##

Innovation QNS Rezoning and LSGD

CD 01 **C 220364 ZMQ**

IN THE MATTER OF an application submitted by Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from a C4-2A District to an M1-4/R9 District property bounded by 35th Avenue, a line midway between Steinway Street and 41st Street, 36th Avenue, and a line midway between of Steinway Street and 38th Street;

2. changing from an M1-1 District to an M1-4/R7-3 District property bounded by:

   a. a line 100 feet southwesterly of 35th Avenue, a line midway between Steinway Street and 38th Street, a line 150 feet northeasterly of 36th Avenue, and 37th Street; and

   b. a line 100 feet southwesterly of 35th Avenue, 42nd Street, a line 150 feet northerly of Northern Boulevard, a line 150 feet northeasterly of 36th Avenue, and a line midway between Steinway Street and 41st Street;

3. changing from an M1-1 District to an M1-4/R7X District property bounded by 35th Avenue, 43rd Street, a line 100 feet southwesterly of 35th Avenue, and 41st Street;

4. changing from an M1-1 District to an M1-4/R9 District property bounded by:

   a. 35th Avenue, a line midway between Steinway Street and 38th Street, a line 100 feet southwesterly of 35th Avenue, and 37th Street;

   b. a line 150 feet northeasterly of 36th Avenue, a line midway between Steinway Street and 38th Street, 36th Avenue, and 37th Street;

   c. 35th Avenue, 41st Street, a line 100 feet southwesterly of 35th Avenue, and a line midway between Steinway and 41st Street; and

   d. a line 150 feet northeasterly of 36th Avenue, 41st Street, 36th Avenue, and a line midway between Steinway Street and 41st Street;

5. changing from an M1-1 District to an M1-5/R9-1 District property bounded by a line 100 feet southwesterly of 35th Avenue, 43rd Street, Northern Boulevard, 36th Avenue, 41st Street, a line 150 feet northeasterly of 36th Avenue, a line 150 feet northerly of Northern Boulevard, and 42nd Street; and

6. establishing a Special Mixed Use District (MX-24) bounded by 35th Avenue, 43rd Street, Northern Boulevard, 36th Avenue, and 37th Street;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated April 25, 2022, and subject to the conditions of CEQR Declaration E-675.