



# 19 MASPETH AVENUE REZONING

CPC Cal. Nos. C240406 ZMK & N240407 ZRK

New York City Council - Subcommittee on Zoning and Franchises

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**April 23, 2025**



## ***Proposed Actions***

- Rezoning, from C8-2 to R7D/C2-4
  - Existing C8-2 zoning does not permit residential use
  - R7D zoning will permit residential development
- Zoning Text Amendment, to map a Mandatory Inclusionary Housing Area over the project site

## ***Prior BSA Actions***

- BSA Variance to permit similar 6-story, ~5.8 FAR mixed use building with 15 market rate apartments above ground floor retail.
  - Formally Withdrawn from the BSA's Calendar in early 2022.
- Community Board 1 feedback focused on lack of affordable housing component that would be required if building developed pursuant to MIH rezoning.

## ***Existing Conditions***

- Community District 1
- City Council District 34 - Jennifer Gutiérrez
- Development Site: Block 2893, Lots 1 & 59
- Lot Area: 2,966 sf
- Existing Zoning: C8-2
- Existing Use: Vacant

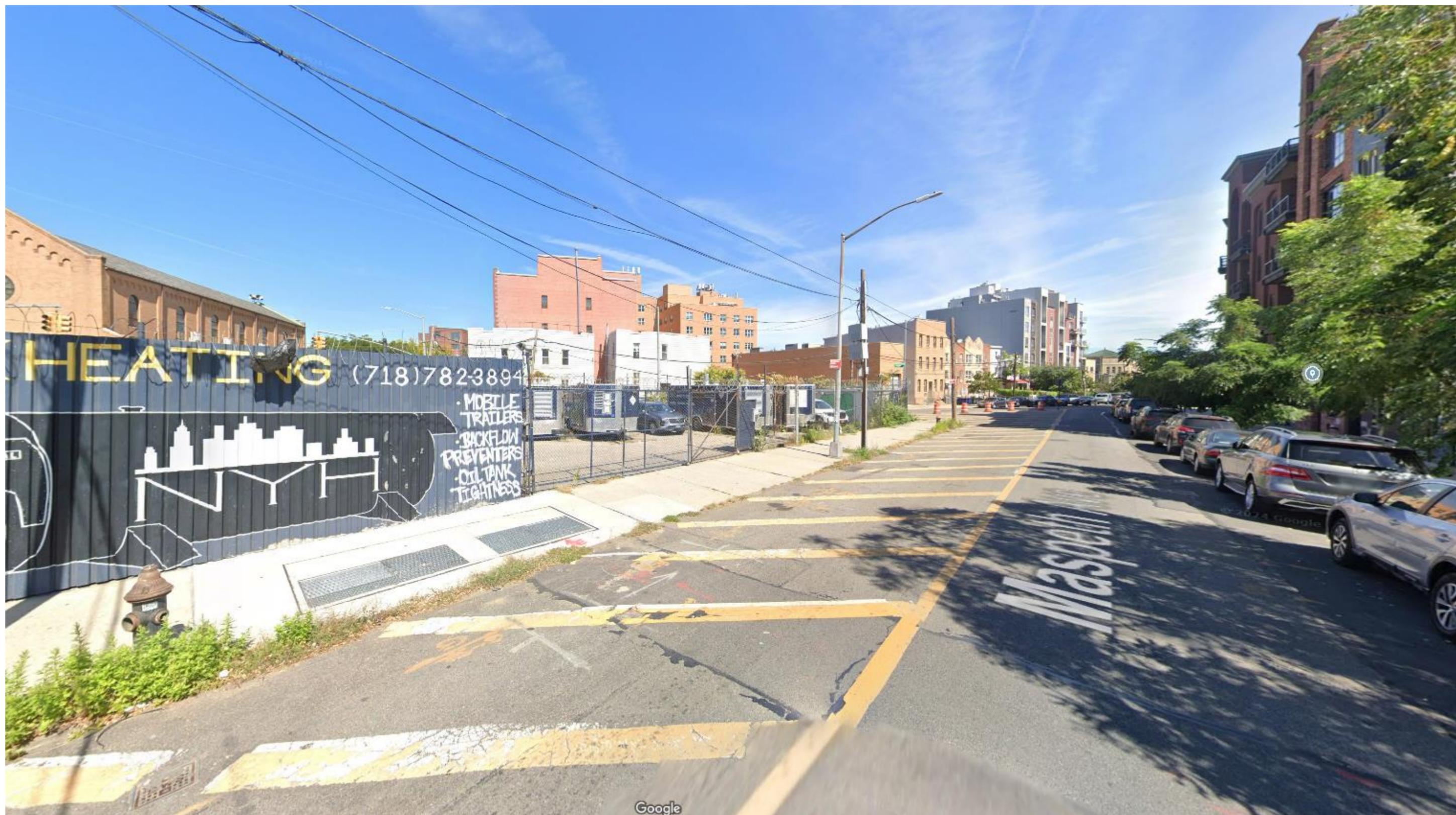
## ***Proposed Development***

- 6-story (approx. 65'), 5.6 FAR mixed use building with 15 total apartments above ground floor retail.
- 4 or 5 affordable apartments per MIH Option 1 or 2; 10 or 11 market rate apartments.



- The site at 19 Maspeth Avenue is a vacant lot of approximately 2,966 square feet in area.
- The lot is currently enclosed by metal fencing, and is used as commercial vehicle parking by New York Heating, the site's owner.
- The existing use of the site is precisely what is intended by the current C8-2 zoning, which aims to accommodate automotive and manufacturing uses, but prohibits residential use, the predominant use that characterizes the neighborhood.
- The site is owned by the principals of New York Heating – a full service heating and cooling contractor that has been based in the neighborhood for over 30 years.









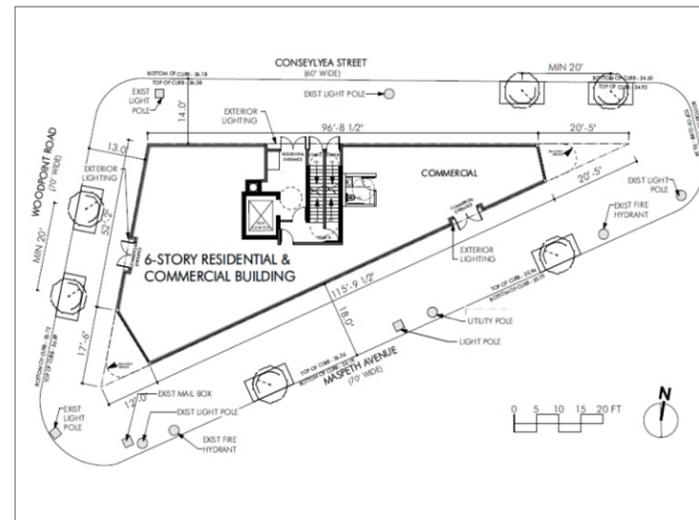
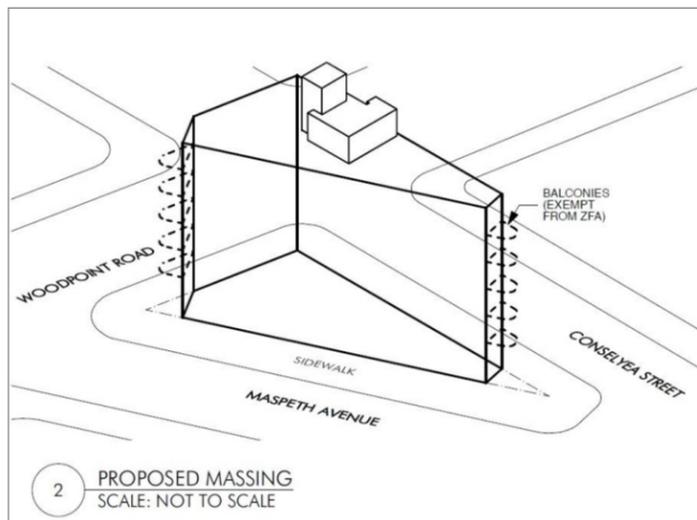








- **Floor Area:** 16,607 square feet.
- **Floor Area Ratio (FAR):** 5.6 (4.81 resi. / 0.79 comm.)
- **Building Height:** Six Stories (65 feet)
- **Residential Units:** 15 apartments in total:
  - *Affordable Units:* Both MIH Option 1 and Option 2 will be mapped, with a final determination of option subject to community stakeholder feedback.
  - MIH Option 1 - 4 income-restricted units, 11 market-rate units.
  - MIH Option 2 - 5 income-restricted units, 10 market-rate units.
- **Unit Types:** A mix of one- and two-bedroom apartments, designed to accommodate varied household sizes.
- **Commercial Space:** Approximately 2,342 square feet on the ground floor for retail or local businesses.
- **Parking:** No parking spaces are proposed. The site is located in the Transit Zone.
- **Accessibility:** ADA-compliant design.



## *A Thoughtful Design, for a Prominent Location*

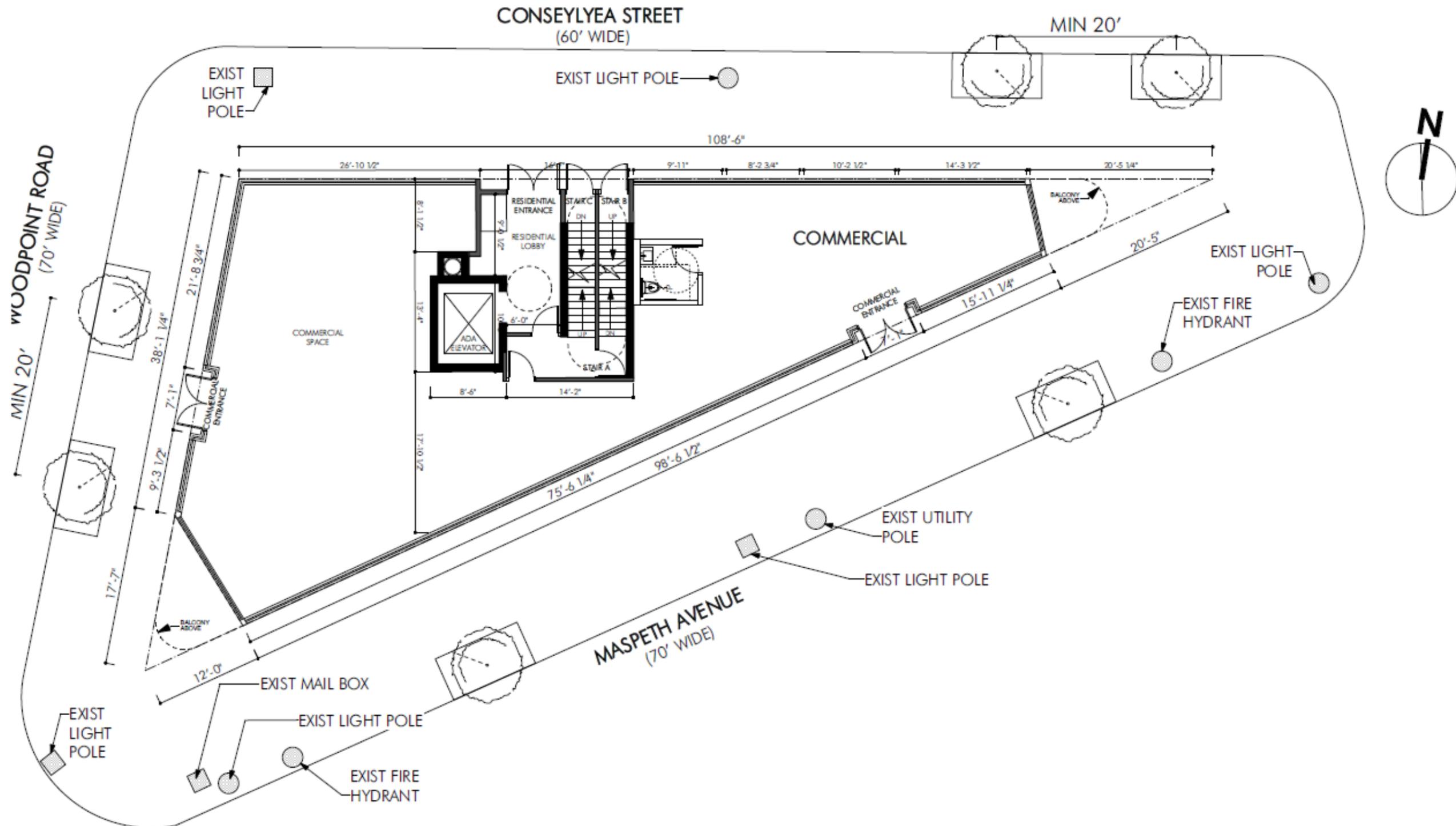
The proposed six-story, 65-foot building at 19 Maspeth Avenue reflects a thoughtful response to the area's shift toward mid-rise, mixed-use developments under recent rezonings.

Its size aligns with similar residential projects nearby, contributing to the neighborhood's evolving character and supporting the city's housing goals.

This development would transform a vacant site into one that contributes to local housing options in a transit-accessible area, with a design that complements the surrounding landscape.

The proposed development's street wall and ground floor retail use will define the public realm, activate the street, and bolster pedestrian activity.

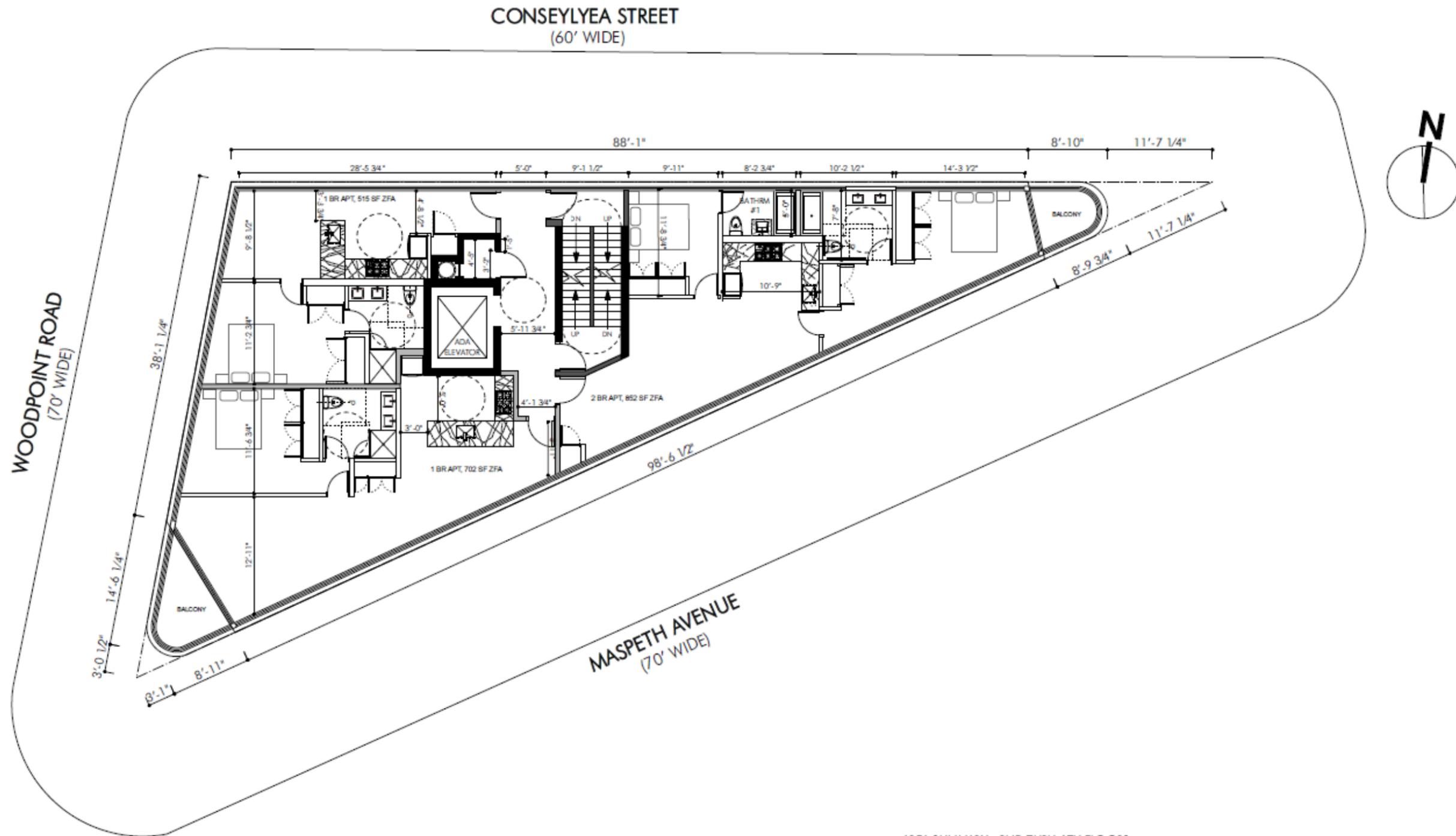




1 PROPOSED GROUND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

**AREA SUMMARY - GROUND FLOOR**

RESIDENTIAL ZONING FLOOR AREA:	415 SQ FT
COMMERCIAL ZONING FLOOR AREA:	2,342 SQ FT
ZONING FLOOR AREA DEDUCTIONS:	0 SQ FT
<b>TOTAL GROSS FLOOR AREA:</b>	<b>2,757 SQ FT</b>



1 PROPOSED SECOND THRU SIXTH FLOOR PLAN  
SCALE: 3/32" = 1'-0"

**AREA SUMMARY - 2ND THRU 6TH FLOORS**

RESIDENTIAL ZONING FLOOR AREA:	2,770 SQ FT
COMMERCIAL ZONING FLOOR AREA:	0 SQ FT
ZONING FLOOR AREA DEDUCTIONS:	23 SQ FT
TOTAL GROSS FLOOR AREA:	2,793 SQ FT



### 19 Maspeth Avenue, Brooklyn Building Height Study

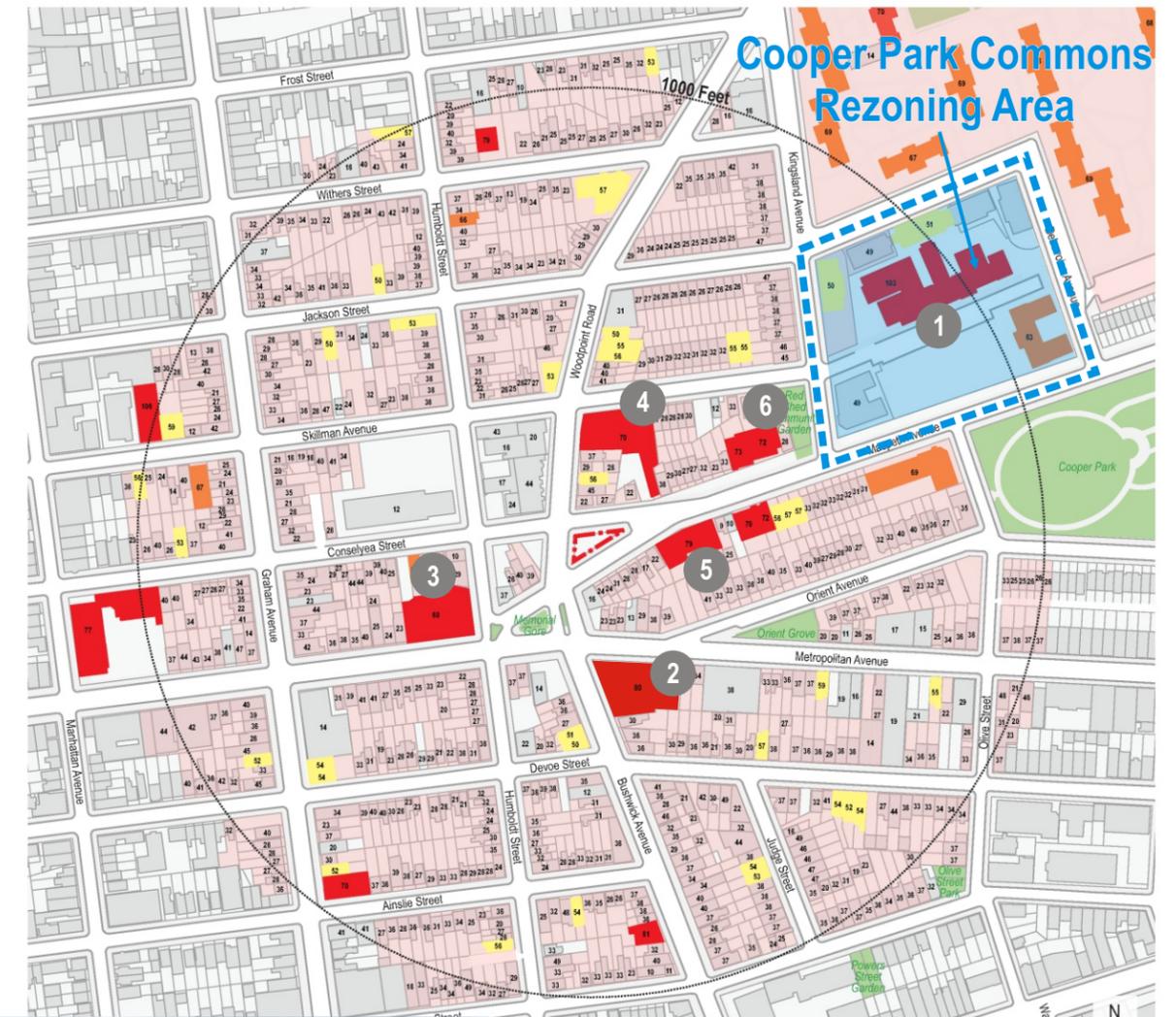
**Project Information**

- Development Site
- #** Building Height (In Feet)
- Residential Use
- 50-59 Feet
- 60-69 Feet
- 70+ Feet

**Data Sources**

Land Use and Building Information: MapPLUTO 2018v2 from NYC DCP  
 Digital Tax Map: NYC DOF, file dated 2/22/19  
 Building Footprints: NYC DoITT, no version date, downloaded 2/28/19

0      200      400      600      800 Feet







The Site is roughly equidistant from the Graham Avenue L Station and Cooper Park Commons, and along the logical pedestrian route.

Cooper Park Commons Rezoning Area - Over 550 New Apartments

Site

Walk from Cooper Park Commons to the Graham Avenue L station = 1,350 Feet (5 minutes)

Entrance to Graham Avenue Subway Station



**THANK YOU**