DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Sideya Sherman, Director
Department of City Planning

July 14, 2026

Nina Meisel, R.A.
Borough Commissioner
Department of Buildings
120-55 Queens Boulevard
Kew Gardens, NY 11424

Re: Applic. Nos. C 220371 ZSQ and N 260008 CSQ
Innovation QNS Rezoning and LSGD
35-30 Steinway Street
Block 668, Lot 5 & 6
M1-4/R9 and M1-4/R7-3 Districts
Special Mixed-Use District (MX-24)
Borough of Queens
Community District 1

Dear Commissioner Meisel:

Please be advised that the application (C 220371 ZSQ) submitted by Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10 uses) with no limitation on floor area per establishment within a proposed mixed-use development on property at the above-referenced location, was approved by the City Planning Commission on September 21, 2022 (Cal. No. 8) and by the City Council on November 11, 2022 (Res. No. 412) on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 220371 ZSQ) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-922 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of the proposal also requires the following related actions:

C 220364 ZMQ – an application for an amendment of the Zoning Map, Section No. 9b, to change existing C4-2A and M1-1 Districts to M1-4/R7-3, M1-4/R9, M1-5/R9-1 Districts and to establish a Special Mixed-Use District (MX-24), was approved by the City Planning Commission on September 21, 2022 (Cal. No. 5) and by the City Council on November 22, 2022 (Res. No. 406), on which date said Resolution of Approval became effective;

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N 220367 ZRQ - An application for an amendment of the Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) area, to create a new Special Mixed Use District (MX-24), and to reduce the required number of loading berths within the development site was approved by the City Planning Commission on September 21, 2022 (Cal No. 6) and by the City Council on November 11, 2022 (Res No. 407), on which date said resolution of approval became effective.

In addition to the actions described above, the following actions were approved in conjunction with applications C 220371 ZSQ, C 220364 ZMQ and N 220367 ZRQ:

1. C 220365 ZSQ - Special permit to allow for the distribution of parking spaces across the development site;
2. C 220366 ZSQ - Special permit to modify bulk regulations related to the distribution of floor area, rear yard regulations, minimum distance between buildings, and height and setback regulations;
3. C 220368 ZSQ - Special permit to modify sign regulations;
4. C 220369 ZSQ - Special permit to allow for a reduction in the required amount of loading berths;
5. C 220373 ZSQ - Special permit to allow for certain retail uses greater than 10,000 square feet on Block D; and
6. C 220374 ZSQ Special permit to allow for certain retail uses greater than 10,000 square feet on Block E.

Since receiving these approvals, changes to the proposed development have been made such that additional modifications or determinations by DCP or the CPC would be required to utilize the approvals Nos. 1 through 6 listed above, and this letter does **not** authorize the issuance of building permits pursuant to these related actions. This application (C 220371 ZSQ) is being utilized independent of the listed actions Nos. 1 through 6. Information related to these actions can be obtained on DCP's Website at https://zap.planning.nyc.gov/projects/2021Q0106.

In connection with this application (C 220371 ZSQ), the applicant executed a Notice of Restrictions on July 6, 2026, which was recorded on July 9, 2026 (CRFN: 2026000192956), and which contains special conditions to the issuance of a building permit and/or certificate of occupancy. This instrument satisfies the condition of the approved special permit (C 220371 ZSQ) for recordation of a restrictive declaration. For questions regarding this instrument, please contact DCP Counsel Dominick Answini at 212-720-3676 or danswin@planning.nyc.gov.

Subsequently, Kaufman BedRock Astoria I, LLC submitted an application (N 260008 CSQ), including the following revised plan prepared by Beyer Blinder Belle requesting a determination of substantial compliance for changes to the previously approved special permit (C 220371 ZSQ) in connection with a proposed mixed-use development, on property at the above referenced location:

Dwg. No.	Title	Last Date Revised
U.202	Ground Floor Plan	07/01/2025

This revised drawing reflects changes involving the minor re-configuration of large retail establishments at ground floor level, as more fully described in the enclosed application.

The Department of City Planning has reviewed these changes and has determined that the revised plans are in substantial compliance with the approval of the City Planning Commission (C 220371 ZSQ). For

ease of administration, the revised drawing also repackages required information to isolate the application (C 220371 ZSQ) from the related actions listed above (Nos. 1-6). Therefore, the revised drawing supersedes all previously approved drawings under this special permit (C 220371 ZSQ).

Enclosed for your information are the following:

1. a copy of application (N 260008 CSQ);

2. a copy of the Notice of Restrictions, dated July 6, 2026, executed by Kaufman BedRock Astoria I LLC, and recorded in the New York County Office of the City Register on July 9, 2026 (CRFN: 202600019256); and

3. the approved substantial compliance drawing as listed above.

Sincerely,

Steven Lenard

cc: LURDOB_DL
K. Ramnarine
C. Ogilvie-Laing
J. Halim
C. Ryan
H. Kyung-Yang
L. Zheng
K. Ko
D. Answini
Applicant