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**odm Project of the Month**

**PROJECT TEAM INCLUDES: IMPACT CONCRETE, BNS INS., TRISTATE RENOVATIONS, FABRICANT INS. AND EXPERTISE RLTY.**

**Shelter Rock Builders begins construction on 36-unit Plaza 21 in Astoria**

NEW YORK, NY Astoria has become one of the top three most popular neighborhoods for home seekers in New York City, according to ResidentialNYC.com, the web portal created by the Real Estate Board of New York. This has given rise to a surge of luxury buildings going up in Astoria. With a panoramic view of the skyscrapers of midtown, the scenery presents the diverse landscape of New York City. Astoria once known as a hub of Greek life is now home to immigrants around the world, and young people who have fled the pricier Manhattan and Brooklyn areas. One of the newest buildings going up in Astoria is Plaza 21 located on 21st Ave. between 23rd and 24th St. - on a property measuring 20,000 s/f, covering an entire block front.

This project is due to be completed in the fall of 2009. The project team includes: Shelter Rock Builders, LLC as general contractors; Stellar Development as construction manager; Tristate Renovations Inc. for framing and masonry; Impact Concrete & Control Inspections as consulting

engineer; Capital One Bank provided funding; BNC Insurance Agency and Fabricant Insurance are the insurance agents; and Tiffany Papazafropoulos of Expertise Realty Co. was the realtor. This four-story building will have an opulent sized lobby with soaring 20' ceiling, a spacious lounge area and two elevators cabs servicing the 36 units. The units are composed of one and two bedroom apartments. One bedroom apartments will measure 500-650 s/f. Two bedroom apartments will measure 850-1,050 s/f. There will be a child care center, one commercial unit, a gym, one large community room and parking for most tenants. For those who love to eat, but are always rushed, Fresh Direct, one of the nation's leading online gourmet grocers and prepared food purveyors, will be able to provide their services to Astoria. There will be a doorman as well as a cyber doorman. As an added plus, all apartments will have the benefit of fifteen year tax abatement.

Shelter Rock's Plaza 21 will feature a luxury building that will have



Manhattan views with balcony and/or terraces for the apartments. There will be two terraces measuring 400 s/f each, two balconies measuring 84 s/f and 12 balconies measuring 56 s/f; a perfect asset for entertaining. The apartments will feature 9' ceilings, open and airy layouts, spacious closets with individual A/C and heating system. They will contain stainless steel appliances, including oven, dishwasher and refrigerator, washer & dryer granite countertops and marble bathrooms.

Another advantage of Astoria living is its excellent public schools. Public School 122, also known as Mamie Faye with about 1,370 students, describes itself as a magnet school for core knowledge. Eighty percent of its fourth graders met state standards in reading last year and 94% did so in math. P.S 084, the Steinway School has magnet programs in global arts and learning. It has about 390 students, 63% of fourth graders met standard in reading and 75% in math. P.S 085, the Judge Charles J Vallone School, has magnet programs in theatre arts and technology. It has about 450 students: 70% of fourth graders

showed proficiency in reading and 81% in math.

This quiet and private neighborhood features conveniences such as twenty-four hour grocery stores and great restaurants of diverse ethnic backgrounds. The luxury building will have the benefits of a twenty-five acre park equipped with two playgrounds, six tennis courts, an athletic

field, three baseball diamonds, a wading pool, bandstand, comfort station and jogging path along the water. All major highways and bridge are a short distance away. Astoria is just fifteen minutes away by subway from Central Park on the N and W train lines at Astoria - Ditmars Boulevard to 59th St. and Lexington Ave. The Q19A bus runs on Ditmars Blvd. to

the subways.

Other new developments in the area are The Astoria Windsor located at 30-80 21st St., Hales Cove Condominium located at 30-85 Vernon Blvd., and Echelon Condominium located at 19-20 80th St. "It is nice to be a witness of the birth of a new luxury community," said president of Shelter Rock Builders, Ben Shavolian. "And it is even more fulfilling to be a part of its construction." Astoria-Queens has historically been a convenient and stable area for people who enjoy living near Manhattan. Its functional transportation system combined with diverse elements of its population has contributed to Queens' success as an urban community. The borough's residential character is supported by many commercial districts which are evidence of its economic viability. The vast array of recreational facilities also enhance its appeal.

**Plaza 21 Project Team**

<b>Shelter Rock Builders, LLC</b>	<b>Developer</b>
<b>Stellar Development, LLC</b>	<b>Construction Manager</b>
<b>Impact Concrete &amp; Control Inspections, Inc.</b>	<b>Consulting Engineer</b>
<b>Tristate Renovations Inc.</b>	<b>Framing &amp; Masonry</b>
<b>BNC Insurance Agency</b>	<b>Insurance</b>
<b>Fabricant Insurance</b>	<b>Insurance</b>
<b>Expertise Realty Company</b>	<b>Broker</b>
<b>Capital One Bank</b>	<b>Funding</b>

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