

35-10 Astoria Blvd. South Rezoning

NYC City Council – Zoning and Franchises Subcommittee

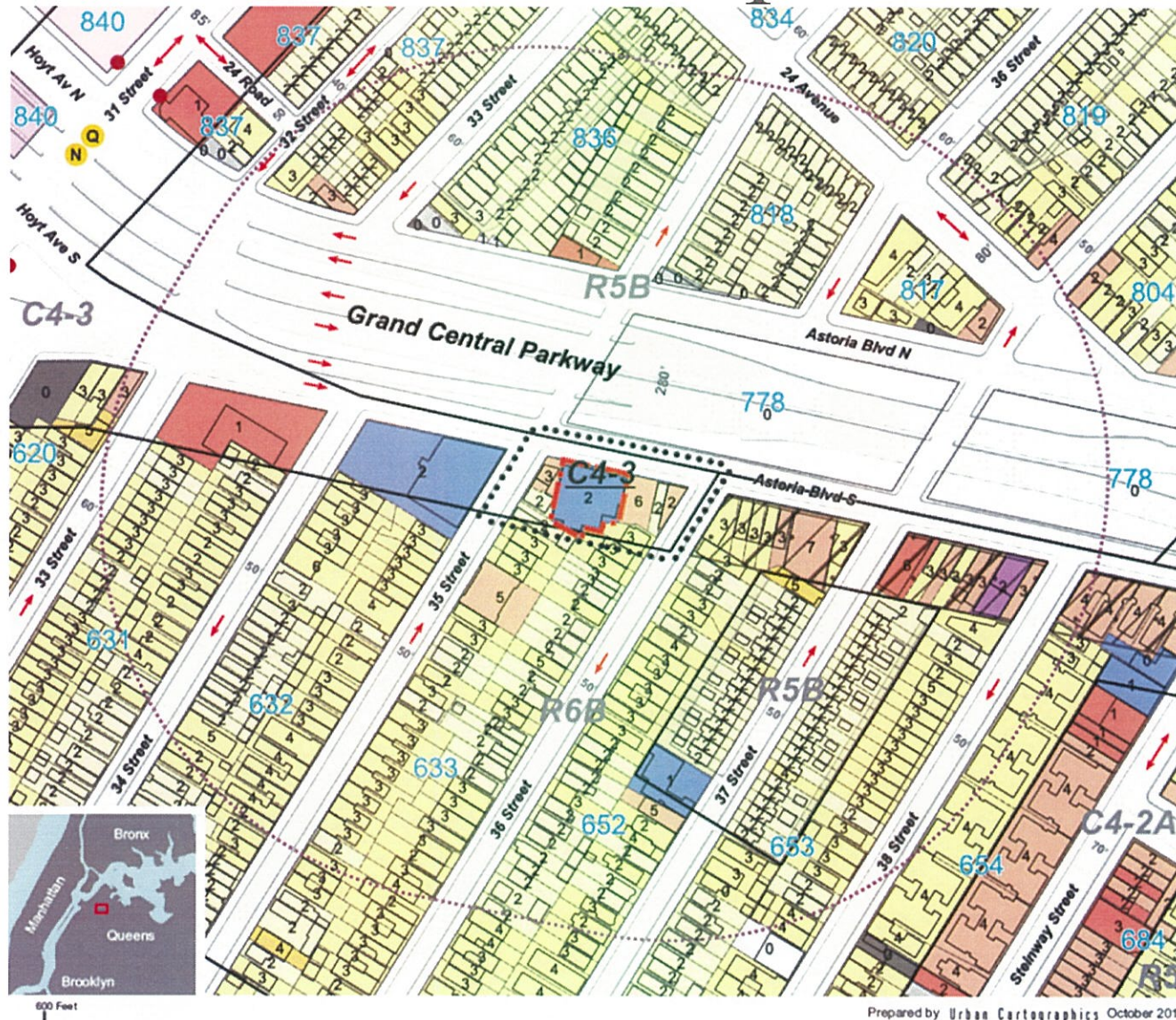
February 26, 2018



35-10 Astoria Boulevard South, Astoria, NY
Block 633, Lots 33-35, 40-43, 134 and 240
ULURP Application No. N170299 ZMQ
ULURP Application No. N170300 ZRQ

akerman

Area Map



Prepared by Urban Cartographics October 2015

EXISTING SITE CONDITIONS



- **Site is improved with 2-story non-conforming commercial building**
 - Dance Studio (Callinas School of Dance) and Martial Arts Studio
- **Commercial uses permitted on blocks to east and west**
- **Astoria Boulevard South is a very wide street and can support the additional height proposed**
- **Astoria Blvd South context includes 6-story residential and community facility building immediately adjacent to site and 7-story building one block east**

PROPOSED ZONING APPLICATION

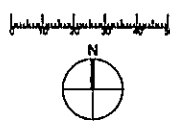
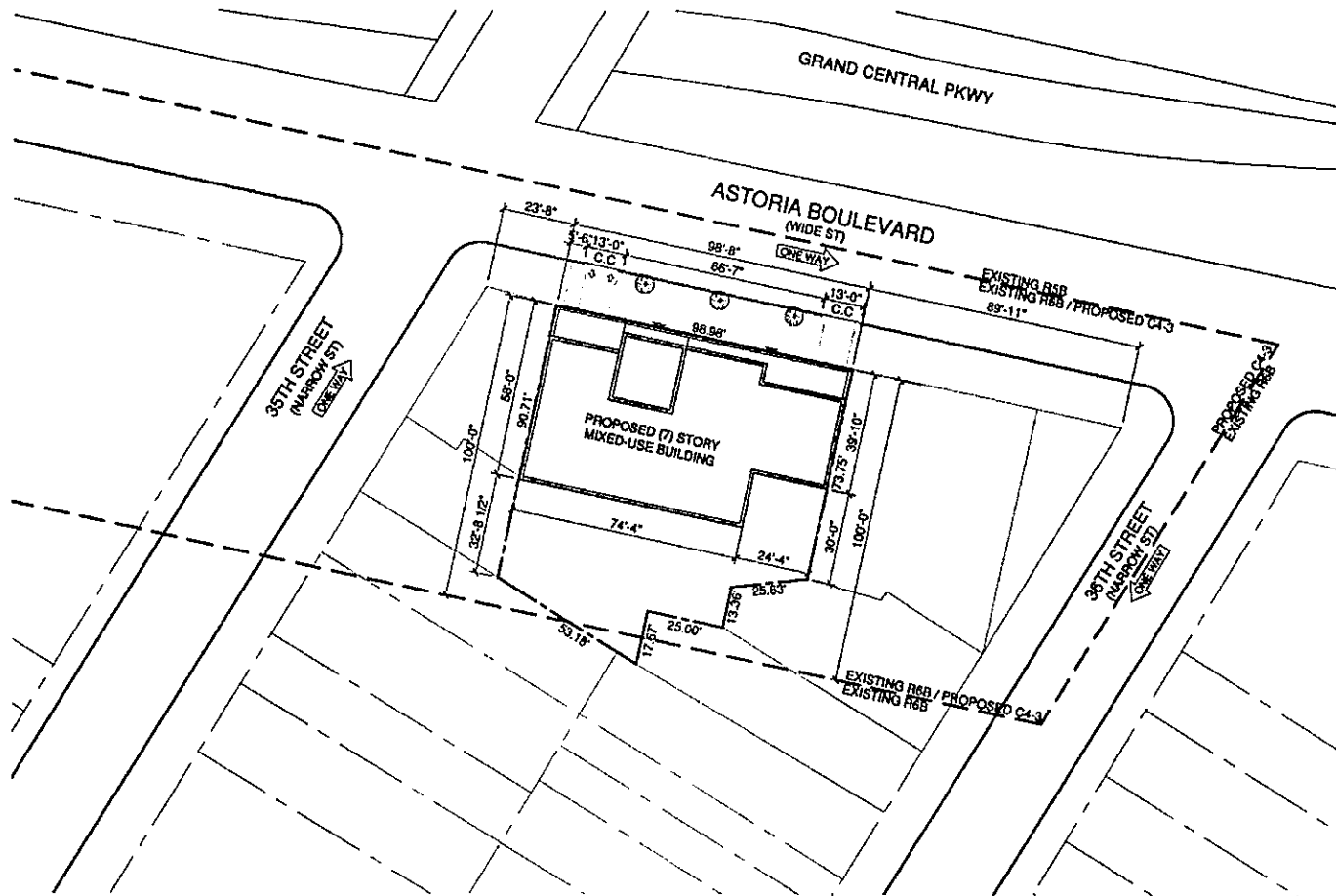
- Zoning Map Amendment (ULURP No. N170299 ZMQ)
 - Rezone Block 633, Lots 33-35, 41-43, 134 and 240 from an R6B zoning district to a C4-3 zoning district
- Zoning Text Amendment (ULURP No. N170300 ZRQ)
 - Designate the Project Area as a Mandatory Inclusionary Housing (MIH) Designated Area

PROPOSED PROJECT



- A new 7-story mixed use building with ground floor commercial
 - 31,500 sf of floor area
 - 75 feet in height
- 35 residential dwelling units of which 11 will be permanently affordable at average of 80% of AMI
- Ground Floor Commercial
 - 2,800 sf dedicated to Callinas School of Dance
- 13 accessory parking spaces at grade and in cellar

PROJECT SITE PLAN



SITE DATA

ADDRESS: 35-10 ASTORIA BLVD,
LONG ISLAND CITY 11103
BLOCK: 633
LOT: 35
ZONE: R8B
MAP: 9a
AREA: 9,006.00 SF

LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- BUILDING FOOTPRINT
- SITE TREE
- PEDESTRIAN ENTRANCE
- PARKING ENTRANCE

NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

35-10 Astoria Boulevard South Astoria, New York



Akerman LLP
650+ Lawyers
24 Offices

akerman.com



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**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Lu Nos. 28+29 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Josh Rinecmith

Address: 666 Fifth Ave, NY, NY 10103

I represent: Astoria Boulevard LLC

Address: _____

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