

An aerial photograph of an industrial district in Long Island City, Queens. The image shows a grid of streets and numerous large, flat-roofed industrial buildings. A specific area on the left side of the image is outlined in red, indicating the location of the demapping project. The text is overlaid on the right side of the image.

49-39 VAN DAM STREET DEMAPPING

Long Island City, Queens, CD 2.

N 220305 MMQ

January 29, 2025

49-39 Van Dam Street - Existing Conditions

- **Applicant Owned Site**

- Applicant Owned
- 2 Existing Warehouse Buildings
 - Lot 10: 4,200 square-foot Warehouse building
 - Lot 15: 13,954 square-foot, 2 story warehouse and office building
- 12 space parking lot in-between warehouse buildings

- **City Owned Site**

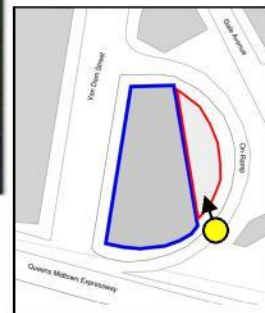
- Site of De-mapping
- 7,682 square-foot vacant unmaintained land
- Adjacent to Van Dam on ramp
 - Single one-way travel lane from Van Dam Street to the Queens Midtown Expressway



49-39 Van Dam Street Demapping



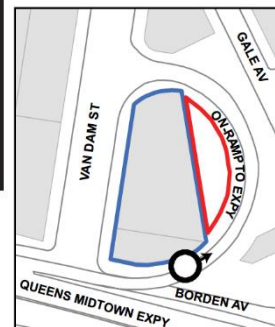
View facing north towards the Project Area between the Development Site and the on-ramp to the Queens Midtown Expressway.



49-39 Van Dam Street Demapping



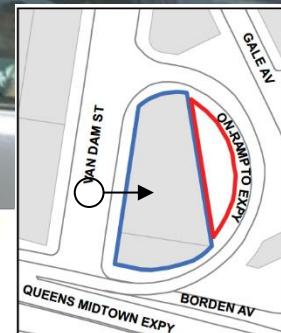
View facing northeast towards the City-Owned area to be demapped.



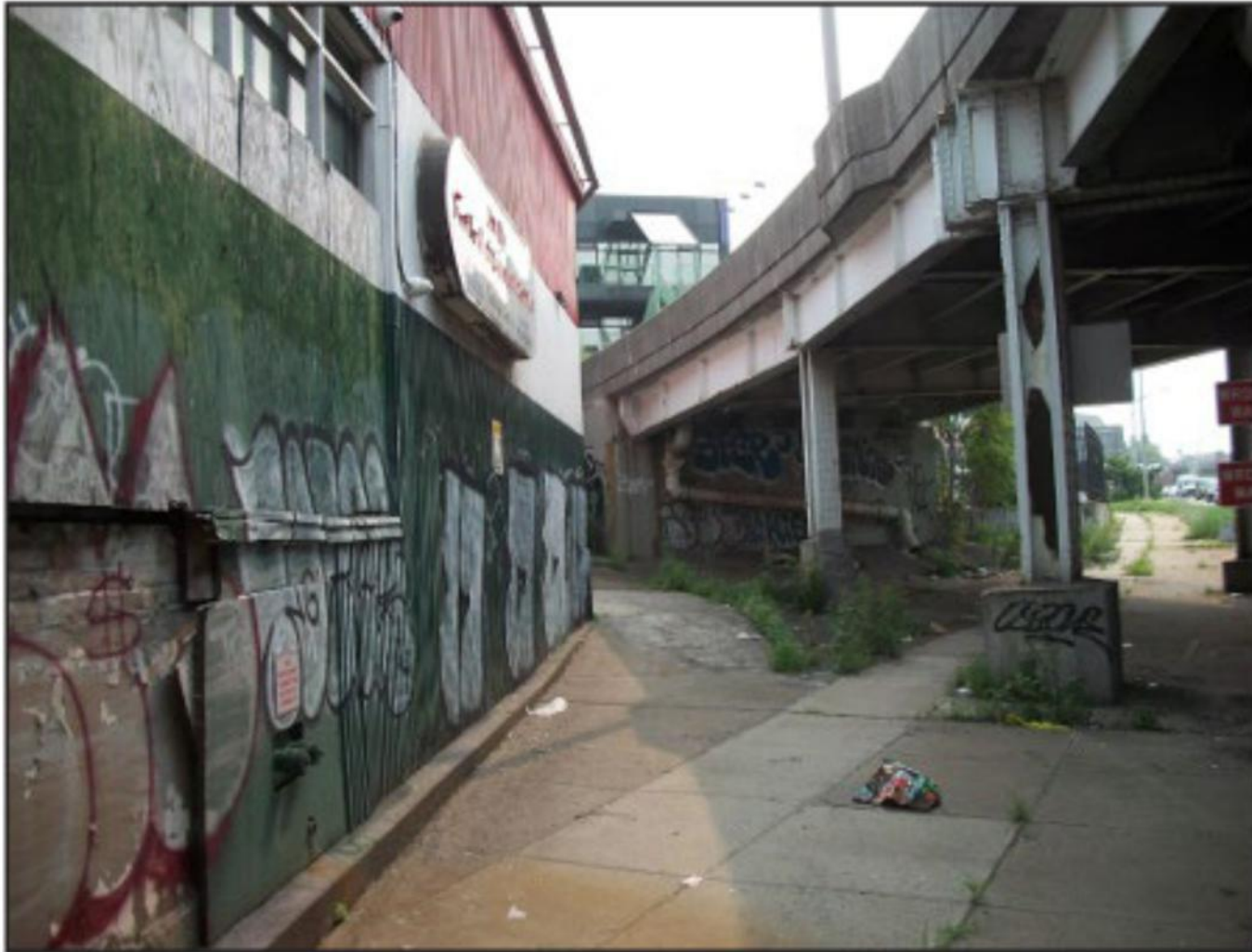
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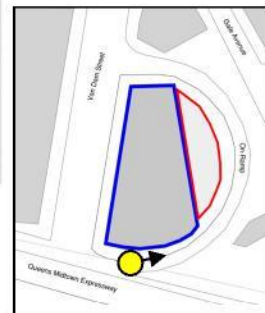
View facing east towards the Development Site with the overgrown City-Owned Land in the background.



49-39 Van Dam Street Demapping



View facing northeast towards the Development Site from the intersection of Borden Avenue and Van Dam Street.



- **City Planning Commission Report**

CONSIDERATION

The Commission believes that this application (C 220305 MMQ) for a City Map amendment is appropriate.

The Commission notes that the proposed demapping area is city owned but is constrained by limited access to the street network and is underutilized. The Commission also notes that the New York City Department of Transportation raised no concerns about the application once a 15-foot buffer had been established between the ramp structure and the streetline.

The Commission acknowledges the concerns expressed by Queens Community Board 2 regarding the importance of maximizing use of public land for public benefit. However, the Commission believes this specific parcel could be put to better use if combined with adjacent privately-owned property. The Commission further notes that turning it over to private use will generate revenue for the city and create an opportunity for economic development and job creation.



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