



Hentze-Dor Realty LLC.

Industrial Commercial

Astoria Water View – Residential Development Site

334,083 Buildable Square Feet



Hentze-Dor Realty, LLC is proud to announce our appointment as the exclusive marketing agents for the sale of 32-02 Vernon Blvd, Astoria, New York. (Block 315 Lot 1 on Vernon Blvd and 11th Street.)

The site encompasses an entire city block with stunning views of Manhattan and the East River. Socrates Sculpture Park along with the Noguchi Museum are within footsteps of the property and the Astoria Ferry terminal is a short walk away.

The property has recently been rezoned to R6B + R7X/C1-3 which allows up to approximately 334,083 buildable square feet.

Sale Price: Upon Request

For additional information on this unique opportunity, please contact the Exclusive Broker:

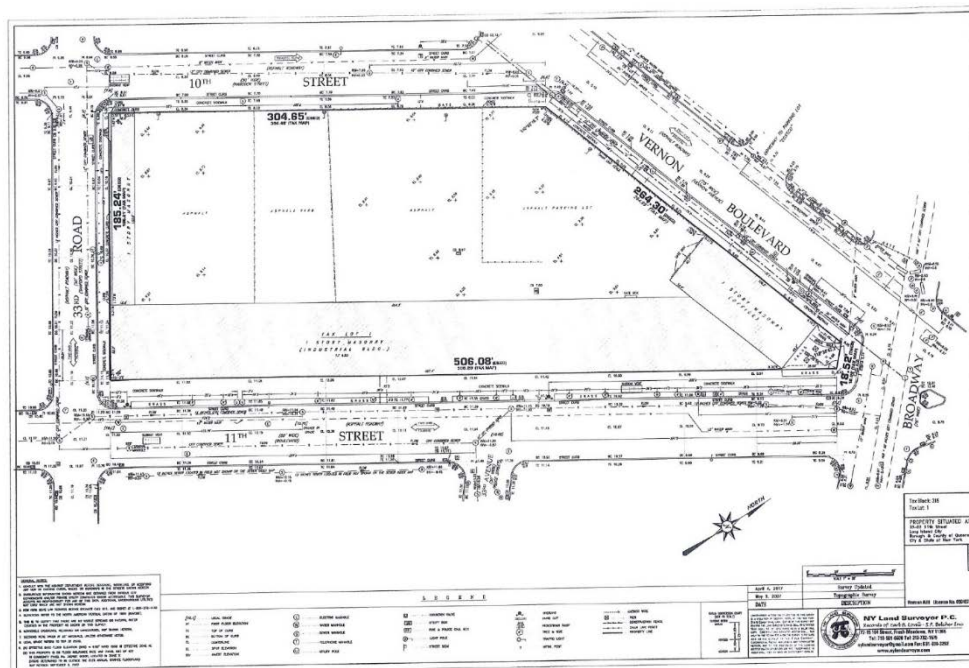
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47-14 32nd Place, Long Island City, New York 11101

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All information furnished regarding property for sale, exchange or financing is from sources deemed reliable. No representation is made as the accuracy thereof and it is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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ZONING ANALYSIS					
ZR SECT. No.	ITEM / DESCRIPTION	ZONING LOT A		ZONING LOT B	GENERAL LARGE SCALE DEVELOPMENT TOTAL
	ZONING DISTRICT	R6B	R7X / C1-3	R7X / C1-3	R6B & R7X/C1-3
	LOT AREA	18,534 SF	27,786 SF	30,924.69 sf	77,244.69 SF
22-10	USES PERMITTED	U.G. 1 - 4	U.G. 3 - 6	U.G. 1 - 6	U.G. 1 - 6
32-10	USES PROPOSED	U.G. 2 & 4		U.G. 2, 4 & 6	U.G. 2, 4 & 5
35-21	FAR PERMITTED				
23-154	Residential	2.20	5.00	5.00	Zoning lot B - Non-complying. Waiver sought per ZR 74-243(a)(1) for non-complying floor area. Under this waiver 23,598 sf of floor area will be transferred from Zoning Lot A to Zoning Lot B from the R7X/C1-3 portion of the zoning lot.
24-11	Community Facility	2.00	5.00	5.00	
33-121	Commercial	N/A	2.00	2.00	
	Commercial	N/A	2.00	2.00	
	FLOOR AREA PERMITTED				
	Residential	40,717.8 sf	166,716 sf	185,548.14 sf	393,015.94 sf
	Community Facility	37,048 sf	138,930 sf	154,623.61 sf	330,601.45 sf
	Commercial	N/A	55,572 sf	61,849.38 sf	117,421.38 sf
	Total	10,752.8 sf	166,716 sf	185,548.14 sf	393,015.94 sf
	FLOOR AREA PROPOSED				
	Residential	25,138.84 sf	93,838.18 sf	106,988.36 sf	315,965.38 sf
	Community Facility	4,265.38 sf	1,294.93 sf	1,321.38 sf	6,881.69 sf
	Commercial	N/A	0.00	11,216.36 sf	11,216.36 sf
	Total	29,404.22 SF	95,133.11 sf	209,546.1 sf	334,083.43 sf
23-153	MAX. LOT COVERAGE ALLOWED				
	Corner Lot portions	100%	100%	100%	100%
	Through / Interior portion	60%	70%	70%	60% & 70%
	PROPOSED LOT COVERAGE				
	Corner Lot portions	36%	N/A	73%	36% & 73%
	Through / Interior portion	N/A	62%	61%	62% & 61%
23-40, 35-50	YARD REGULATIONS				
35-51, 35-63(a)	Front Yard	None required	None required	None required	None req'd.
23-462(c), 23-464,	Side Yard	None required or min. 8'-0"	None required or min. 8'-0"	None required or min. 8'-0"	
23-531 (b), 35-52,					
35-53	Rear Yard	None required	None required	Through / Interior lot & corner lot	
23-65, 35-60	REQUIRED / ALLOWED HEIGHT & SETBACK				
35-22, 35-65,	Minimum Base Height	30'-0"	60'-0"	60'-0"	Waiver sought per ZR 74-243(a)(2) for the 45'-0" & 55'-0" portion of Building B in the C1-3/ R7X portion of Zoning Lot A.
35-654, 23-654	Maximum Base Height	45'-0"	105'-0"	105'-0"	
Table 1	Maximum Building Height for buildings with	55'-0" - 5 stories	145'-0" - 14 stories	145'-0" - 14 stories	
35-22, 35-65,	qualifying ground floor				
35-652,	Setback				
23-662(c)(1),	Wide Street	10'-0"	10'-0"	10'-0"	10'-0" & 15'-0"
	Narrow Street	15'-0"	15'-0"	15'-0"	
	PROPOSED HEIGHT & SETBACK				
	Base Height	45'-0"	45'-0"	65'-0"	
	Building Height	55'-0" - 5 stories	95'-0" - 9 stories	145'-0" - 14 stories	Waiver sought per ZR 74-243(a)(2) for the 45'-0" & 55'-0" portion of Building B in the C1-3/ R7X portion of Zoning Lot A.
	Setback at Min. / Max. Base Height				
	Wide Street	10'-0"	10'-0"	10'-0"	
	Narrow Street	15'-0"	N/A	15'-0"	
25-251, 36-33	REQUIRED / PERMITTED PARKING				
25-23, 36-33	Income Restrictive Dwelling Units	None in Transit Zone	None in Transit Zone	None in Transit Zone	None in Transit Zone
36-21	Non-Income Restrictive Dwelling Units	50% x 15 = 8 spaces	50% x 15 = 13 spaces	50% x 157 = 79	120 spaces
74-322	Commercial	N/A	N/A	1 per 400 sf for 11,216.36 = 28	28 spaces
	Community Facility (Ambulatory Diagnostic Center)	Non-residential uses in Residence district - Zoning lot is more than 50% in R7X; therefore, R7X regulations apply to entire Zoning lot. None required	Community Facility in the Commercial district - 1 per 400 sf for 1,321.38 sf = 3 spaces		3 spaces
	Total Parking		41 spaces	110 spaces	151 spaces
	PROPOSED PARKING				
	Number of spaces proposed		164 spaces		164 spaces
25-70, 36-62	REQUIRED OFF-STREET LOADING				
	Commercial	N/A	First 25,000 = None required	First 25,000 = None required	0
	PROPOSED OFF-STREET LOADING				
	Commercial		0		
25-80, 36-71,	REQUIRED BICYCLE PARKING				
36-71	Residential	1 per 2 dwelling units = 15	1 per 2 dwelling units = 55	1 per 2 dwelling units = 106	176
	Community Facility	1 per 10,000 sf = 4,265.38 / 10,000 = 0.57 = 1 bike	1 per 10,000 sf = 1,294.93 / 10,000 = 0.13 = 0	1 per 10,000 sf = 11,216.36 / 10,000 = 1.12 = 1 bike	1
	Commercial		N/A		1
	Total		71	107	178 bikes
	PROPOSED BICYCLE PARKING				
	Number of bicycles spaces proposed	15	56	107	178 bikes
ZONING FLOOR AREA TABLE FOR NEW DEVELOPMENT BUILDINGS					
FLOOR AREA BY USE	ZONING LOT A		ZONING LOT B	NON-RESIDENTIAL F.A.	TOTAL F.A.
RESIDENTIAL	25,138.84 sf	93,838.18 sf	106,988.36 sf		315,965.38 sf
COMMERCIAL	0	0	11,216.36 sf	11,216.36 sf	11,216.36 sf
COMMUNITY FACILITY	4,265.38 sf	1,294.93 sf	1,321.38 sf	6,881.69 sf	6,881.69 sf
TOTAL	29,404.22 sf	95,133.11 sf	209,546.1 sf	38,118.05 sf	334,083.43 sf

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