



**City of New York
Community Board #1, Queens**

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MEMORANDUM

TO: Members of the Land Use & Zoning Committee

FROM: Elizabeth Erion, Co-Chair/Gerald Caliendo, Co-Chair
Land Use and Zoning Committee

RE: **Land Use and Zoning Meeting Agenda
Wednesday, 04/13/2022, 6:30 p.m.**

DATE: March 31, 2022

**Pre-certification Presentation and Discussion:
InnovationQNS ULURP Applications**

Actions requested by Applicants Kaufman Astoria Bedrock 1 LLC and Silverstein Astoria Member LLC, applicable to five (5) blocks bounded by 37th Street, 35th Avenue, 43rd Street/Northern Boulevard and 36th Avenue in Astoria:

1. **Zoning Map Amendment** to Map 9b changing the Project Area from M1-1 and C4-2A zoning districts to a Special Mixed-Use District (MX - 24) consisting of M1-4/R7-3, M1- 4/R7X, M1-4/R9 and M1-5/R9-1 zoning districts.
2. **Zoning Text Amendments:**
 - i. Zoning Text Amendment requested to Section ZR 74-745 (b) to make the reduction in loading berths permitted under the Special Permit ZR 74-745 (b) applicable to Special MX-24 District in Queens Community District 1.
 - ii. Zoning Text Amendment to Section ZR 123-00 to create a new MX-24 District.
 - iii. Zoning Text Amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the Project Area.
3. **Special Permits** requested pursuant to ZR 74-743, Special Provision for Bulk Modifications:
 - i. Special Permit requested pursuant to ZR 74-743 (a)(1) to allow the distribution of floor area without regard zoning lot and district boundary lines.
 - ii. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify rear yard regulations as per ZR 23-40 (Yard Regulations), ZR 43-40 (Yard Regulations), ZR 123-65 (Special Yard Regulations).
 - iii. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify minimum distance between buildings as per ZR 23-711 (Standard Minimum Distance Between Buildings).
 - iv. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify height and setback regulations as per ZR 23-662 (Height and Setback Requirements for Quality Housing Buildings) and ZR 123-66 (Height and Setback Regulations).
4. **Special Permit** requested pursuant to ZR 74-744(c) to modify sign regulations on Zoning Lot D to modify ZR 123-40 (Sign Regulations) and ZR 32-60 (Sign Regulations).
5. **Special Permit** requested pursuant to ZR 74-745(a) to locate required and permitted accessory parking spaces throughout the five (5) accessory group parking facilities in the Large-Scale General Development (LSGD) without regard to zoning lot lines.
6. **Special Permit** requested the pursuant to ZR 74-745 (b) to reduce loading berths as per ZR 44-50 (General Purposes) and ZR 123-70 (Parking and Loading).
7. **Special Permits** requested on Zoning Lots A through E pursuant to ZR 74-922 to permit certain retail uses greater than 10,000 square feet of floor area as per ZR 42-10 (Uses Permitted As-Of-Right), ZR 123-20 (Special Use Regulations).

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, April 13, 2022, 6:30 PM via Zoom. You may join online or via telephone.** (Please see page 2)

We require quorum, your attendance is very important should we have any votes. We will be reviewing information at the committee level.

Please call the Board Office if you will be attending via telephone to share your information. All interested Board Members are welcome to attend.

Thank you.

BOARD MEMBERS (cont.)

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Doreen Mohammed
Eric Mouchette
Mary O'Hara
Juliet Payabyab
Yawne Robinson
Brian Romero
Andre Stith
Rod Townsend
Rosemary Yelton

CB1, Queens is inviting you to a scheduled Zoom Webinar

Topic: Community Board 1 Queens Land Use & Zoning Committee Meeting

Date/Time: April 13, 2022 06:30 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83653164148?pwd=R1A4VVeveDcweUhCYXcxdDAyV3RlZz09>

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