

Shatroff / Ambay Property

19,000 sf Zoned Commercial -IDEAL MIXED USE SITE

UNDER 'CITY OF YES' SEE FOLLWING ANALYSIS:

This property is regulated by much more complex zoning with the new City of Yes (COY), but in a beneficial way.

The commercially zoned tax lot # 75 is part of an overall zoning lot consisting of 33 tax lots, of which 32 are zoned residential and are built up with existing one- & two-family homes. Prior to the COY zoning, the 32 homes needed to "borrow" FAR from the commercial portion of the zoning lot to comply with zoning rules at the time. With the new COY, the FAR has been greatly increased. For the residentially zoned area, the FAR changed from 0.60 to 1.00. for the commercially zoned area, the FAR changed from 1.0 to 2.5. this is because the zoning lot is located in the "Greater Transit Zone" and is also a "Qualifying Residential Site". These conditions greatly increase the allowable FAR, increase the allowable building type & height and reduce the parking requirements.

The commercially zone lot area is approx. 19,500 sf and the residentially zoned lot area is approx. 64,750 sf. The existing residential floor area for the 32 homes is approx. 46,500 sf. There are numerous development possibilities for the vacant commercial lot # 75, though it must be developed as mixed-use. Any potential buyer should consult with their own architect for a thorough zoning & code analysis, because there are different interpretations going around with the very new COY zoning.

CONSULT WITH YOUR ARCHITECT / NOTHING HEREIN IS GUARANTEED

So..technically you can build

48,750sf Commercial and 18,250dsf RESIDENTIAL

CONSULT WITH YOUR ARCHITECT

SELLING "AS IS" MAKE OFFER

RICHIE "DELLA" DELLI PAOLI/ R DELLA REALTY

718-614-3943/DELLAREALTY@SI.RR.COM

[Type here]

Subject to errors, omissions, changes —
IT IS UP TO PURCHASER TO VERIFY WHAT CAN
BE BUILT ON THIS PROPERTY