

42-11 30th Avenue Rezoning

City Council Subcommittee on Zoning and Franchises

July 8, 2025

Applicant: CG Stone Realty, LLC

Representative: Akerman LLP

ULURP: C240223 ZMQ & N240224 ZRQ

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

1

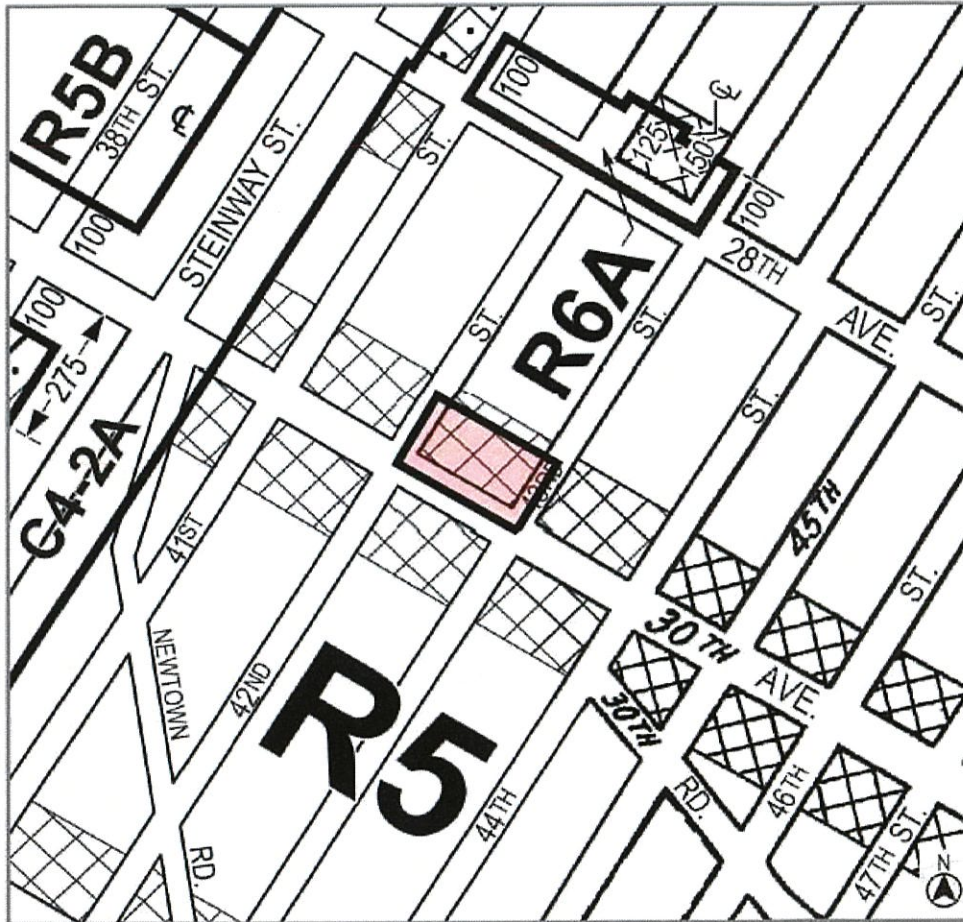
Zoning map amendment changing an existing R5/C1-2 zoning district to an R6A/C2-4 zoning district; and

2

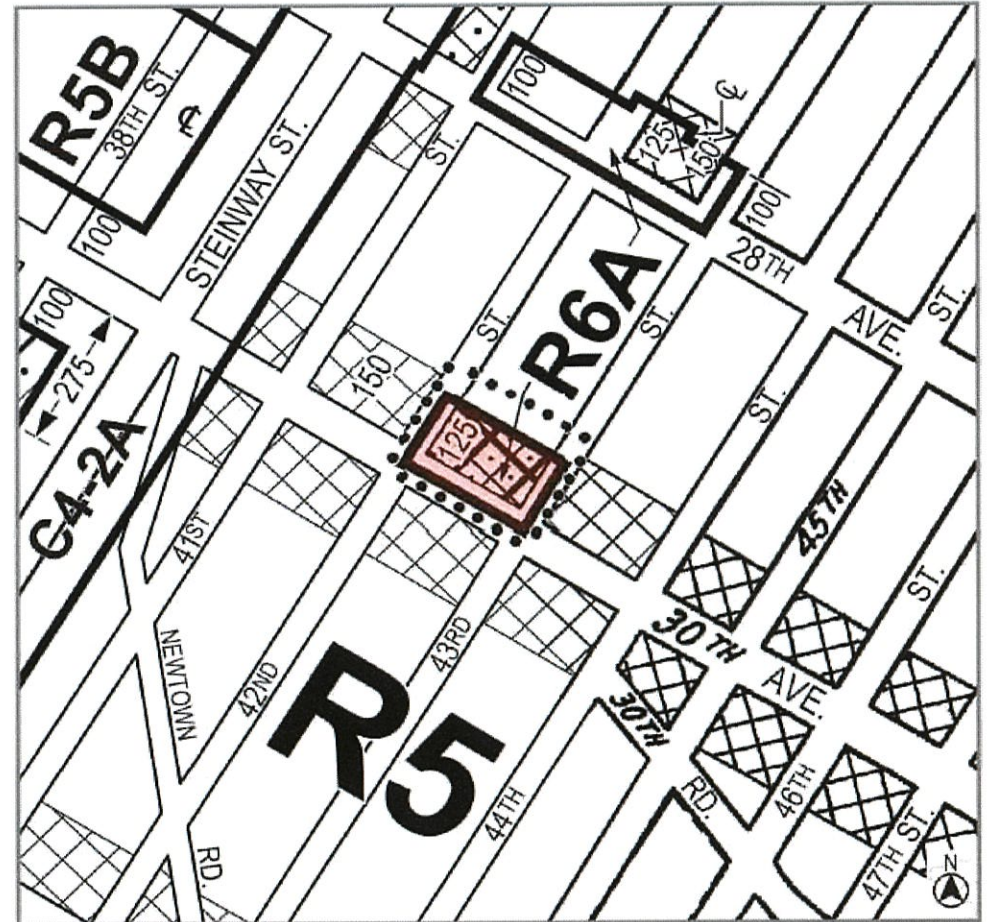
Zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) Area with MIH Option 1.

Proposed Actions

Proposed Zoning



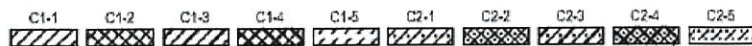
Current Zoning Map (9a & 9c)



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

Rezoning from R5/C1-2 to R6A/C2-4

Rezoning from R5/C1-2 to R5



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 5 (Location of District Boundaries) of the Zoning Resolution.

Land Use Map

42-11 30th Avenue, Queens Area Map

Block 698, Lots: 1, 2, 39, 40, 41, 44, 45, 47 & 48

Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned

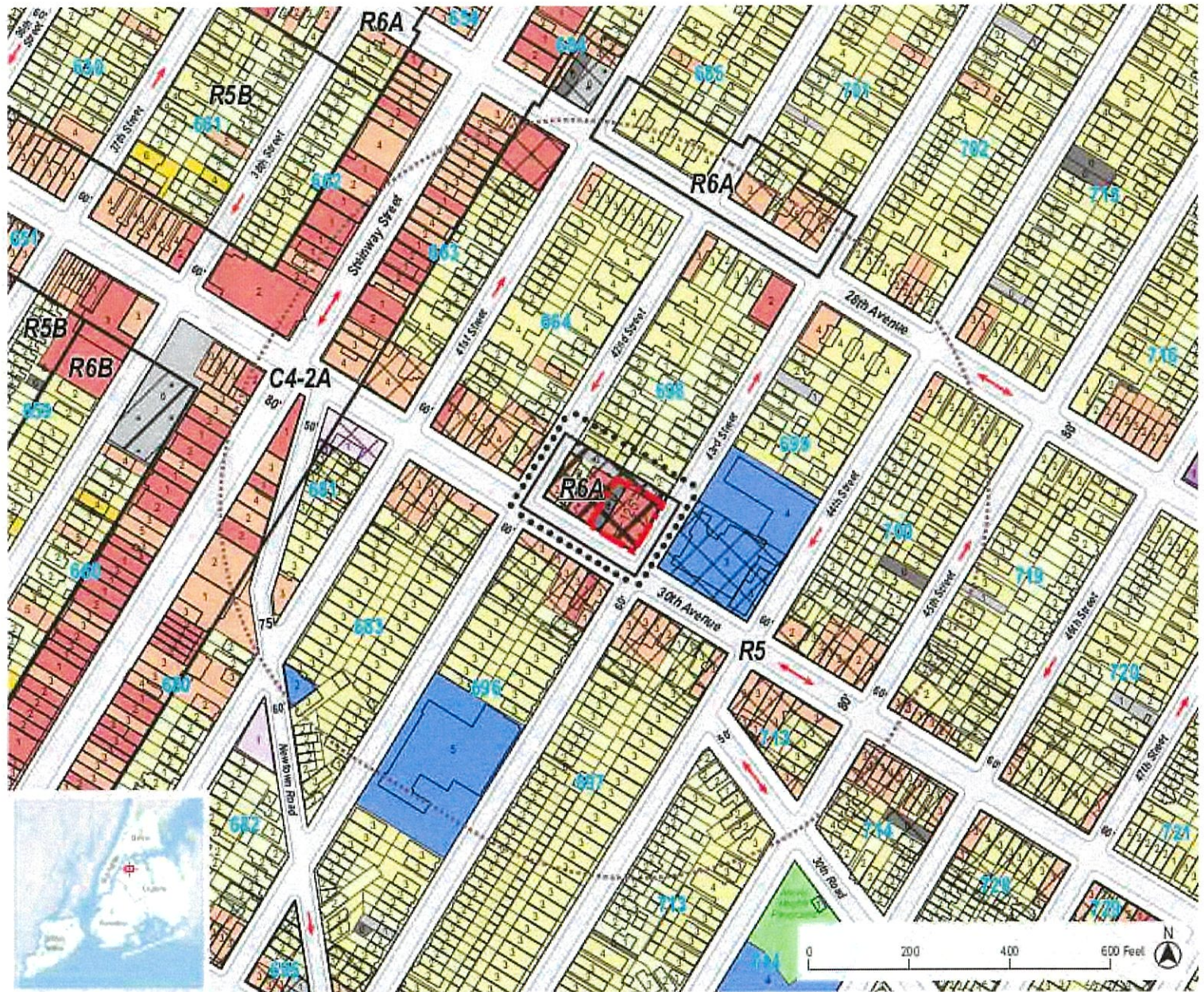
Existing Commercial Overlays & Zoning Districts

- | | | |
|--|--|---|
|  C1-1 |  C2-1 |  Zoning Districts |
|  C1-2 |  C2-2 |  Special Districts |
|  C1-3 |  C2-3 | |
|  C1-4 |  C2-4 | |
|  C1-5 |  C2-5 | |

-  6037 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



March 2023

Urban Cartographics

Development Site



Proposed Development

Mixed-Use Building

- 5-stories rising to height of 60'
- 39,916 sq ft (3.9 FAR)
 - 30,200 sq ft of residential floor area (2.95 FAR)
 - 9,716 sq ft of commercial floor area (0.95 FAR)
- 15 residential bicycle parking spaces
- Solar green roof with recreation space

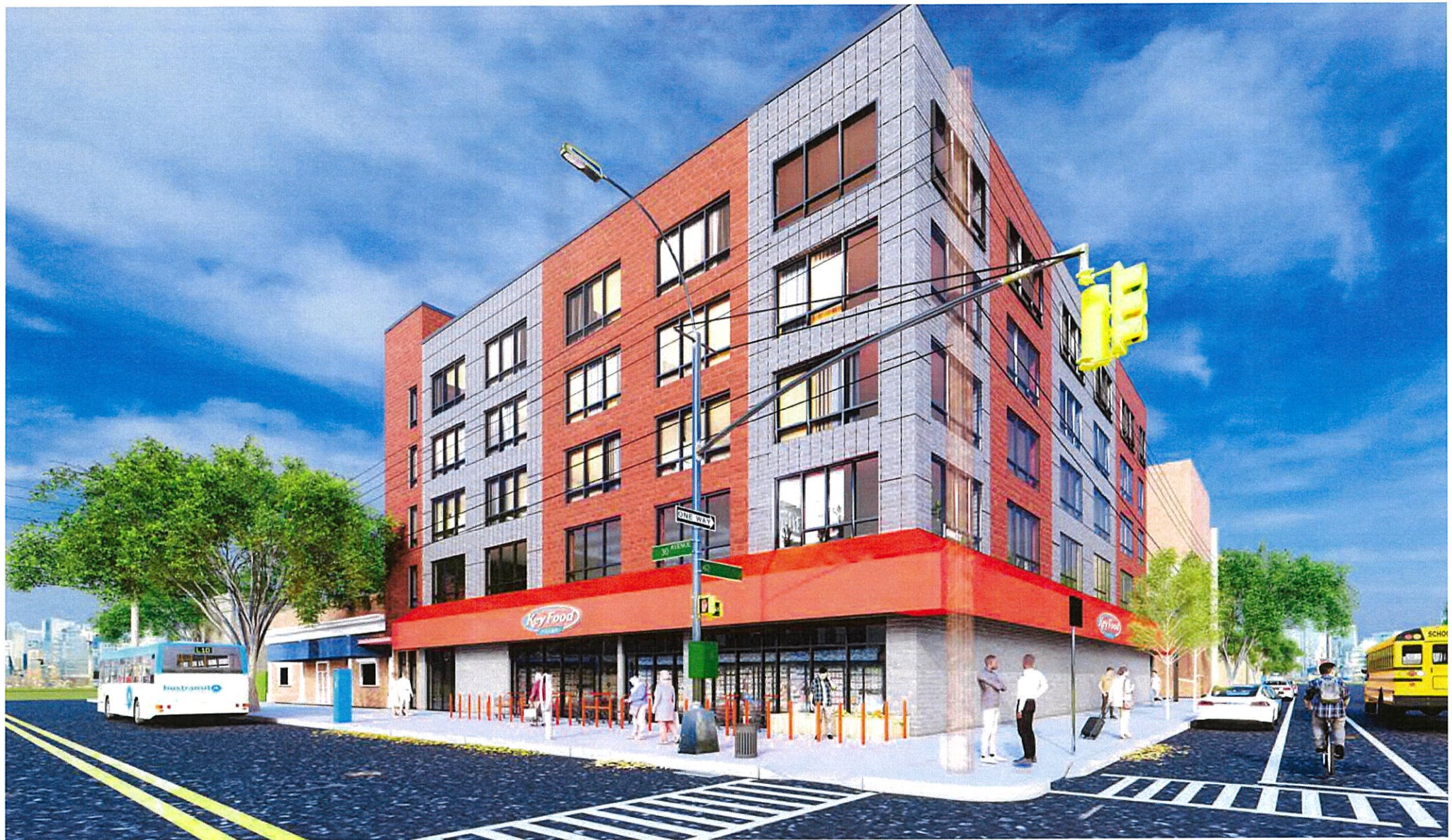
Dwelling Units

- 28 dwelling units
- MIH set aside for permanently income-restricted units (~7 units)
- Mix of studio, one-, two-, and three-bedroom apartments

Expanded Grocery Store

- Additional ~2,768 sf expansion of ground floor
- New entryway, increased capacity, and improved layout
- Additional ~2,788 sf accessory storage area in cellar

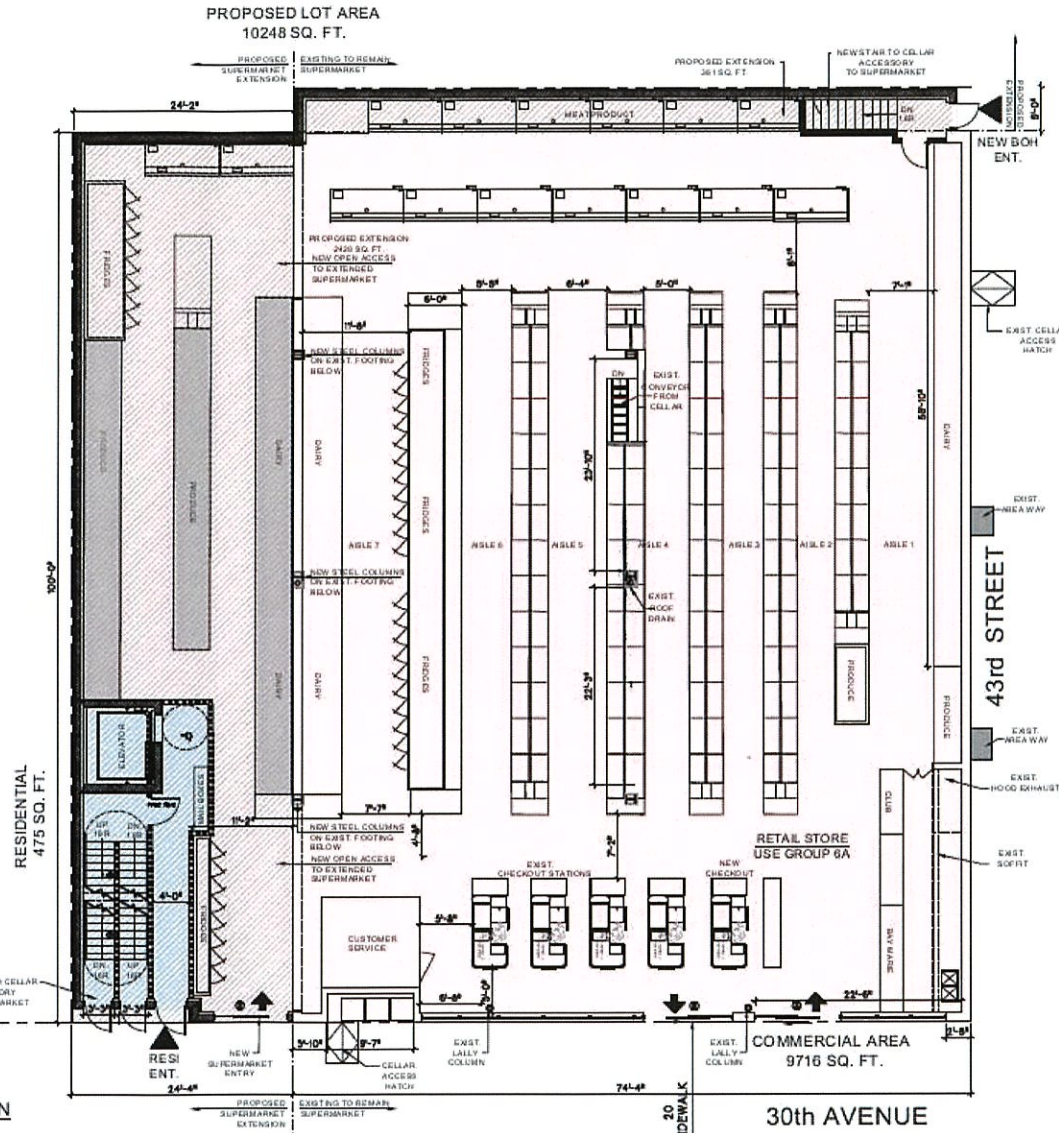
Illustrative Rendering



Illustrative First Floor Plan

FLOOR AREA BREAKDOWN			
USE	COMMERCIAL - SUPERMARKET	RESIDENTIAL	TOTAL
GROSS AREA	9716 SQ. FT.	475 SQ. FT.	10191 SQ. FT.
ZONING FLOOR AREA	9716 SQ. FT.	475 SQ. FT.	10191 SQ. FT.

PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MATERIAL, METHOD, OR INNOVATION, TECHNIQUE, OR PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PARTICIPATING IN THE WORK, OR FOR THE FAILURE OF THEM TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ARCHITECT'S DESIGN AND SPECIFICATIONS ARE NOT TO BE CONSIDERED AS GUARANTEEING THE SAFETY OF THE CONSTRUCTION OR THE PERFORMANCE OF THE WORK.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

118-72 Queens Boulevard
Regina, N.Y. 11435

Tel: (718) 266-6000
Fax: (718) 266-6001
www.caliendarchitects.com

ZONING ANALYSIS
FOR ILLUSTRATIVE PURPOSES

PROJECT TITLE: 42-11 30th Avenue
ASTORIA, QUEEN'S NEW YORK

REVISIONS:

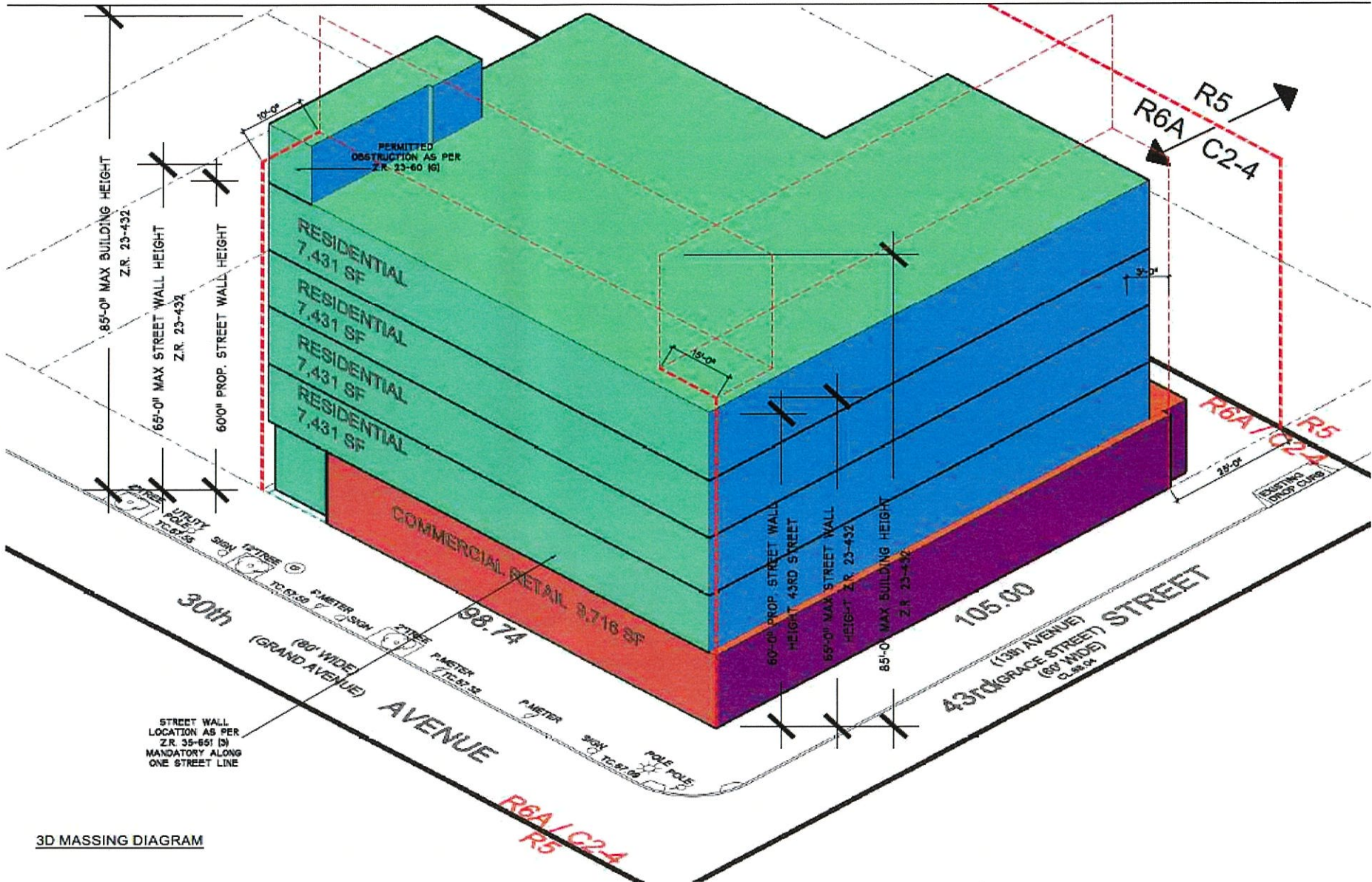
NO.	DATE	BY	REVISION
1	3/13/2025	AS NOTED	AS NOTED
2	2/20/24	GJC	REVISION

REGISTERED ARCHITECT
STATE OF NEW YORK

EXPIRATION DATE: 3/13/2025

Z-005.00

Illustrative Massing



3D MASSING DIAGRAM

Illustrative MIH Breakdown 28 Units In Total With 7 MIH Units

Size	Count	Rent*	Income Limit
40% AMI - 3 units			
Studio	0	\$1,013	\$43,480
1BR	1	\$1,081	\$46,600
2BR	1	\$1,289	\$55,920
3BR	1	\$1,481	\$64,600
60% AMI - 2 units			
Studio	1	\$1,556	\$65,220
1BR	0	\$1,663	\$69,900
2BR	1	\$1,988	\$83,880
3BR	0	\$2,288	\$96,900
80% AMI - 2 units			
Studio	0	\$2,100	\$86,960
1BR	1	\$2,246	\$93,200
2BR	0	\$2,687	\$111,840
3BR	1	\$3,096	\$129,200

*Rents are based on HPD's 2024 Rent and Income Limits and assume tenant pays electric.

Illustrative Unit Distribution

Unit Type	Amount	Percentage of Total
Studio	4	14.29%
1-BR	8	28.57%
2-BR	8	28.57%
3-BR	8	28.57%
Total	28	100%

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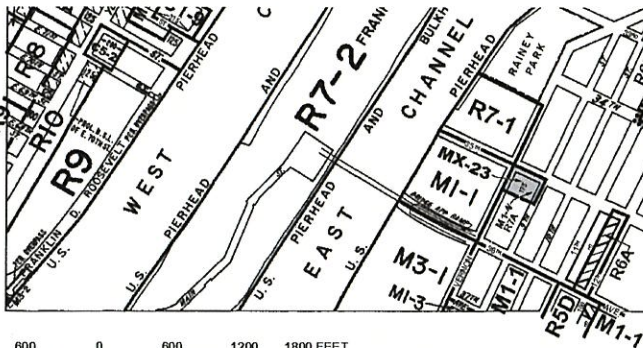
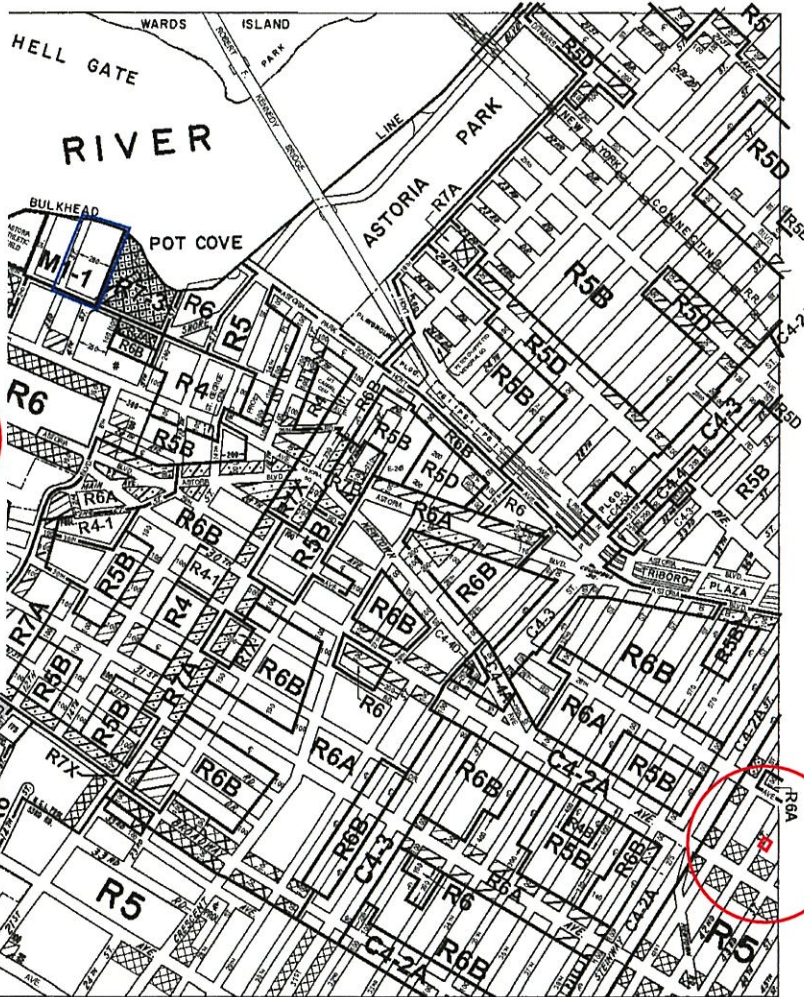
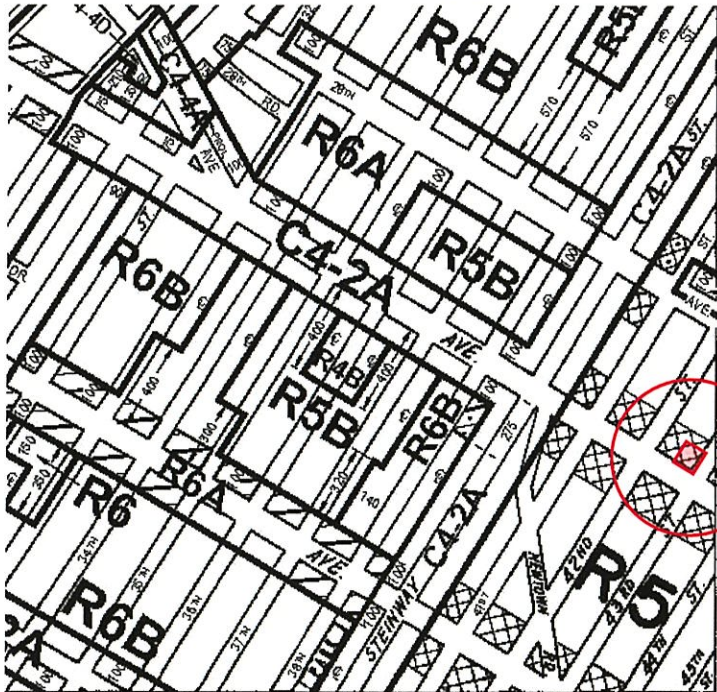
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Appendix

Zoning Map

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



600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGE C 130384 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

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 5 (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 on 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:

07-14-2022 C 210234 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

5d	6b	6d
8c	9a	9c
8d	9b	9d

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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) 720-3281.



ZONING MAP 9a

Tax Map

Block 698, Lots 41 & 44

FINANCE
NEW YORK
MARTHA L. STARR
COMMISSIONER



NYC Digital Tax Map

Effective Date : 12-07-2008 12:39:36
End Date : Current
Queens Block: 698

Legend

- Streets
- 1 Miscellaneous Text
- 1 Possession Hooks
- 1 Boundary Lines
- 1 Lot Face Possession Hooks
- 1 Regular
- Underwater
- Yellow Tax Lot Polygon
- Condo Number
- Blue Tax Block Polygon



0 12.5 25 50 75 100 Feet

Surrounding Context



Aerial View

