



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE

PROPOSED RENDERING



42-18 31ST AVENUE


ASTORIA, NY 11103

Mixed-Use Residential Development

TYPE Development




SQUARE FT.
10,800 SF PLOT
38,189 SF
BUILDABLE

PARCEL ID
 **692**
BLOCK



ZONING
R6A/C1-3

 **43, 44,
45 & 46**
LOTS

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

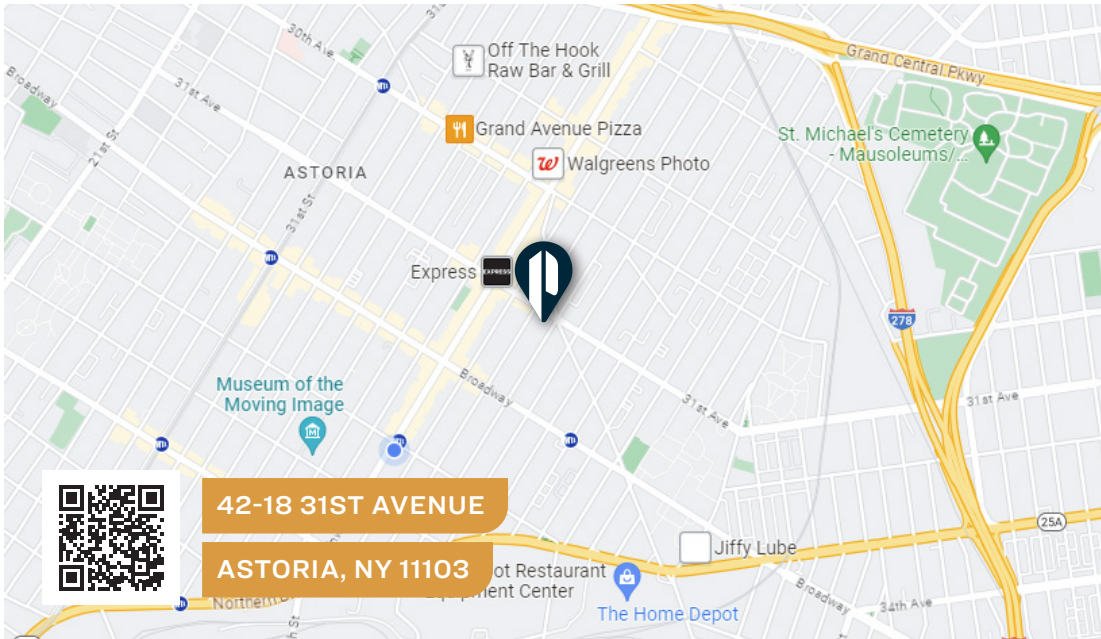
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Existing Conditions

- **Block:** 692
- **Lots:** 43, 44, 45 & 46
- **Total Lot Area:** 10,800 Sq. Ft.
- **Existing Uses:** Commercial & Residential
- **Neighborhood:** Astoria
- **Total NOI:** \$350,000 P/A with pass throughs
- Leases run through Decemeber 31, 2025.
Commercial Leases contain a 8 month cancelation clause.



AERIAL VIEW



42-18 31ST AVENUE

ASTORIA, NY 11103

TRANSPORTATION

M R 46TH STREET & BROADWAY

Car BROADWAY
BROOKLYN QUEENS EXPY
NORTHERN BLVD
ASTORIA BLVD

MTA Bus Q101: STEINWAY ST /31ST AVE

Q104: BROADWAY/ 42ND STREET



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101
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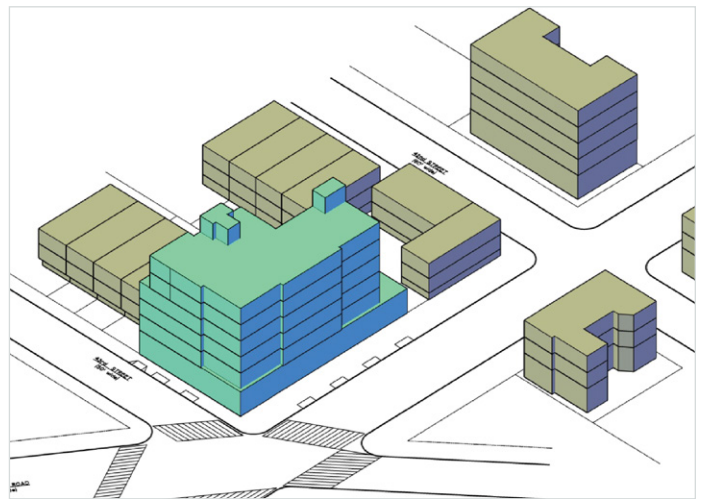
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Approved Rezone

Proposed building steps down to 4-stories next to shorter buildings on 43rd Street, and down to 1-story next to shorter buildings on 31st Avenue.

FEATURES

- **Existing Floor Area:** 10,800 Sq. Ft.
- **Proposed Uses:** Residential & Commercial
- **Proposed FAR:** 3.53
- **Proposed Floor Area:** 38,189 Sq. Ft.
 - **Proposed Residential Floor Area:** 30,189 Sq. Ft.
 - **Proposed Commercial Floor Area:** 8,000 Sq. Ft.
- **Proposed Building Height:** 65 feet / 6-stories (20 feet/2-stories less than the maximum permitted)
- **Proposed Dwelling Units:** 35
- **Proposed Affordable Units:** 9
- **Proposed Parking Spaces:** 12



Unit Distribution

UNIT MIX

	STUDIO	1-BED	2-BED	3-BED	TOTAL
MIH	1	4	3	1	9
MARKET RATE	3	14	8	2	26
TOTAL	4	18	10	3	35



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Proposed Building Plans

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

LOOKING AT 31ST STREET

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHOD, MATERIAL, MANUFACTURE, TRADEMARK OR TRADENAME OF PRODUCTS OR FOR ANY REVISIONS AND MODIFICATIONS TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR.

OWNER:	NMH	PROJECT TITLE:	RENDERING
DESIGNED BY:	GJC	FOR ILLUSTRATIVE PURPOSES ONLY	
DATE:	10/18/20	42-18 TO 42-20	
SCALE:	AS NOTED	31ST AVENUE	
DATE:	01-23-23	ASTORIA, NY	

GERALD J. CALIENDO, R.A., A.I.A.
Architect, P.C.
118 51 Queens Boulevard
Regency Park, N.Y. 11374
www.gjcaliendopca.com

REGISTERED ARCHITECT
STATE OF NEW YORK
No. 10000
EXPIRES 12/31/2024

RD-001.00

LOOKING AT 43RD STREET

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STATE OF NEW YORK
No. 10000
EXPIRES 12/31/2024

RD-002.00

ZONING ANALYSIS

Zoning Analysis				
Site Data		List of Required Actions		
Block(s)		692	1. Zoning Map Amendment	
Lot(s)		43, 44, 45 & 46	2. Text Amendment to map Mandatory Inclusionary Housing	
Street Address(es)		42-18 to 42-20 31st Avenue		
Proposed Zoning		C1-3 / R6A		
Community District		401		
Zoning Section Map No.		9a		
Zoning Lot Area		10,801.55 sf		
Item	Zoning Section	Permitted/Required	Proposed	Compliance/Notes
Uses Permitted	22-00 & 33-00	1 - 6, 8 - 10 & 12	2, 4-6, 8-10 & 12	yes
Max. F.A.R.				
Commercial	33-121	2.00	0.74	yes
Community Facility		3.00	0.00	n.a.
Residential (QH)	23-154 & 35-21	3.60	2.79	yes
Total F.A.R.		3.60	3.53	yes
Max. Floor Area				
Commercial	33-121	21,603.1 sf	8,000 sf	yes
Community Facility		32,404.65 sf	0	N.A.
Residential	23-154 & 35-22	38,885.58 sf	*30,188.68 sf	yes
Total Floor Area		38,885.58 sf	*38,188.62 sf	yes
Max. Lot Coverage				
Percentage	23-153 & 35-32	100% - corner lot	60%	yes
Square feet		10,801.55 sf	6,498.44 sf	yes
Yards				
Front	35-51	none	0	yes
Side	35-52	0 or 8'-0" min.	0 & 19.45'	yes
Rear	33-26 & 35-53	30' (Res.) & 20' Comm.	40'-0"	yes
Density				
Max. No. of D.U.'s	23-22 & 35-40	48	35	yes
Max. Height & Setback				
Min. Base Height	23-664 & 35-654	40'-0"	65'-0"	
Max. Base Height	23-664 & 35-654	65'-0"		yes
Max. Building Height	23-664 & 35-654	85'-0" h - 8 stories	65'-0" or 6 stories	yes
Setback Narrow Street	35-654	15'-0"	N.A.	N.A.
Setback Wide Street	35-654	10'-0"	N.A.	N.A.
Req'd. Parking				
General Retail uses	36-21	1 per 400 sf = 20**	0**	yes
Ambulatory Diagnostic Ctr.				
Residential - MIH (Transit Zone)	36-33 & 25-23	11 D.U.'s - None req'd.	0	yes
- Market Rate		50% x 24 = 12 spaces	12	yes
Req'd. Bicycle Parking				
General Retail Uses	36-70	1 per 10,000 sf = 1	1	yes
Ambulatory Diagnostic Ctr.				
Residential		1 per 2 D.U.'s = 17	17	yes
Req'd. Loading				
Retail or Service uses	36-62	First 8,000 = 0	0	yes
Offices		First 25,000 = 0	0	yes

* Floor area as shown is ZFA. Quality Housing deductions have been applied.

** Waiver = 25; therefore none required

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

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

Architecture
 Interior Design
 Code Consultant
 Building Dept.
 Expediting

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 Briarwood N.Y. 11435

Tel. (718) 268-9098
 Fax (718) 268-9097

www.caliendoarchitects.com

DRAWING TITLE: **ZONING ANALYSIS - C1-3/R6A**
 FOR ILLUSTRATIVE PURPOSES ONLY

PREMISES: **42-18 to 42-20
 31st AVENUE
 ASTORIA, NY**

DRAWN BY: **NMH**
 CHECKED BY: **GJC**
 JOB No: **18183**
 SCALE: **AS NOTED**
 DATE: **7-1-21**

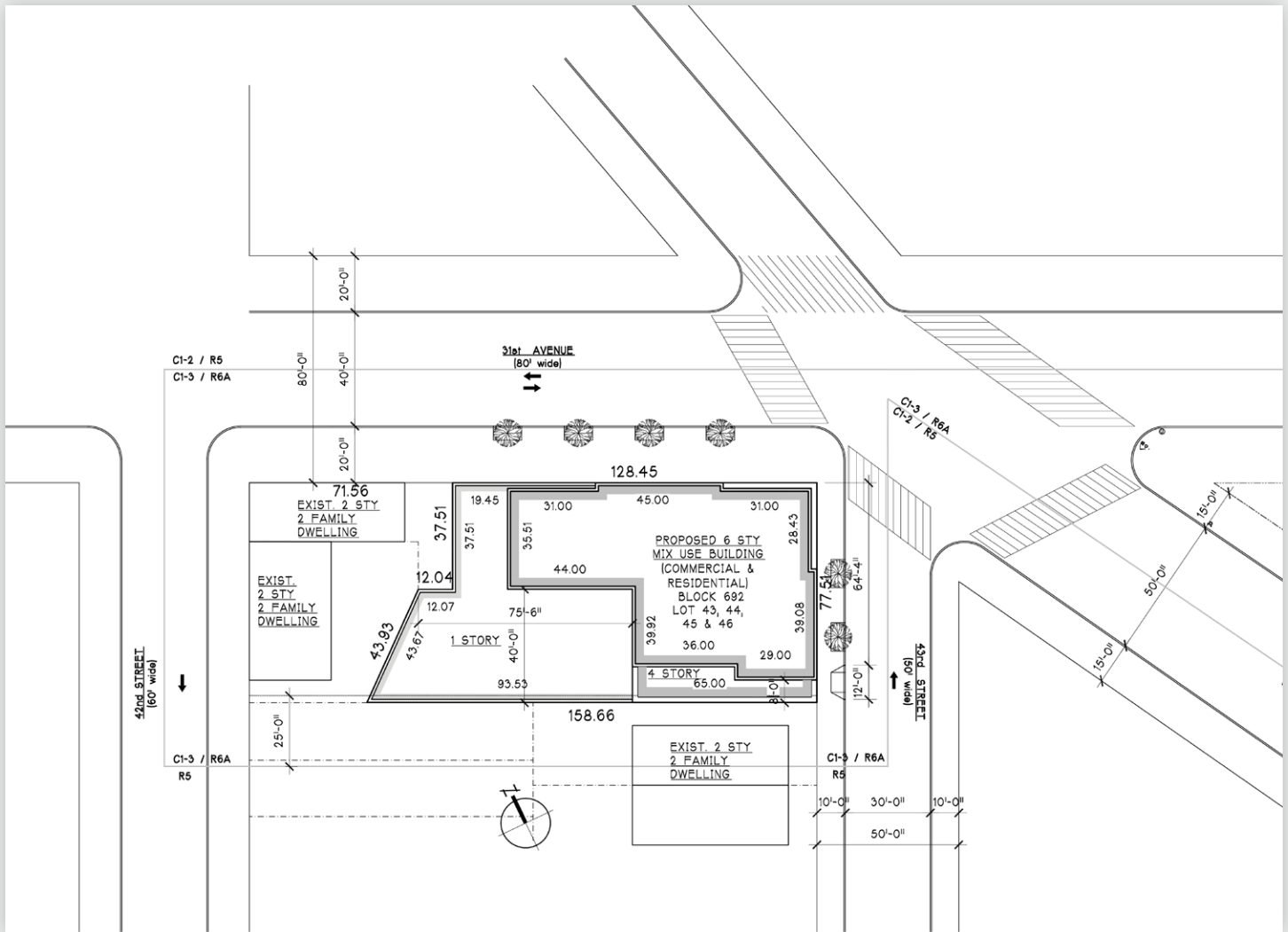
SEAL: **REGISTERED ARCHITECT
 GERALD J. CALIENDO
 STATE OF NEW YORK
 020241**

DRAWING No: **1 OF 14**

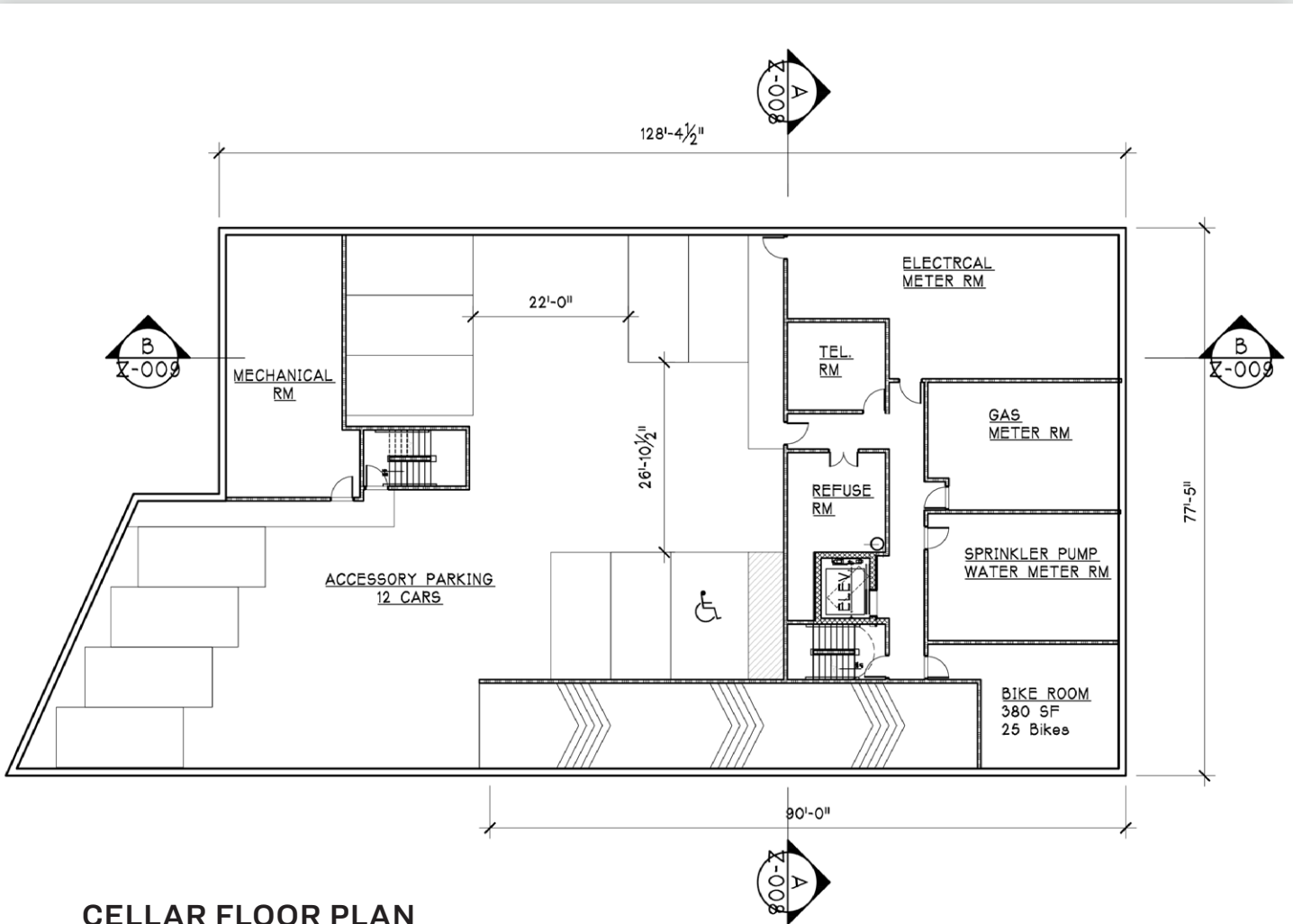
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SITE PLAN

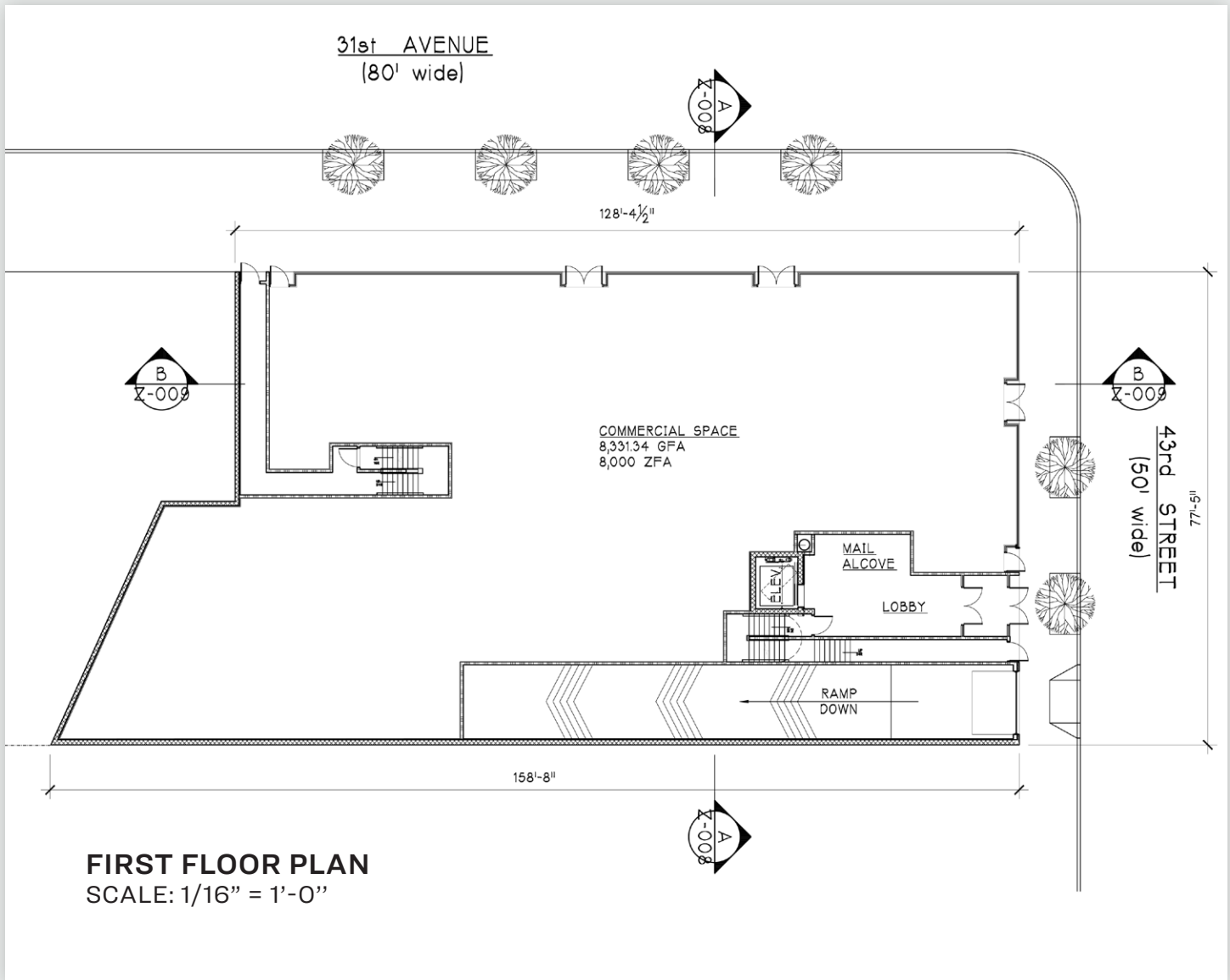


CELLAR FLOOR

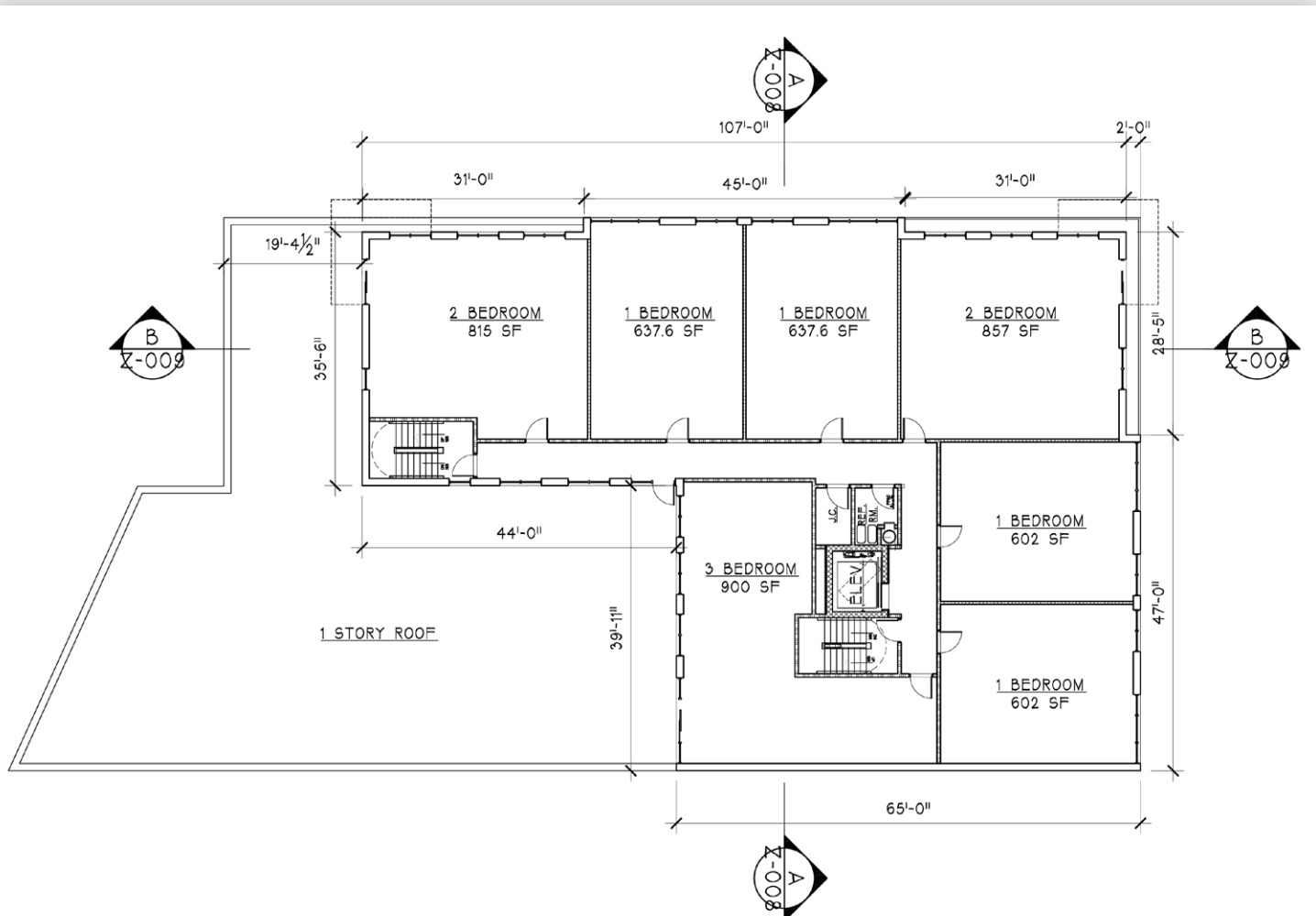


CELLAR FLOOR PLAN
SCALE: 1/16" = 1'-0"

FIRST FLOOR PLAN

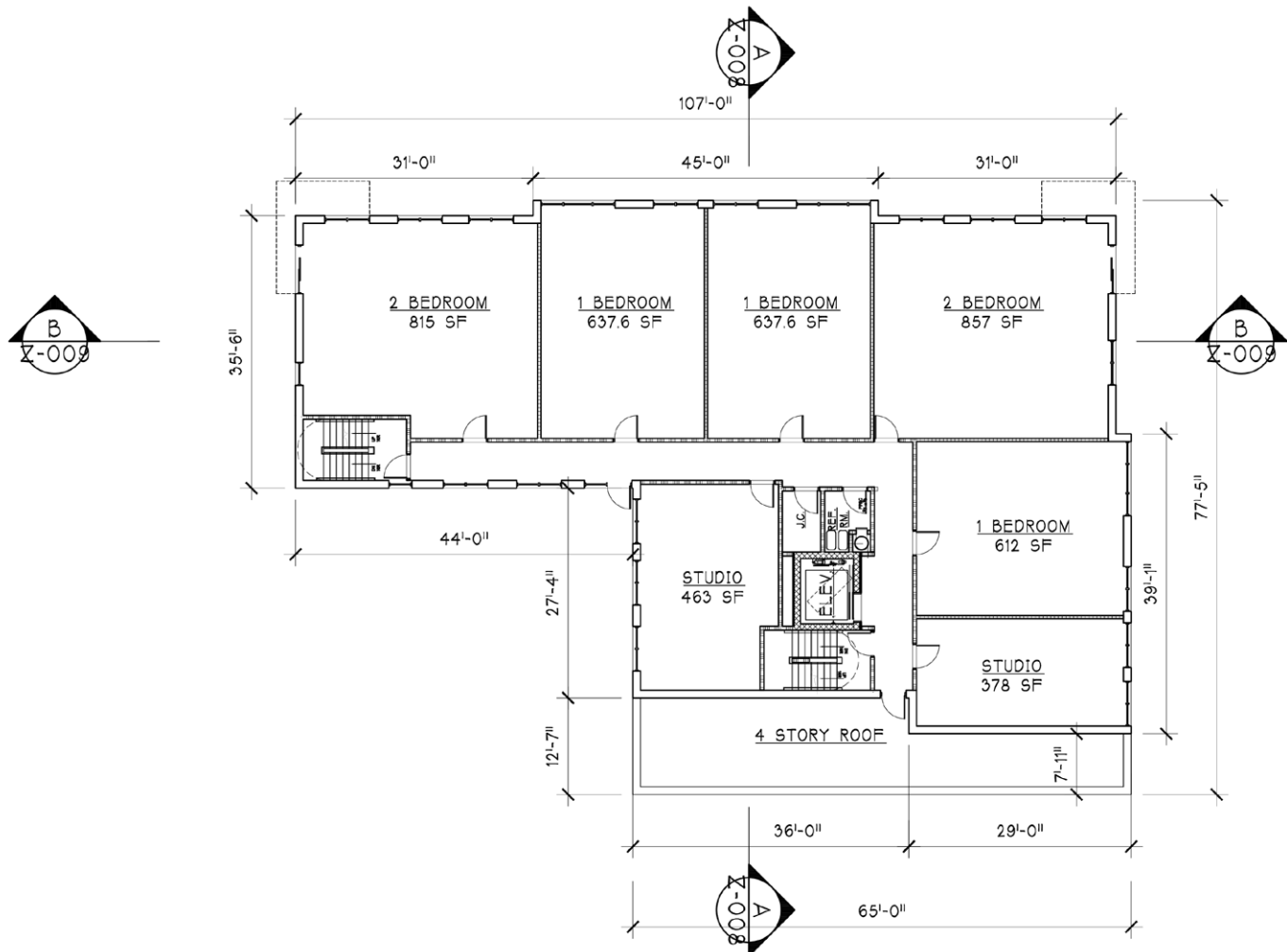


SECOND - FOURTH FLOOR PLAN



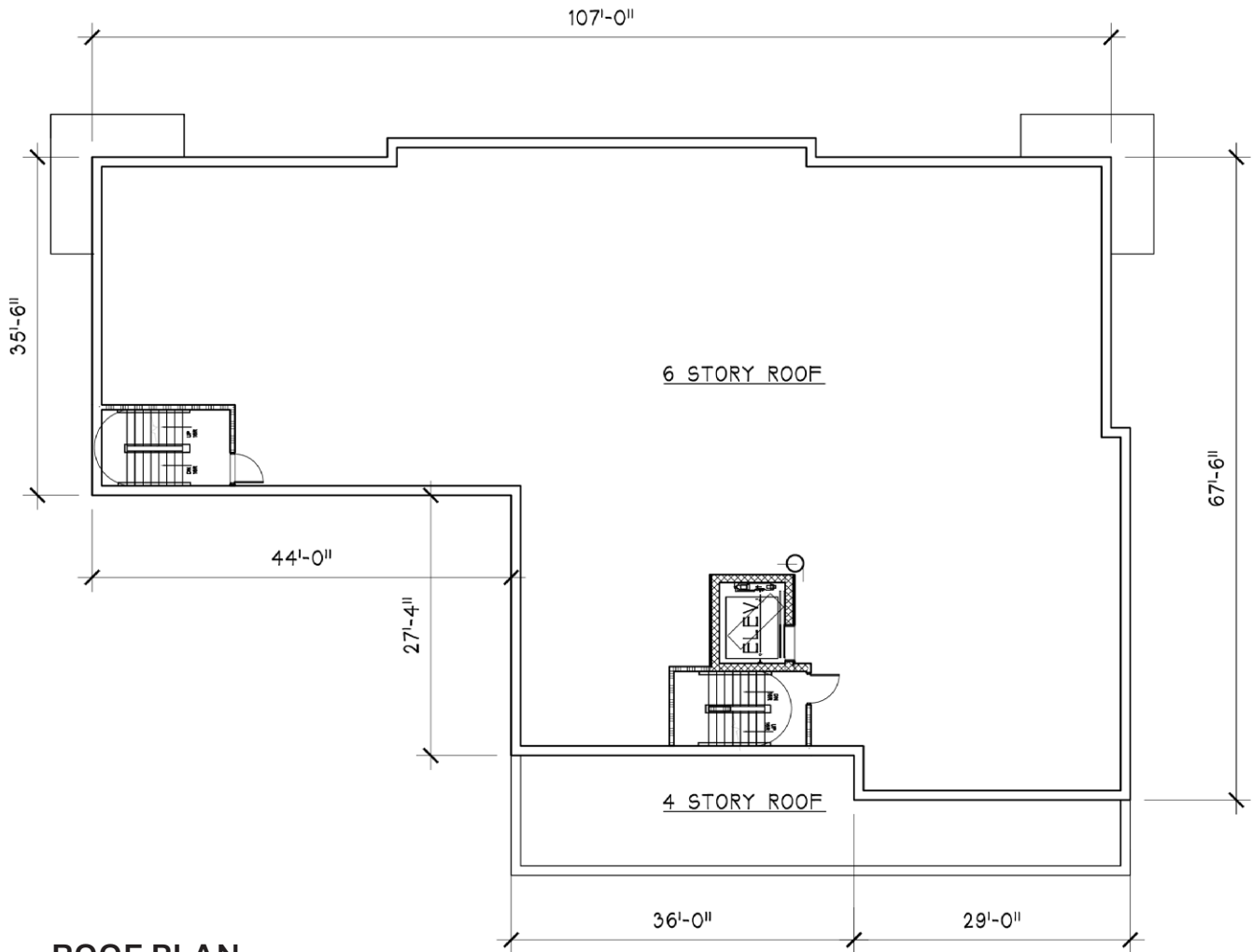
SECOND - FOURTH FLOOR PLAN
 SCALE: 1/16" = 1'-0"

FIFTH - SIXTH FLOOR PLAN



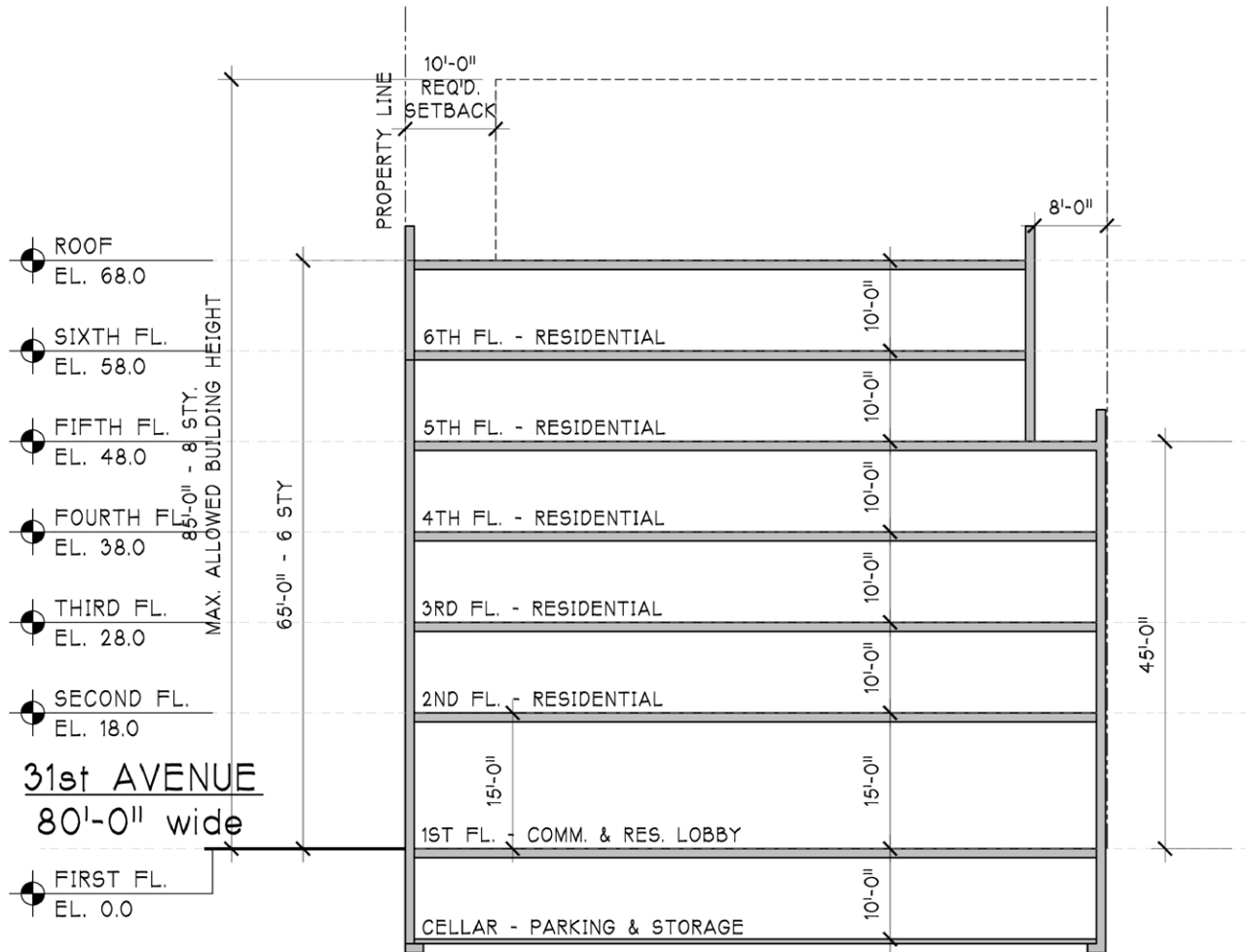
FIFTH - SIXTH FLOOR PLAN
 SCALE: 1/16" = 1'-0"

ROOF PLAN



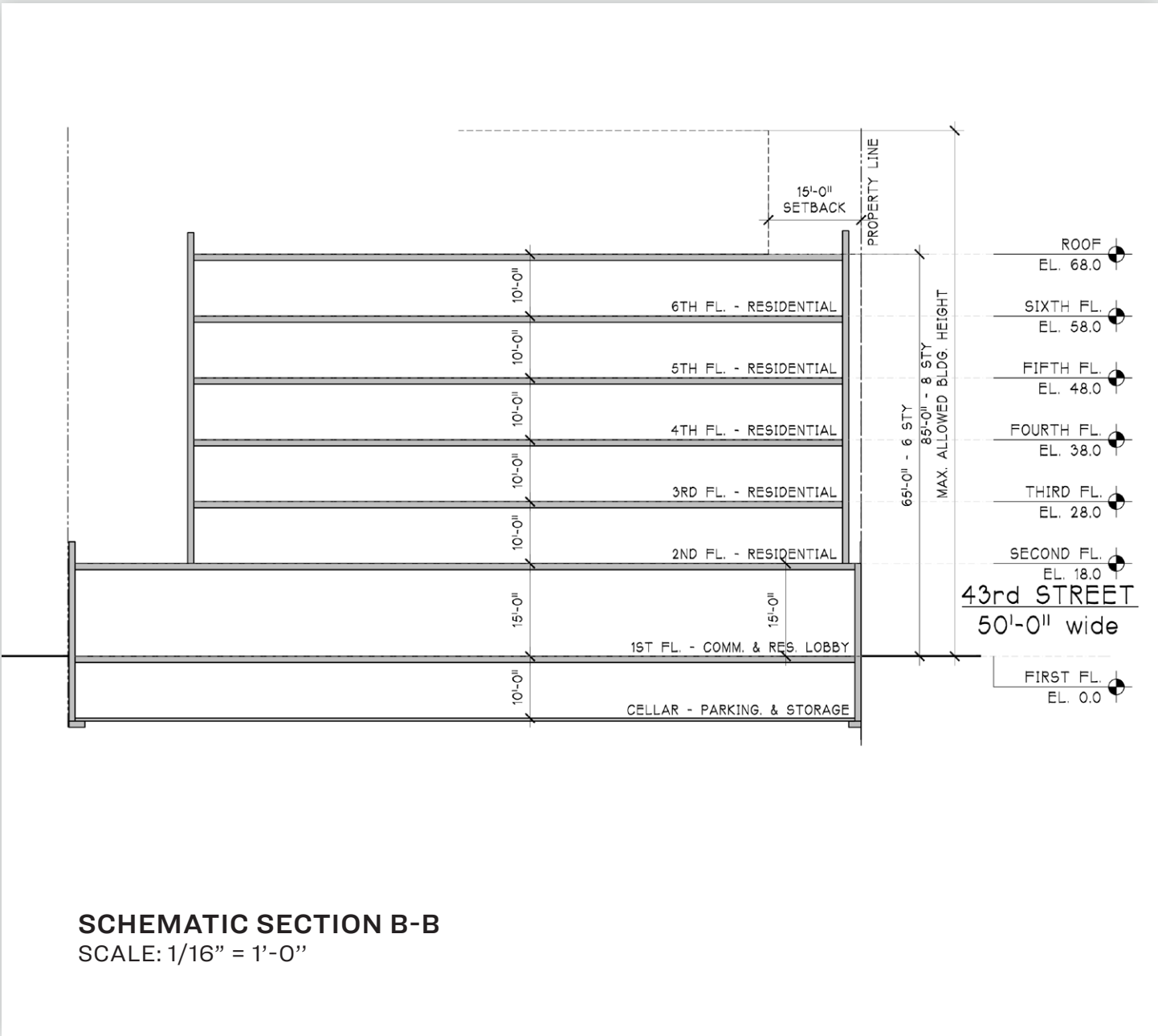
ROOF PLAN
SCALE: 1/16" = 1'-0"

SCHEMATIC SECTION A-A



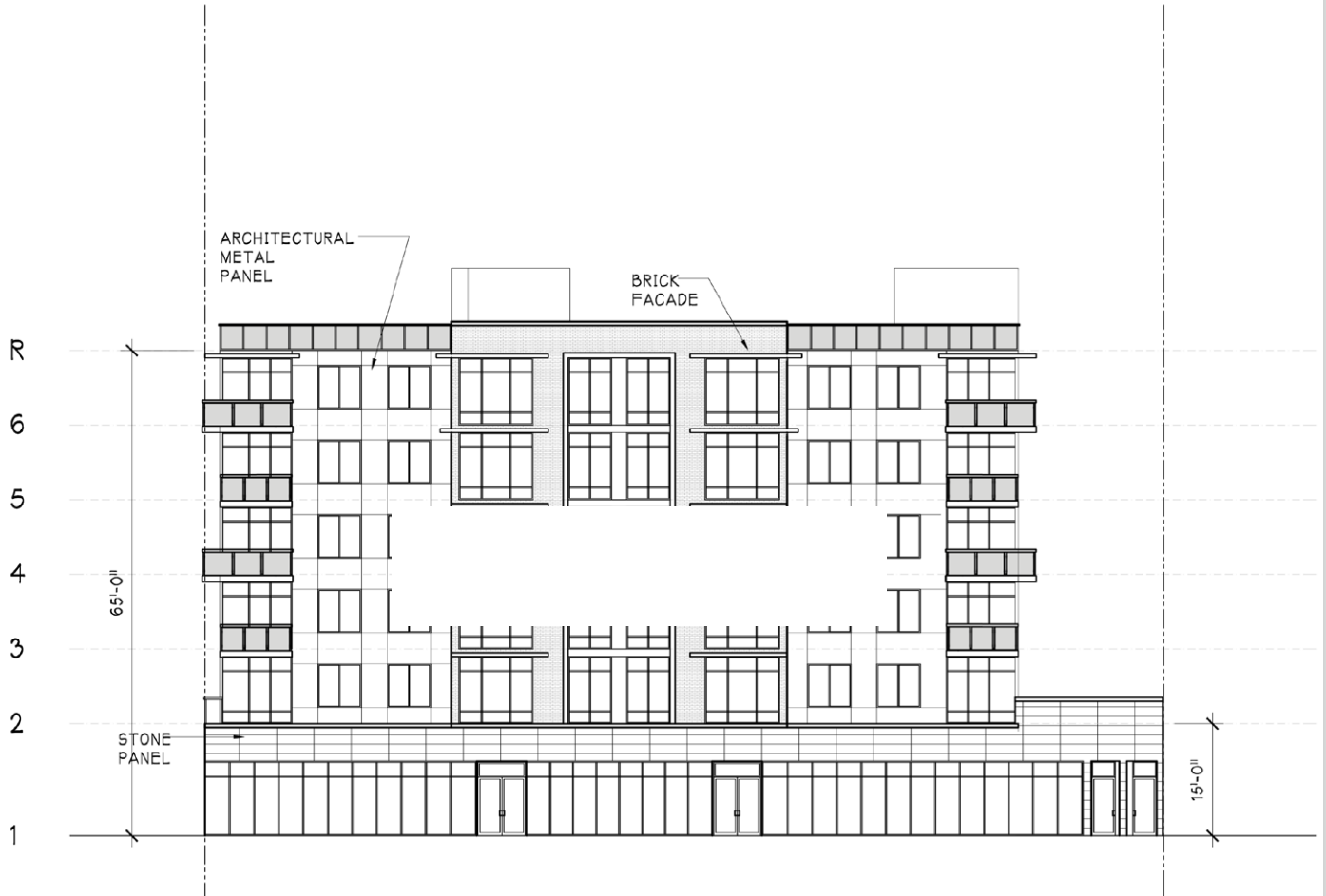
SCHEMATIC SECTION A-A
SCALE: 1/16" = 1'-0"

SCHEMATIC SECTION B-B



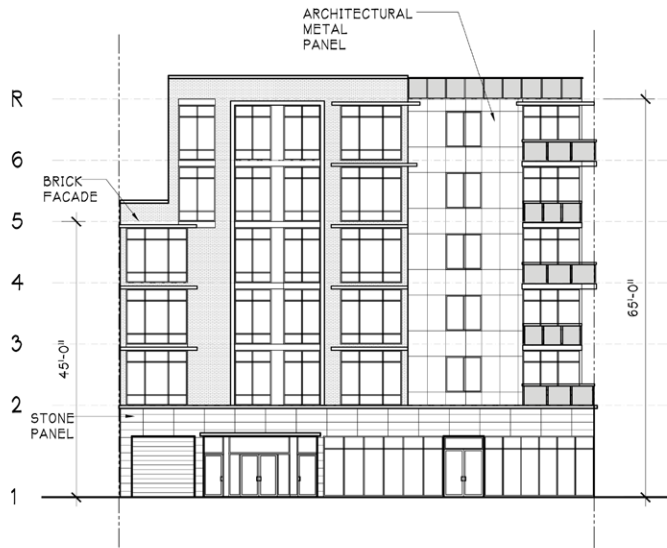
SCHEMATIC SECTION B-B
SCALE: 1/16" = 1'-0"

NORTH (31ST AVENUE) ELEVATION

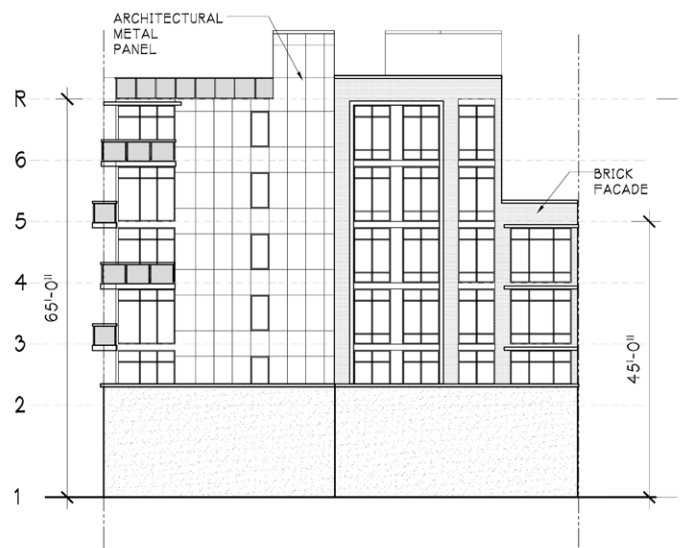


NORTH (31ST AVENUE) ELEVATION
SCALE: 1/16" = 1'-0"

43RD STREET EVELATION - EAST & WEST

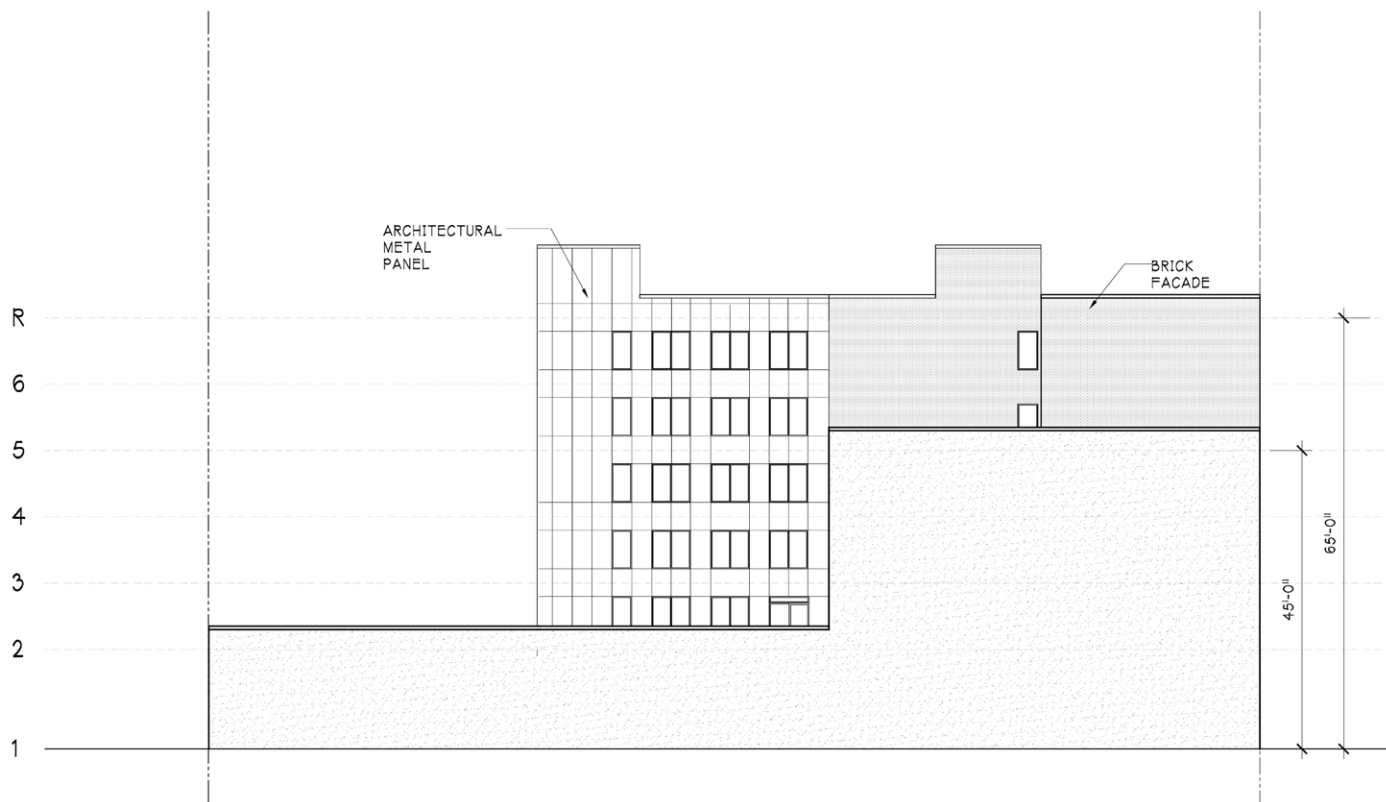


EAST (43RD AVENUE) ELEVATION
SCALE: 1/16" = 1'-0"



WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH SIDE ELEVATION



SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

GREEN ROOF RENDERING



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