INNOVATION QNS REZONING AND LSGD

CD 1 **C 220366 ZSQ**

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 the grant of special permits pursuant to the following Sections of the Zoning Resolution:

1. Section 74-74(a)(1) - to allow the distribution of total allowable floor area without regard for the zoning lot lines or district boundaries; and
2. Section 74-743(a)(2) - to modify the rear yard regulations of Sections 23-40 (Yard Regulations), 43-40 (Yard Regulations) and 123-65 (Special Yard Regulations), the height and setback requirements of Sections 23-66 (Height and Setback Requirements for Quality Housing Buildings) and 123-66 (Height and Setback Regulations), and the minimum distance between buildings regulations of Section 23-711 (Standard Minimum Distance Between Buildings);

in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 35th Avenue, Steinway Street, a line 100 feet southwesterly of 35th Avenue, a line midway between Steinway Street and 41st Street, 35th Avenue, a line 90 feet southeasterly of 42nd Street, a line 100 feet southwesterly of 35th Avenue, 43rd Street, Northern Boulevard, 42nd Street, a line 295 feet southwesterly of 35th Avenue, a line midway between 41st Street and 42nd Street, 36th Avenue, 41st Street, a line 150 feet northeasterly of 36th Avenue, a line midway between Steinway Street and 41st Street, a line 288 feet northeasterly of 36th Avenue, Steinway Street, a line 175 feet northeasterly of 36th Avenue, 38th Street, 36th Avenue, and 37th Street (Block 641, Lots 1, 4, 9, 51, 52 and 56; Block 668, Lot 5; Block 669, Lots 13, 16, and 36; Block 670, Lots 4, 8, 20, 27, 30, and 47; and Block 671, Lot 1, 8, 12, 20 and 23), in M1-4/R7-3*, M1-4/R7X*, M1-4/R9* and M1-5/R9-1* Districts, within a Special Mixed Use District (MX-24).

*Note: This site is proposed to be rezoned by changing existing C4-2A and M1-1 Districts to M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 Districts, under a concurrent related application for a Zoning Map change (C 220364 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2021Q0106, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

(On July 27, 2022, Cal. No. 11, the Commission scheduled August 10, 2022 for a public hearing. On August 10, 2022, Cal. No. 31, the hearing was closed.)

For consideration.