DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

November 19, 2025

Ira Gluckman, RA
Borough Commissioner
Department of Buildings
120-55 Queens Boulevard
Kew Gardens, NY 11424

Re: Applic. No. N 260137 CSQ - Astoria Cove PAA South Substantial Compliance
Substantial Compliance to Applic. Nos. C 140323(A) ZSQ, C 140324(A) ZSQ, N 140325 ZAQ, N 140326 ZAQ, and N 140328 ZCQ
Large-Scale General Development
Generally bounded by a line 280 feet southeasterly of 3rd Street, the U.S Pierhead and Bulkhead Line, 9th Street, and 27th Avenue
Block 906, Lots 1 & 5; Block 907, p/o Lots 1 & 8; Block 908, Lot 12; Block 909, Lot 35; and portions of land underwater adjacent to Blocks 907 & 906
R7-3/C2-4, R7A/C2-4, R6B and R6 Districts
Borough of Queens
Community District 1

Dear Commissioner Gluckman:

On August 15, 2025, the Department of Buildings was advised that the applications (C 140322 ZMQ, C 140323(A) ZSQ, C 140324(A) ZSQ, N 140325 ZAQ, N 140326 ZAQ, N 140328 ZCQ, N 140329(A) ZRQ & C 130384 MMQ) submitted by 2030 Astoria Developers, LLC in connection with a proposed mixed use development, within a large-scale general development, on property at the above referenced location, as follows:

1. C 140323(A) ZSQ – an application for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

   a. Section 74-743(a)(1) – to allow the distribution of total allowable floor area under the applicable district regulations without regard for zoning lot lines;

   b. Section 74-743(a)(2) – to modify the minimum distance between building requirements of Section 23-711 (Standard minimum distance between buildings), and to allow the location of buildings without regard to the yard requirements of Section 23-47 (Minimum required rear yards) and the court requirements of Section 23-85 (Inner court regulations); and

c. Section 74-743(a)(6) – to modify the requirements of Section 23-86 (Minimum distance between legally required windows and walls or lot lines);

was approved by the City Planning Commission on September 29, 2014 (Cal. No. 9) and by the City Council with modifications on November 25, 2014 (Res. No. 493) on which date said Resolution of Approval became effective.

2. C 140324(A) ZSQ – an application for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-340 (Height and Setback Regulations On Waterfront Blocks), was approved by the City Council Commission on September 29, 2014 (Cal. No. 11) and by the City Council with modifications on November 25, 2014 (Res. No. 494) on which date said Resolution of Approval became effective;

3. N 140325 ZAQ – an application for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions of waterfront public access areas and visual corridors requirements of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas), was approved by the City Planning Commission on September 29, 2014 (Cal. No. 12) and by the City Council with modifications on November 25, 2014 (Res. No. 497) on which date said Resolution of Approval became effective;

4. N 140326 ZAQ – an application for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the requirements of Section 62-60 (Design Requirements for Waterfront Public Access Areas), was approved by the City Planning Commission on September 29, 2014 (Cal. No. 13);

5. N 140327 ZAQ – an application submitted by 2030 Astoria Developers, LLC for the grant of an authorization pursuant to Section 62-822(c) of the Zoning Resolution to allow a phasing plan to implement waterfront public access area improvements on a zoning lot undergoing partial development, was approved by the City Planning Commission on September 29, 2014 (Cal. No. 14); and

6. N 140328 ZCQ – an application for certification by the Chairperson of the City Planning Commission to the Department of Buildings pursuant to Section 62-811(b) that a site plan has been submitted showing compliance with the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), as modified by the authorizations (N 140325 ZAQ, N 140326 ZAQ and N 140327 ZAQ), was approved by the Chairperson of the City Planning Commission on September 29, 2014;

THE SPECIAL PERMITS (C 140323(A) ZSQ & C 140324(A) ZSQ), AUTHORIZATIONS (N 140325 ZAQ, N 140326 ZAQ & N 140327 ZAQ), AND CERTIFICATION (N 140328 ZCQ) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-743(a)(1), 74-743(a)(2), & 74-743(a)(6); SECTION 62-836; SECTIONS 62-822(a), 62-822(b) & 62-822(c); AND SECTION 62-811(b) OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERFICIATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related actions:

C 140322 ZMQ – an application for an amendment of the Zoning Map, Section No. 8d by changing from an M1-1 District to an R7-3 District with a C2-4 overlay; changing from an R6 District to an R7A District with a C2-4 overlay; and changing from an R6 District to an R6B District at the above referenced location, was approved by the City Planning Commission on September 29, 2014 (Cal. No. 7) and by the City Council with modifications on November 25, 2014 (Res. No. 495), on which date said Resolution of Approval became effective;

N 140329(A) ZRQ – an application for an amendment of the Zoning Resolution Article II Chapter 3 and Appendix F relating to Inclusionary Housing, was approved by the City Planning Commission on September 29, 2014 (Cal. No. 16) and by the City Council with modifications on November 25, 2014 (Res. No. 496), on which date said Resolutions of Approval became effective.

C 130384 MMQ – an application for an amendment to the City Map (a) to establish 4th Street between 26th Avenue to the edge of the proposed waterfront esplanade; (b) to eliminate 8th street from 27th Avenue to the U.S. Pierhead and Bulkhead Line; and (c) the adjustment of grades necessitated thereby, was approved by the City Planning Commission on September 29, 2014 (Cal. No. 17) and by the City Council with modifications on November 25, 2014 (Res. No. 498), on which date said Resolutions of Approval became effective.

In connection with these applications (C 140323(A) ZSQ, C 140324(A) ZSQ, N 140325 ZAQ, N 140326 ZAQ, N 140327 ZAQ, N 140328 ZCQ), the applicant executed a Restrictive Declaration, recorded on 02/27/2025 (CRFN: 2025000055966) which contains special conditions to the issuance of a building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel Shane Myers at (212) 720-3362.

Presently, KS Astoria LLC submitted an application (N 260137 CSQ), including the following revised plans prepared by WORKSHOP: Ken Smith Landscape Architect, requesting a determination of substantial compliance for changes to the previously approved applications C 140323(A) ZSQ, C 140324(A) ZSQ, N 140325 ZAQ, N 140326 ZAQ, and N 140328 ZCQ:

C 140323(A) ZSQ & C 140324(A) ZSQ:

Dwg. No.	Title	Last Revised Date
Z-103.00	Site Plan	10/09/2025

N 140325 ZAQ, N 140326 ZAQ, & N 140328 ZCQ:

Dwg. No.	Title	Last Revised Date
L-100.00	Waterfront Public Access Area Plan	10/09/2025
L-110.00	Zoning Calculations 1	10/09/2025

L-111.00	Zoning Calculations 2	10/09/2025
L-112.00	Zoning Calculations 3	10/09/2025
L-300.00	Overall Site Plan	10/09/2025
L-311.00	Dimension Plan South	10/09/2025
L-321.00	Materials Plan South	10/09/2025
L-331.00	Grading Plan South	10/09/2025
L-341.00	Seating Plan South	10/09/2025
L-351.00	Furnishings Plan South	10/09/2025
L-361.00	Planting Plan South	10/09/2025
LT-101.00	Lighting Plan South	10/09/2025
LT-111.00	Photometric Plan South	10/09/2025

These revised plans reflect changes involving a minor redesign and reconfiguration of the PAA South (8th Street Mews) relating to ADA accessibility, as more fully described in the enclosed application package.

The Department of City Planning has reviewed these changes and has determined that the revised plans are in substantial compliance with the approvals of the City Planning Commission.

Enclosed for your information are a copy of application N 260137 CSQ and the approved substantial compliance drawings as listed above.

Sincerely,

Steven Lenard

cc: A. McCabe
S. Myers
LURDOB_DL
K. Ramnarine
T. Wong
S. Gillem
C. Ryan
L. Zeng
Applicant