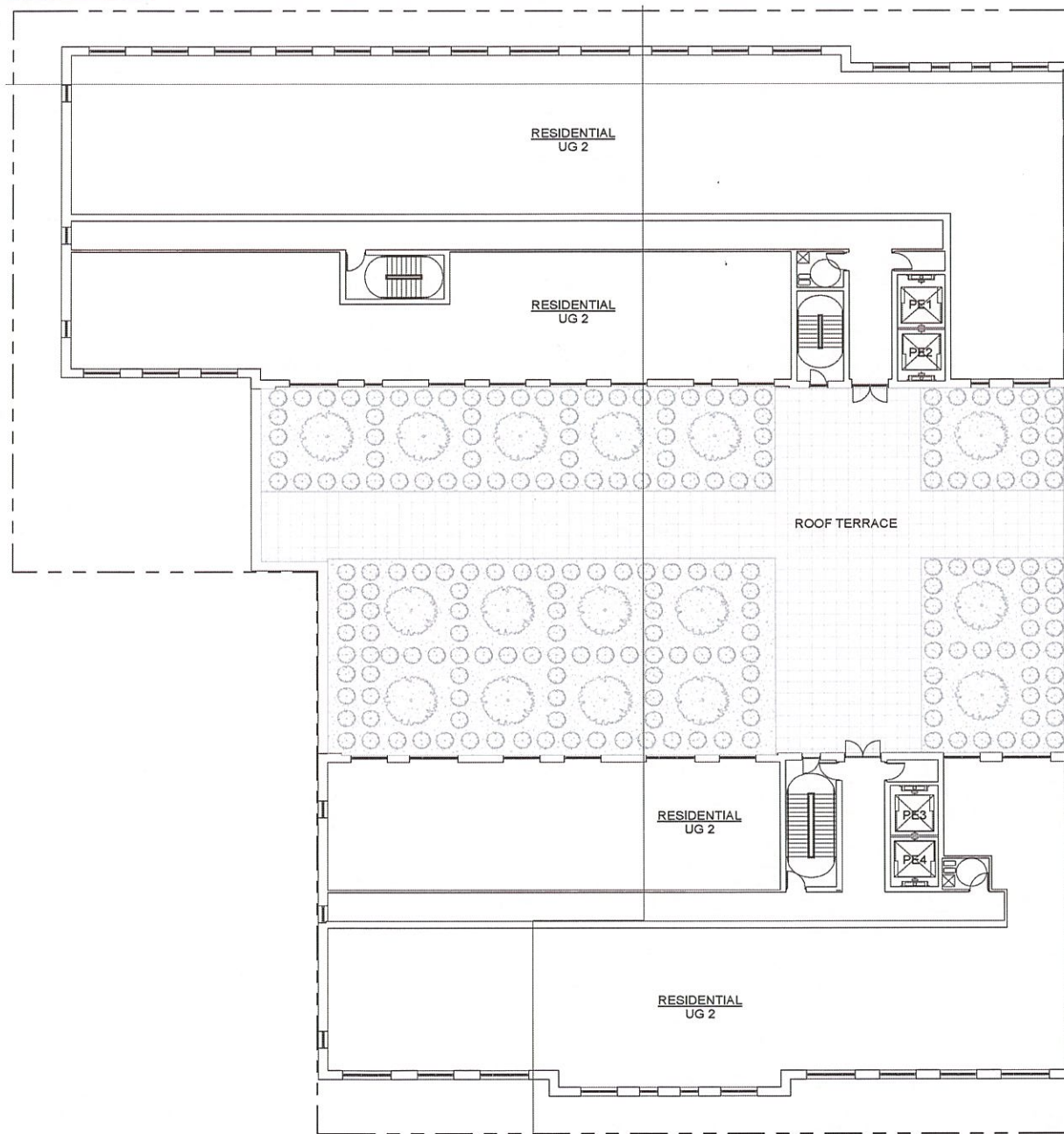
Cellar Plan



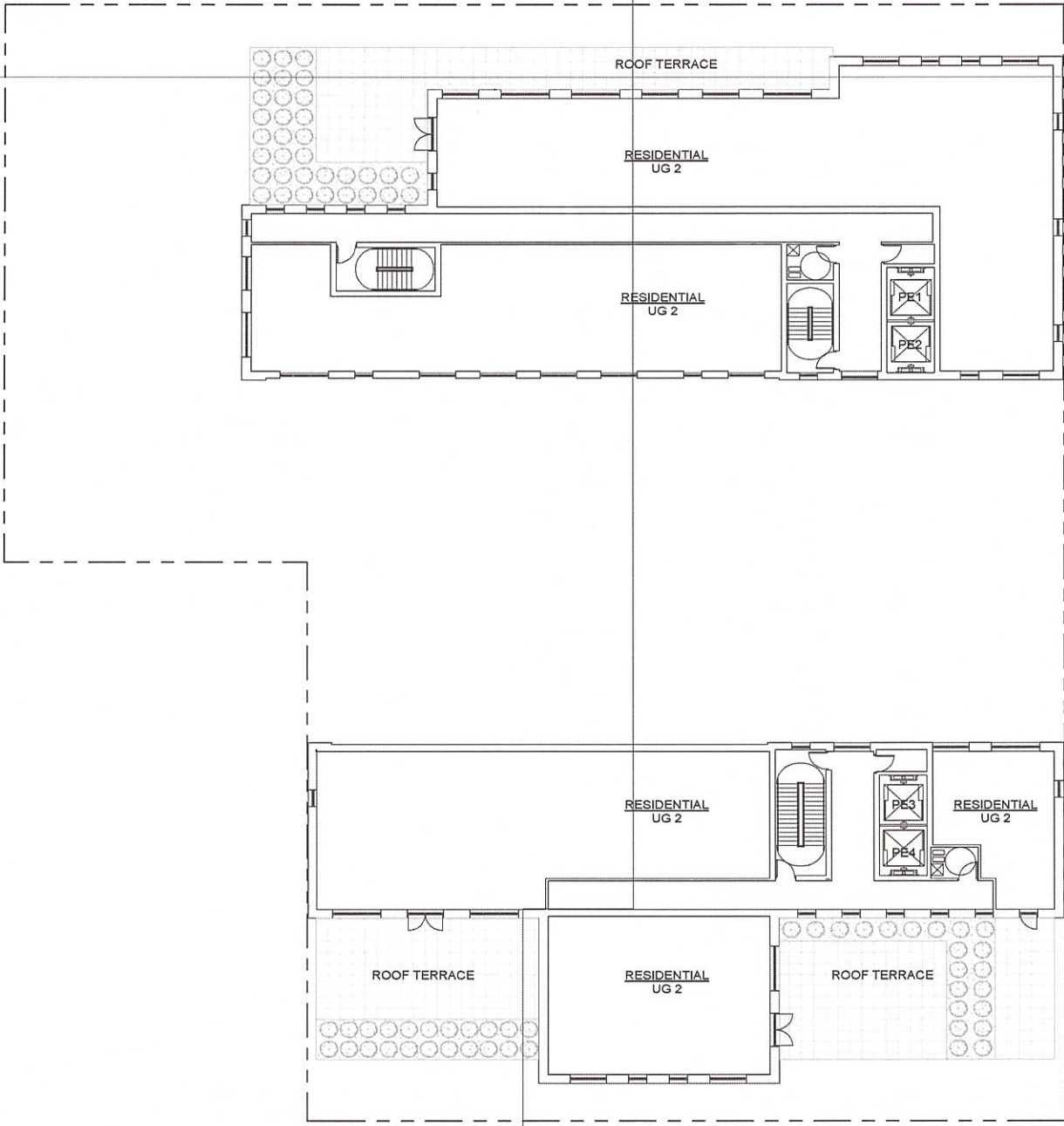
Ground Floor Plan



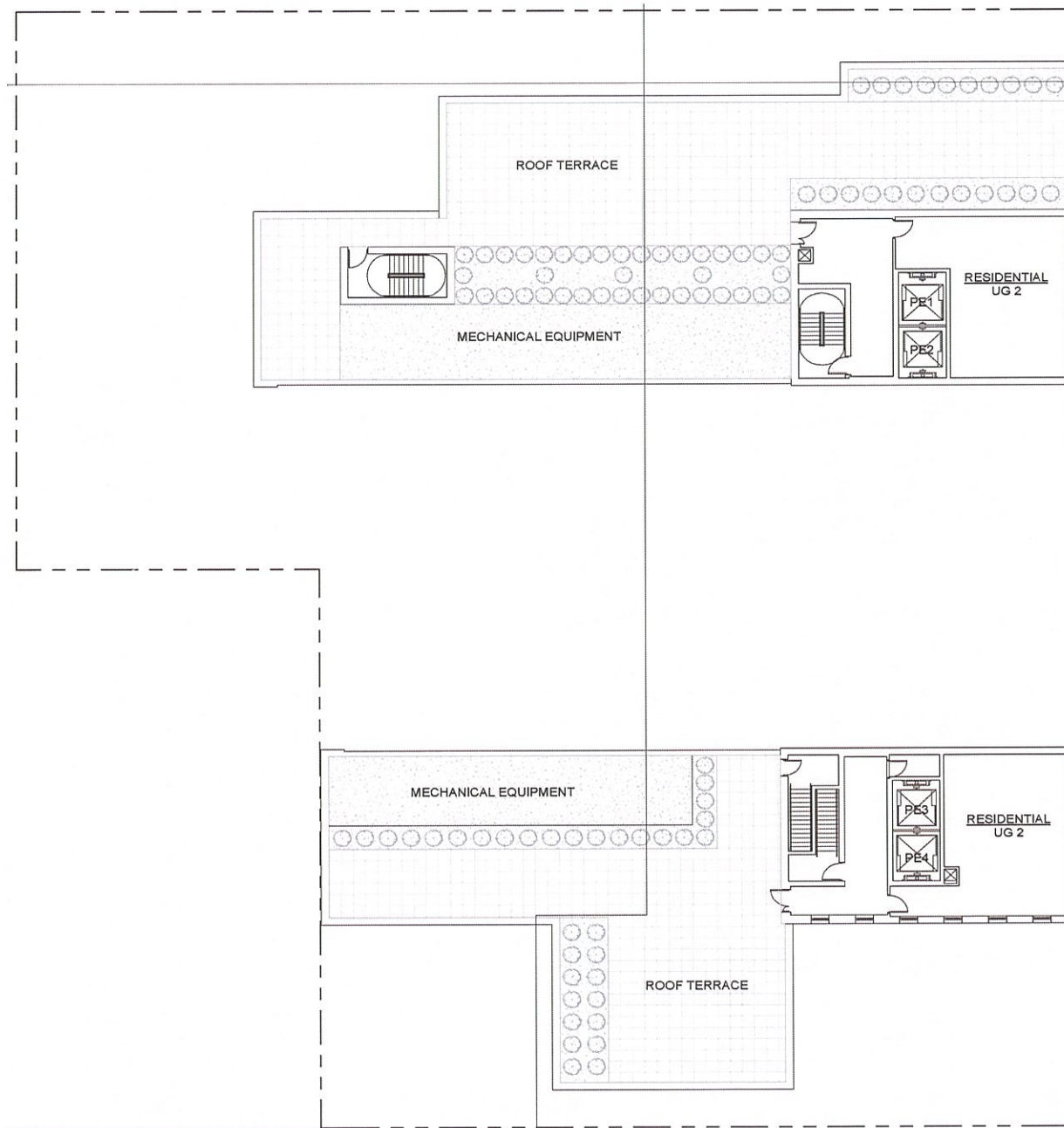
Typical Floor Plan



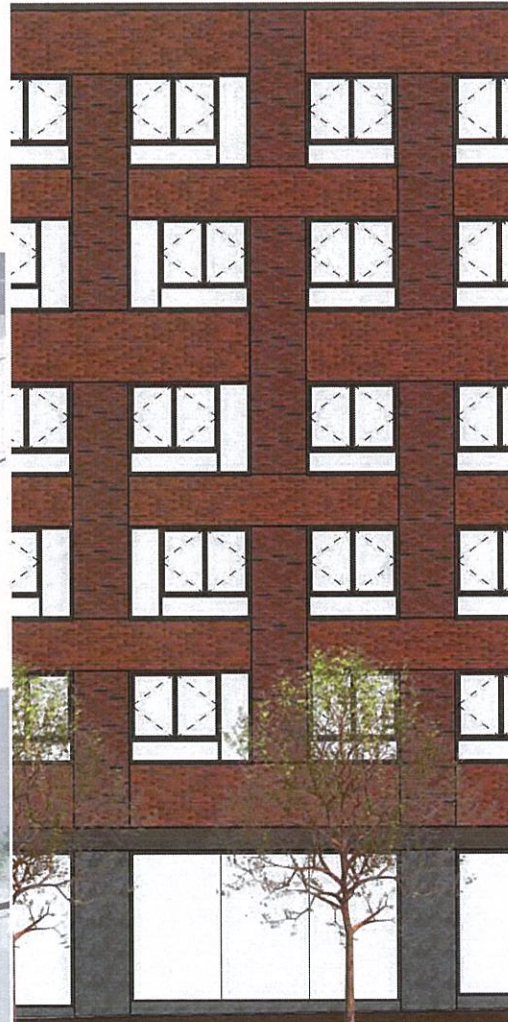
Setback Floor Plan



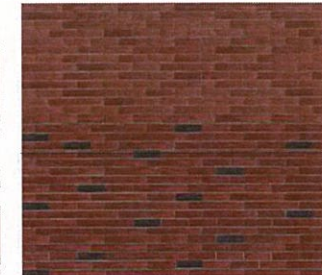
Roof Plan



Facade Detail & Brick Mix - Street Side



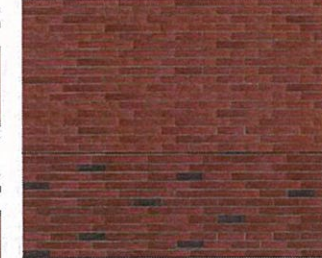
BRICK MIX - 56% / 36% / 8%
SMOOTH FINISH (UPPER FLOORS)



56% ROBIN RED - UNCC
36% ROBIN RED - RR/OW
8% ROBIN RED - RR

56% ROBIN RED - RR
36% ROBIN RED - RR/OW
8% ROBIN RED - RS

WIRE CUT FINISH (GROUND FLOOR)



56% ROBIN RED - UNCC
36% ROBIN RED - RR/OW
8% ROBIN RED - RR

56% ROBIN RED - RR
36% ROBIN RED - RR/OW
8% ROBIN RED - RS

GREEN LEAF BRICKS
SMOOTH FINISH SAMPLES



ROBIN RED - UNCC

ROBIN RED - RR/OW

ROBIN RED - RR

ROBIN RED - RS

COLD SPRING STONE
DIAMOND FINISH SAMPLE



CHARCOAL BLACK

FACADES - STREET SIDE

A-4.8A

22-60 46th Street

Astoria, NY
11103

DattnerArchitects |

Mega Development, LLC

09/04/19

Facade Detail & Brick Mix - Residential & Retail Entrances



VIEW OF THE RESIDENTIAL ENTRANCE AND THE COMMERCIAL ENTRANCE ON 45TH STREET FROM THE NORTH
 OPTION 2: STONE FINISH TO RESIDENTIAL ENTRANCE AND STONE FINISH TO COMMERCIAL FACADE



FLOOR 5
 EL +99' - 2 5/8"

FLOOR 4
 EL +88' - 6 5/8"

FLOOR 3
 EL +79' - 2 5/8"

FLOOR 2
 EL +69' - 10 5/8"

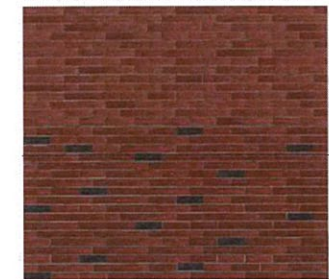
FLOOR 1
 EL +54' - 2 5/8"

RESIDENTIAL ENTRANCE COMMERCIAL ENTRANCE COMMERCIAL EXIT

ELEVATION ON 45TH STREET
 22-60 46th Street
 DattnerArchitects |

Astoria, NY
 11103
 Mega Development, LLC

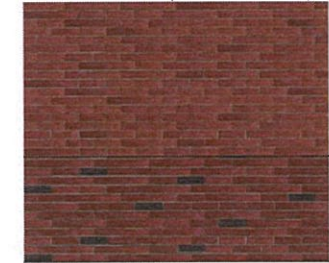
BRICK MIX - 56% / 36% / 8%
 SMOOTH FINISH (UPPER FLOORS)



56% ROBIN RED - UNCC
 36% ROBIN RED - RR/OW
 8% ROBIN RED - RR

56% ROBIN RED - RR
 36% ROBIN RED - RR/OW
 8% ROBIN RED - RS

WIRE CUT FINISH (GROUND FLOOR)



56% ROBIN RED - UNCC
 36% ROBIN RED - RR/OW
 8% ROBIN RED - RR

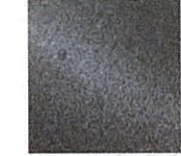
56% ROBIN RED - RR
 36% ROBIN RED - RR/OW
 8% ROBIN RED - RS

GREEN LEAF BRICKS
 SMOOTH FINISH SAMPLES



ROBIN RED - UNCC
 ROBIN RED - RR/OW
 ROBIN RED - RR
 ROBIN RED - RS

COLD SPRING STONE
 DIAMOND FINISH SAMPLE



CHARCOAL BLACK

FACADES - RESIDENTIAL AND
 RETAIL ENTRANCES

A-4.8B

09/04/19



Facade Detail & Brick Mix - 46th Street



VIEW OF THE COMMUNITY FACILITY ENTRANCE AND THE RESIDENTIAL SERVICE ENTRANCE ON 46TH STREET FROM THE NORTH
STONE FINISH TO THEATER ENTRANCE, AND BRICK FINISH TO RESIDENTIAL ENTRANCE INCLUDING DARK METAL PANELS BETWEEN BRICK PIERS



PARKING GARAGE ENTRANCE

THEATER ENTRANCE

RES. SERVICE ENTRANCE

Astoria, NY
11103

Mega Development, LLC

22-60 46th Street

DattnerArchitects |

FLOOR 5
EL +99' - 2 5/8"

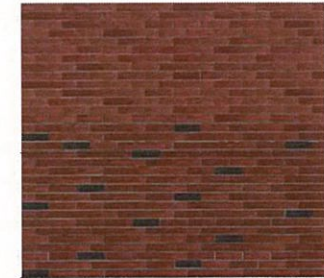
FLOOR 4
EL +88' - 6 5/8"

FLOOR 3
EL +79' - 2 5/8"

FLOOR 2
EL +69' - 10 5/8"

FLOOR 1
EL +54' - 2 5/8"

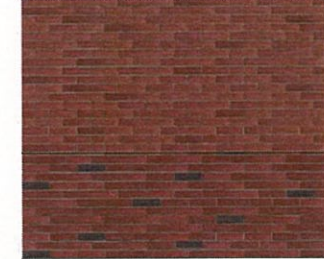
BRICK MIX - 56% / 36% / 8%
SMOOTH FINISH (UPPER FLOORS)



56% ROBIN RED - UNCC
36% ROBIN RED - RR/OW
8% ROBIN RED - RR

56% ROBIN RED - RR
36% ROBIN RED - RR/OW
8% ROBIN RED - RS

WIRE CUT FINISH (GROUND FLOOR)



56% ROBIN RED - UNCC
36% ROBIN RED - RR/OW
8% ROBIN RED - RR

56% ROBIN RED - RR
36% ROBIN RED - RR/OW
8% ROBIN RED - RS

GREEN LEAF BRICKS
SMOOTH FINISH SAMPLES



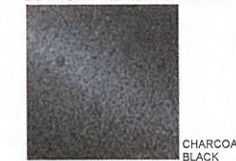
ROBIN RED - UNCC

ROBIN RED - RR/OW

ROBIN RED - RR

ROBIN RED - RS

COLD SPRING STONE
DIAMOND FINISH SAMPLE



CHARCOAL
BLACK

METAL PANEL
COLOR SAMPLE



PPG BLACK
MAGIC
1001-7

FAÇADES - 46TH STREET

A-4.8C

09/04/19

Facade Detail & Brick Mix - Courtyard Side

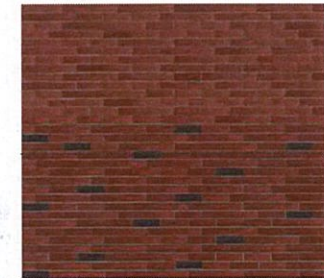


VIEW OF THE COURTYARD FROM THE NORTH



VIEW OF THE COURTYARD FROM THE EAST

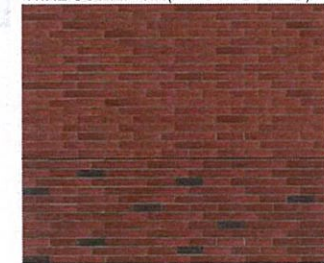
BRICK MIX - 56% / 36% / 8%
SMOOTH FINISH (UPPER FLOORS)



56% ROBIN RED - UNCC
36% ROBIN RED - RR/OW
8% ROBIN RED - RR

56% ROBIN RED - RR
36% ROBIN RED - RR/OW
8% ROBIN RED - RS

WIRE CUT FINISH (GROUND FLOOR)



56% ROBIN RED - UNCC
36% ROBIN RED - RR/OW
8% ROBIN RED - RR

56% ROBIN RED - RR
36% ROBIN RED - RR/OW
8% ROBIN RED - RS



ELEVATION EAST FACING THE COURTYARD

22-60 46th Street

Astoria, NY
11103

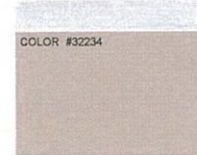
DattnerArchitects |

Mega Development, LLC

STO EIFS FINISH
FINE



LIMESTONE



GREEN LEAF BRICKS
SMOOTH FINISH SAMPLES



ROBIN RED - UNCC

ROBIN RED - RR/OW

ROBIN RED - RR

ROBIN RED - RS

FACADES - COURTYARD SIDE

A-4.8D

09/04/19



Potential Development Permitted Under Existing Zoning



22-60 46TH STREET, ASTORIA



FOR THE RECORD

Commenting on CB findings: Clarifying my CB No Vote: Some who voted no wanted the board to complete deny without stipulations, however I am in favor of the project and was against the CB's negative finding.

I am not speaking for the CB but as OANA.

1. Against stipulation that Pistilli Bldg not be considered when assessing context. This flies in the face of logic. When combined with the recently completed public storage facility, I feel the proposed building is completely within context.
2. Parking ok: already above requirements, habits are changing, and they have planned for additional parking in theater nights.
3. Arts rely on private sector historically. Private investment in the arts is what fueled the Renaissance and kept govt from controlling what is acceptable. Govt funding is based upon the lowest common denominator of public taste, and would stifle creativity. And yes, the private sector often invests in Art for public relations purposes, But what is wrong with that? The whole concept of "ArtWashing", that somehow private investment in the arts is corrupt, is a disastrous notion.
4. M1-1 uses are much more onerous to the neighborhood than the proposed rezoning. They include Hotels, Homeless Shelters, Public Storage, Warehouses, Manufacturing, Offices etc. and can be constructed as of right by any developer who may own this property
5. I do feel that the workforce option needs to be readdressed.
~~Option 1 or 2 are much more in line with community needs.~~
TO BE MORE IN LINE WITH COMMUNITY INCOME LEVELS

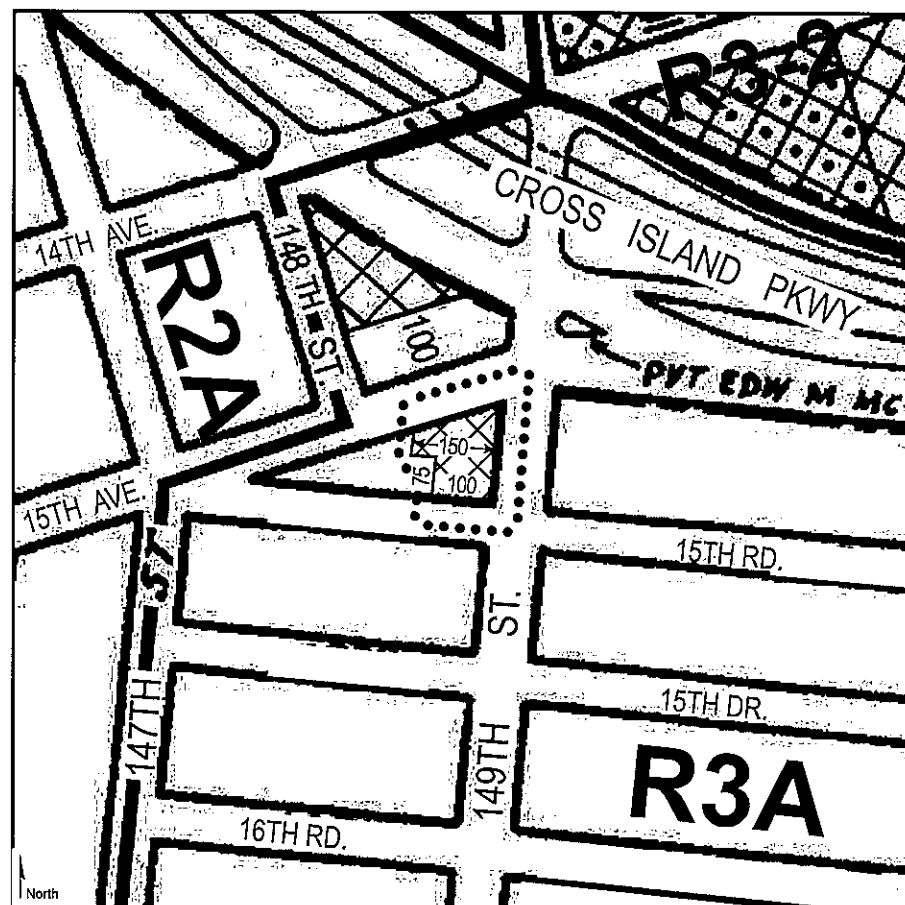
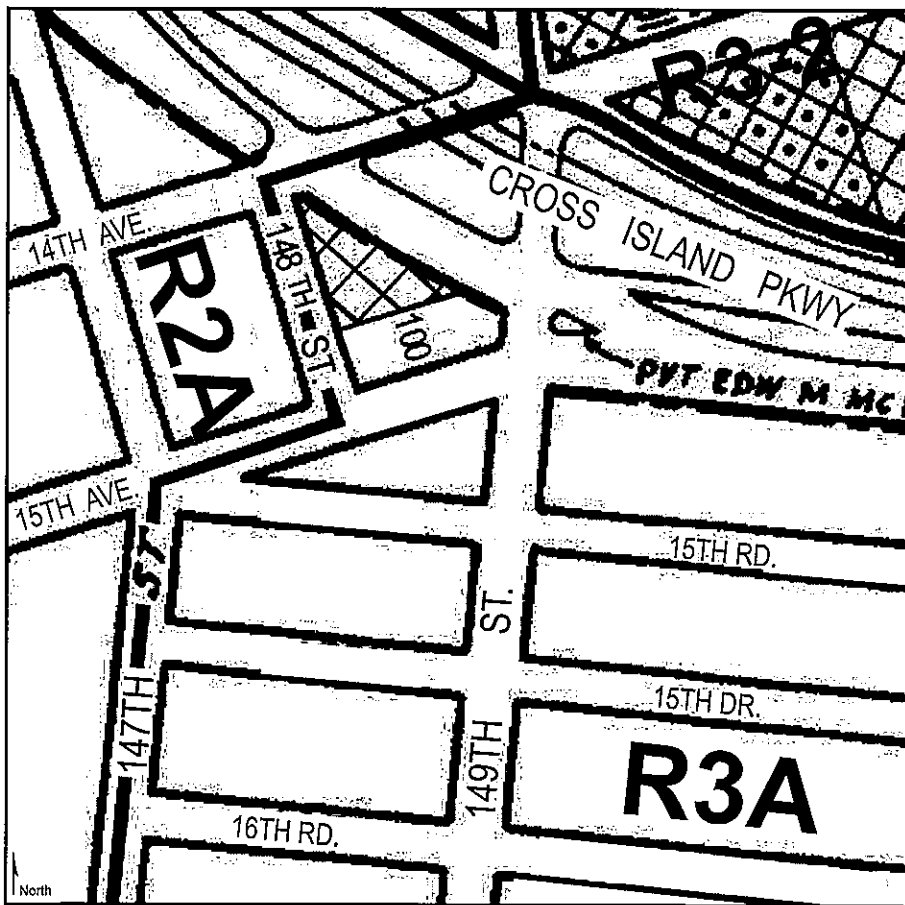


**Old Astoria
Neighborhood
Association**
(OANA)

Richard S Khuzami
President
Direct: 917-701-6023
Facebook.com/OANA.NewYork

Tel: 347-730-6137
25-38 18th St., #1, Astoria NY 11102
Info@OANA-NY.org
www.OANA-NY.org

Zoning Change Map



Current Zoning Map (7d)

Proposed Zoning Map (7d) - Area being rezoned is outlined with dotted lines
Rezoning from R3A to R3A/C1-2

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.

15th Avenue, Queens

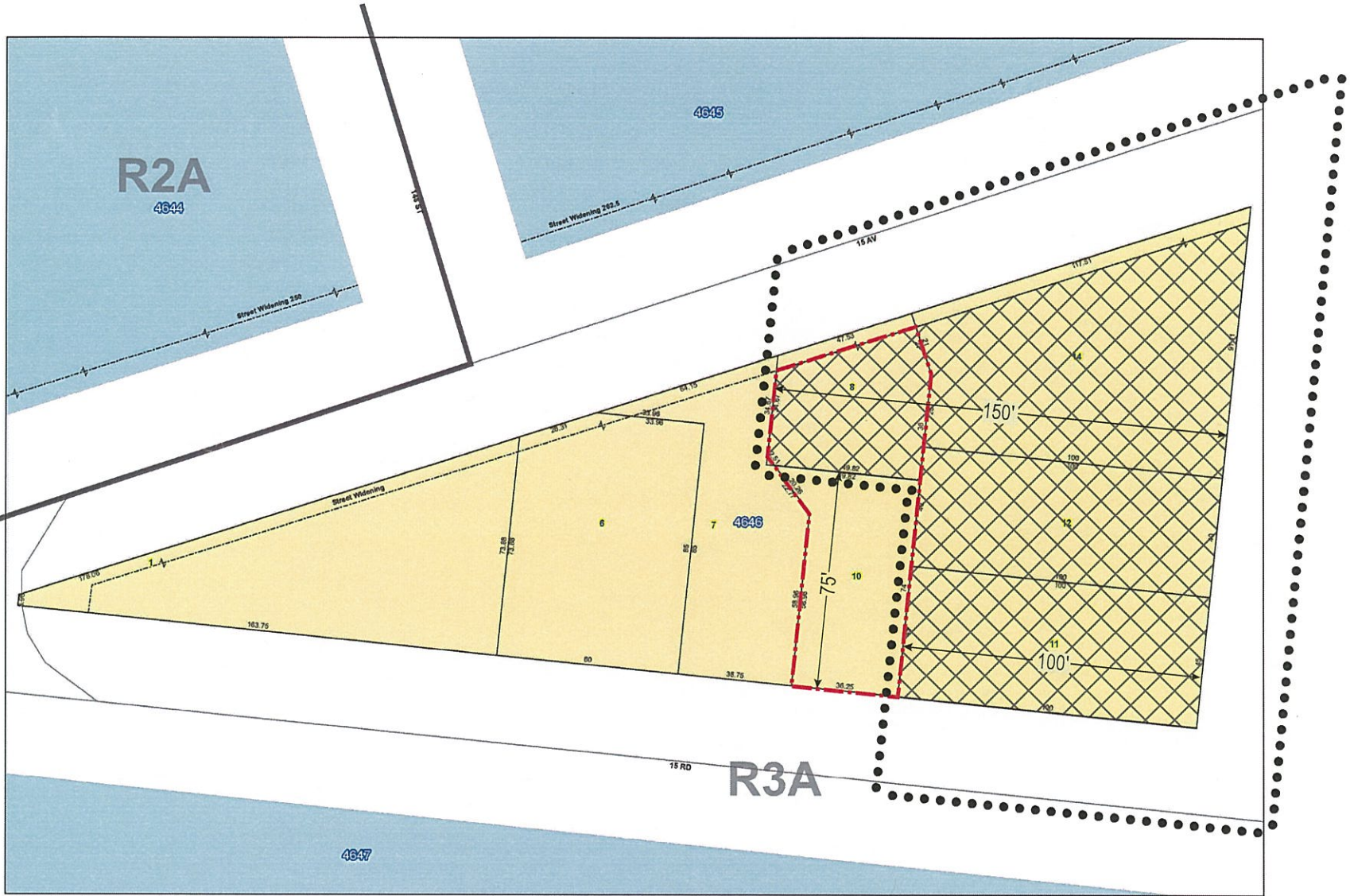
FINANCE
NEW YORK
MARTHA L. STARR
COMMISSIONER



NYC Digital Tax Map

Effective Date : 12-08-2008 07:57:59
End Date : Current
Queens Block: 4646

- Legend**
- Streets
 - ⌄ Miscellaneous Text
 - ⌄ Possession Hooks
 - Boundary Lines
 - ⌄ Lot Face Possession Hooks
 - Regular
 - Underwater
 - Yellow Tax Lot Polygon
 - Blue Tax Block Polygon
 - Zoning District Line
 - Zoning Lot
 - Area Proposed to be Rezoned
 - R3A Existing Zoning District
 - Grid Proposed C1-2 Overlay



0 4.5 9 18 27 36 Feet

Area Map

15th Avenue, Queens

Block 4646, Lots 8, 10, 11, 12 & 14

Project Information

- 600' Radius
- Zoning Lot
- Area of Rezoning
- Zoning Districts
- Special Districts

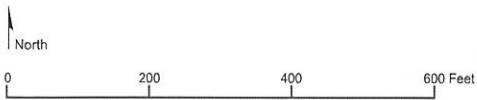
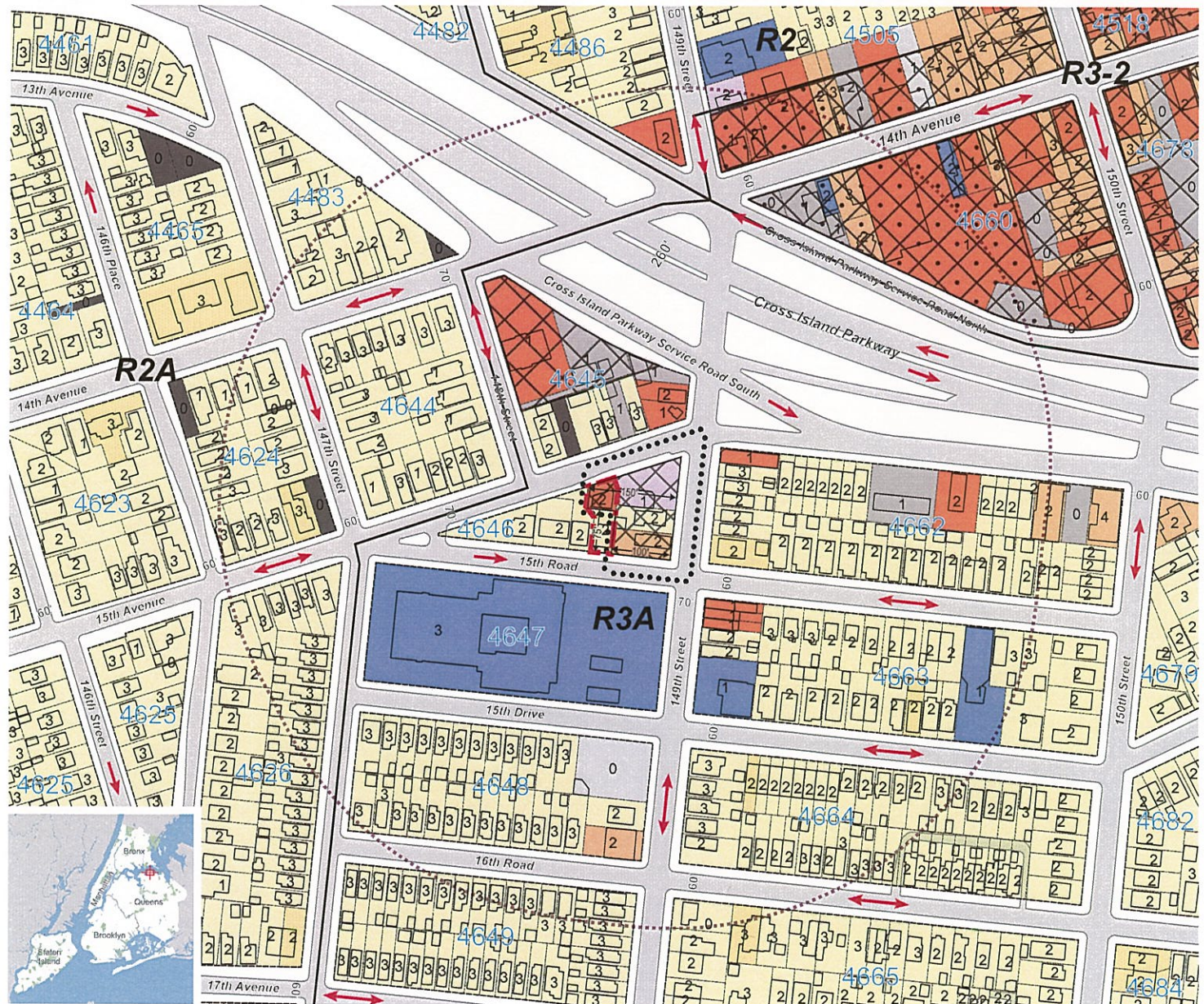
Existing Commercial Overlays

- | | |
|--|--|
| | |
| | |
| | |
| | |
| | |

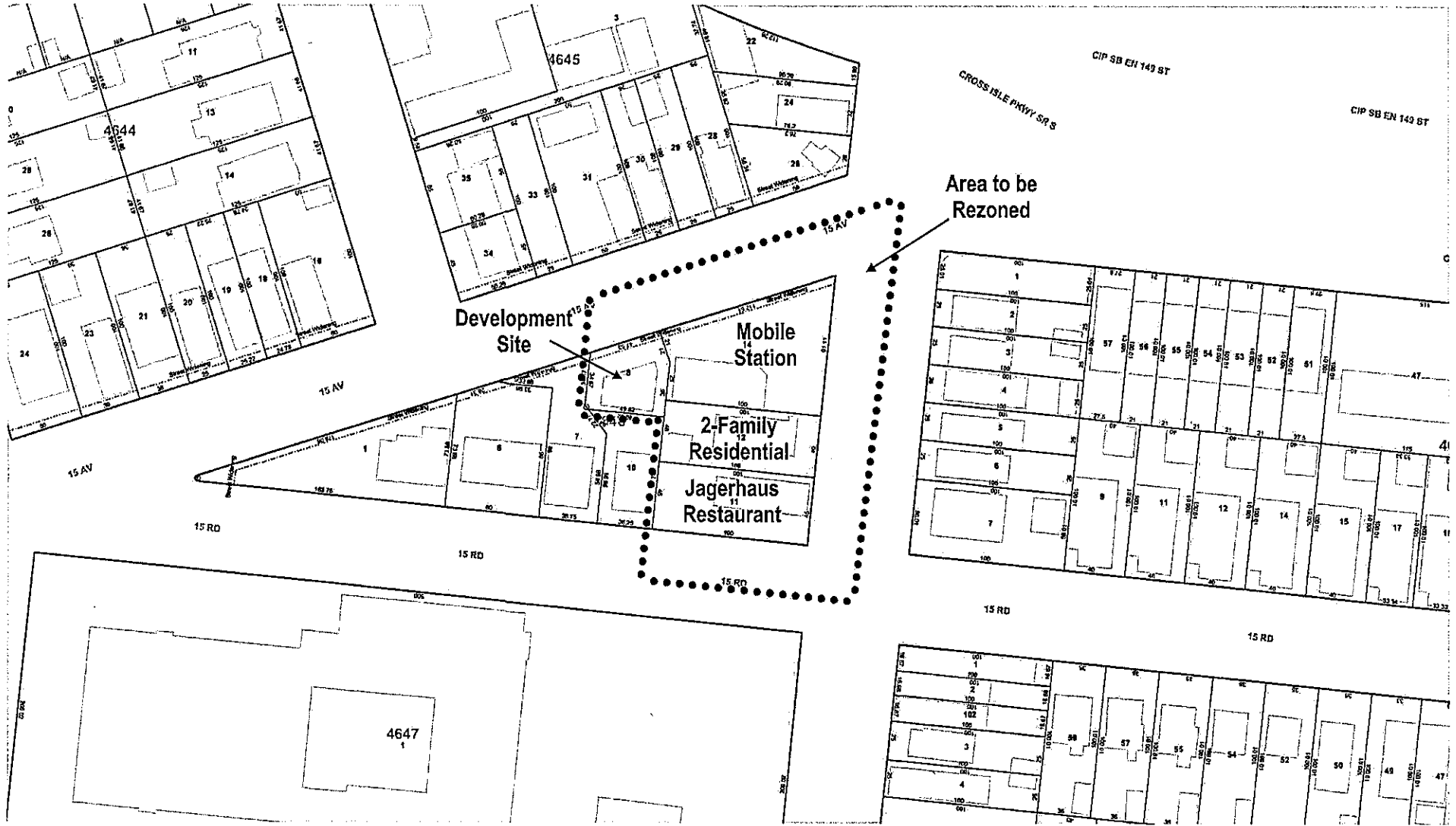
- Subway Entries
- 5037** Block Numbers
- Property Lines
- 5** Number of Floors

Land Uses

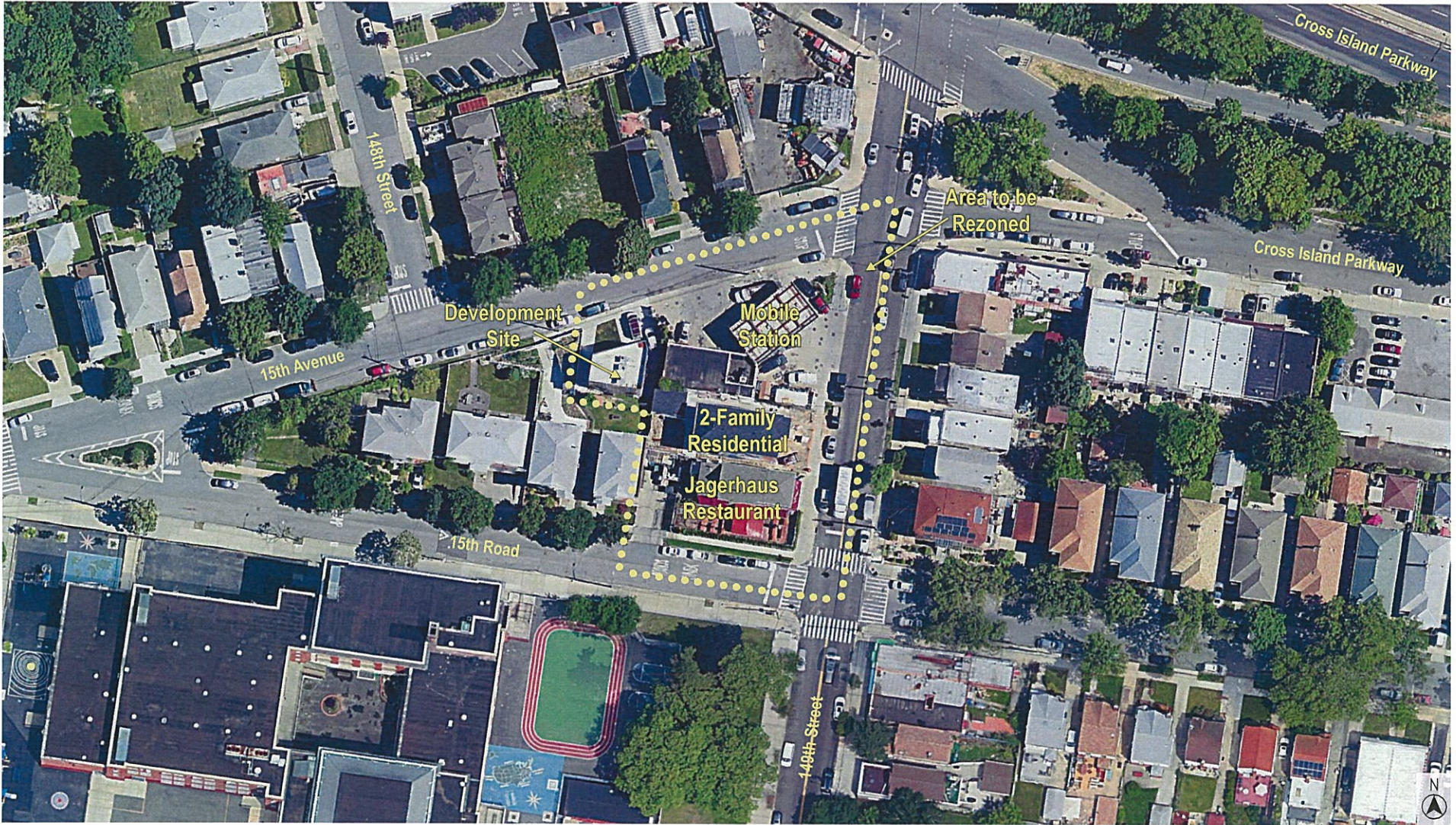
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



147-50 15th Avenue Rezoning (Whitestone Rezoning), Queens
Tax Map



147-50 15th Avenue Rezoning (Whitestone Rezoning), Queens
Aerial Map



416 St
THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/14/20

(PLEASE PRINT)

Name: ~~Richard~~ Krina Doucemanis

Address: 85-37 151 st Jamaica NY 11432

I represent: _____

Address: _____

46 St
THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Effie Antoniou

Address: 22-40 38 St

I represent: ASTORIA NY 11105

Address: _____

46th St
THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD KHUZAMI

Address: _____

I represent: OLD ASTORIA NEIGHBORHOOD ASSN

Address: _____



Please complete this card and return to the Sergeant-at-Arms



THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

46

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PANOS ADAMOPOULOS

Address: 35-17 31 St.

I represent: MEGA

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Applicant Team
46th Street

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Paola Duran

Address: 2790 Hoyt Av. South, Astoria NY

I represent: 46th Street

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

46th St

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: EFROSYNI TSOUKAS

Address: 32-15 35 St Astoria

I represent: Greek Cultural Center

Address: 2680 30th St Astoria

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/14/20

(PLEASE PRINT)

Name: Constantinos Yiannoudes

Address: 2127 24 Dr

I represent: Panypolitan Assoc

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

46th
STREET

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: FRANK SCANCITA

Address: 43-20 23 AVE

I represent: MEGA

Address: 43-20 23 AVE ASTORIN

**THE COUNCIL
THE CITY OF NEW YORK**

46th ST

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/14/20

(PLEASE PRINT)

Name: Peter Voutsinas

Address: 85-37 151st street Jamaica N.Y.

I represent: Eddie Masterson

Address: 22-66 46th street Astoria N.Y.

200

Applicant Team

46th Street Street

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 5645 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Emmanuel Kokinakis

Address: _____

I represent: Mega Realty Holding LLC

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

Applicant Team

46th Street

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 5645 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jaclyn Scarinci

Address: _____

I represent: AKerman LLP

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 5644 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: BILL MLYNARICK

Address: 14740 45TH AVE WHITESBORO NY 11357

I represent: 8850 LLC.

Address: SAM -

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 5644 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jay Goldstein

Address: 1366 Cedarhurst Ave # 17, Cedarhurst 11516

I represent: Applicant

Address: 19th Ave Reservoir

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ANTHONY ROMANO

Address: 147-40 15th Ave Whitestone NY 11357

I represent: Self

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

(9)

Appearance Card

I intend to appear and speak on Int. No. 5645 Res. No. _____

in favor in opposition

Date: 1-14-20

(PLEASE PRINT)

Name: BRENDAN LEAVY

Address: _____

I represent: QUEENS CHAMBER OF COMMERCE

Address: 75-20 ASTOR BLVD JACKSON HTS NY

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 5645 Res. No. _____

in favor in opposition

Date: 1/14/20

(PLEASE PRINT)

Name: Mark Espinoza

Address: 25 W 184th St

I represent: 32BJ

Address: _____

Please complete this card and return to the Sergeant-at-Arms