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CITY OF NEW YORK
OFFICE OF THE
PRESIDENT OF THE BOROUGH OF QUEENS
120-55 QUEENS BOULEVARD
KEW GARDENS, NEW YORK 11424-1015

CALENDAR

June 30, 2022
9:30 A.M.
Land Use Public Hearing
Livestreamed on the QBPO Web Page
www.queensbp.org

Next Scheduled Public Hearing – July 21, 2022

PLEASE READ IF YOU ARE TESTIFYING

Good morning! Welcome to this morning's Land Use Public Hearing livestreamed at the Queens Borough President's website, www.queensbp.org.

For those who wish to virtually testify, and haven't already pre-registered for speaking time, you may do so by visiting www.queensbp.org/landuse. Please note your opportunity to speak will follow those who are pre-registered. If at any point you need assistance, please notify our Planning Staff at the contact information below.

Written testimony is welcome from those who are unable to testify remotely. All written testimony must be received today by 5:00 p.m., and may be submitted by e-mail to vgarvey@queensbp.org or by conventional mail sent to the Office of the Queens Borough President at 120-55 Queens Boulevard - Room 226, Kew Gardens, NY 11424.

The public hearing shall be conducted in the following manner:

- The applicant will be called to give a description of the zoning action requested, an explanation of the proposed project and respond to any questions from the Chair.
- The floor will then be opened for public speakers. Each speaker will have three minutes. A signal will be heard and notice will be displayed when three minutes have passed. When you are called:
 - ✓ Please identify yourself for the record and if you are formally speaking as a representative or member of a group,
 - ✓ The Calendar Number/Application you are speaking about, and
 - ✓ Whether you are for or against the item. Then you may begin your testimony.
- At the discretion of the Chair, if there are a large number of speakers on any particular item it may be put on second call. Speakers for and against that item may also be called to testify on an alternating basis.
- Please note that in order to testify at this virtual hearing, you must keep your camera on during your testimony and display your name accurately on Zoom. If at any point you have technical issues, please let our Planning Staff know in the chat and we will assist you.

Thank you for your cooperation.

NO. 1

APPLICATION: ULURP #220133 ZMQ

APPLICANT: Dr. Robert Thomas

IN THE MATTER OF an application submitted by Sheldon Lobel P.C. on behalf of Robert Thomas pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d:

1. changing from an R5 District to an R5D District property bounded by Metropolitan Avenue, 79th Street, a line midway between Metropolitan Avenue and 67th Road, and a line 50 feet westerly of 79th Street; and
2. establishing within the proposed R5D District a C2-3 District bounded by Metropolitan Avenue, 79th Street, a line midway between Metropolitan Avenue and 67th Road, and a line 50 feet westerly of 79th Street;

Borough of Queens, Community District 5, as shown on a diagram (for illustrative purposes only) dated April 25, 2022, and subject to the conditions of CEQR Declaration E-664.

For Consideration

CB #5 Action – Public Hearing – June 8, 2022 – Unanimous Approval

NO. 2

APPLICATION: ULURP #220169 ZMQ

APPLICANT: Crescent Street Associates LLC

IN THE MATTER OF an application submitted by Crescent Street Associates, 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 an M1-2/R5B District to an M1-2/R6A District property bounded by a line midway between Crescent Street and 27th Street, a line 100 feet southwesterly of 40th Avenue, 27th Street, and a line 100 feet northeasterly of 41st Avenue; and
2. changing from an M1-2/R5D District to an M1-2/R6A District property bounded by Crescent Street, a line 80 feet southwesterly of 40th Avenue, 27th Street, a line 100 feet southwesterly of 40th Avenue, a line midway between Crescent Street and 27th Street, and a line 100 feet northeasterly of 41st Avenue;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 9, 2022, and subject to the conditions of CEQR Declaration E-677. (Related Item ULURP # N220170 ZRQ).

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Approval 18 – 16 – 1

NO. 3

APPLICATION: ULURP #N220170 ZRQ

APPLICANT: Crescent Street Associates LLC

IN THE MATTER OF an application submitted by Crescent Street Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 9, 2022, and subject to the conditions of CEQR Declaration E-677. (Related Item ULURP #220169 ZMQ).

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Approval 18 – 16 – 1

NO. 4

APPLICATION: ULURP #220364 ZMQ

**APPLICANT: Kaufman Astoria Bedrock I LLC and
Silverstein Astoria Member LLC**

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. (Related ULURP #220365 ZSQ, #220366 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220369 ZSQ, #220370 ZSQ, #220371 ZSQ, #220372 ZSQ, 220373 ZSQ, and 220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 5

APPLICATION: ULURP #220365 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a special permit pursuant to Section 74-745(a) of the Zoning Resolution to allow required or permitted accessory off-street parking spaces to be located anywhere within a large-scale general development without regard for zoning lot lines, 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, Lots 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), Borough of Queens, Community District 1. (Related ULURP #220364 ZMQ, #220366 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220369 ZSQ, #220370 ZSQ, #220371 ZSQ, #220372 ZSQ, #220373 ZSQ, and #220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 6

APPLICATION: ULURP #220366 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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). (Related ULURP #220364 ZMQ, #220365 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220369 ZSQ, #220370 ZSQ, #220371 ZSQ, #220372 ZSQ, #220373 ZSQ, and #220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 7

APPLICATION: ULURP #N220367 ZRQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, 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. (Related ULURP #220364 ZMQ, #220365 ZSQ, #220366 ZSQ, #220368 ZSQ, #220369 ZSQ, #220370 ZSQ, #220371 ZSQ, #220372 ZSQ, 220373 ZSQ, and 220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 8

APPLICATION: ULURP #220368 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a special permit pursuant to Section 74-744(c) of the Zoning Resolution, and subject to the provisions of paragraphs (a)(1), (a)(2) or (a)(3) of Section 74-743 (Special provisions for bulk modification), to modify the signage regulations of Section 32-60 (Sign Regulations) and Section 123-40 (Sign Regulations), 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), Borough of Queens, Community District 1. (Related ULURP #220364 ZMQ, #220365 ZSQ, #220366 ZSQ, #N220367 ZRQ, #220369 ZSQ, #220370 ZSQ, #220371 ZSQ, #220372 ZSQ, 220373 ZSQ, and 220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 9

APPLICATION: ULURP #220369 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a special permit pursuant to Section 74-745(b) of the Zoning Resolution to allow a reduction of loading berth requirements of Sections 44-52 (Required Accessory Off-Street Loading Berths) and 123-70 (Parking and Loading), 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), Borough of Queens, Community 1. (Related ULURP #220364 ZMQ, #220365 ZSQ, #220366 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220370 ZSQ, #220371 ZSQ, #220372 ZSQ, 220373 ZSQ, and 220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 10

APPLICATION: ULURP #220370 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a special permit pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or Use Group 10A uses) with no limitation on floor area per establishment, in connection with a proposed mixed-use development, on property bounded by 35th Avenue, 38th Street, 36th Avenue, and 37th Street (Block 641, Lots 1, 4, 9, 51, 52 and 56), in M1-4/R7-3 and M1-4/R9 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1. (Related ULURP #220364 ZMQ, #220365 ZSQ, #220366 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220369 ZSQ, #220371 ZSQ, #220372 ZSQ, 220373 ZSQ, and 220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 11

APPLICATION: ULURP #220371 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a special permit pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or Use Group 10A uses) with no limitation on floor area per establishment, in connection with a proposed mixed-use development, on property bounded by 35th Avenue, Steinway Street, a line 180 feet northeasterly of 36th Avenue, and 38th Street (Block 668, Lot 5), in M1-4/R7-3 and M1-4/R9 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1. (Related ULURP #220364 ZMQ, #220365 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220369 ZSQ, #220370 ZSQ, #220372 ZSQ, 220373 ZSQ, and 220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – TBD

NO. 12

APPLICATION: ULURP #220372 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a special permit pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or Use Group 10A uses) with no limitation on floor area per establishment, in connection with a proposed mixed-use development, on property generally bounded by 35th Avenue, 41st Street, a line 150 feet northeasterly of 36th Avenue, a line midway between Steinway Street and 41st Street, a line 290 feet northeasterly of 36th Avenue, Steinway Street, a line 100 feet southwesterly of 35th Avenue, and a line midway between Steinway Street and 41st Street (Block 669, Lot 13, 16 & 36), in M1-4/R7-3 and M1-4/R9 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1. (Related ULURP #220364 ZMQ, #220365 ZSQ, #220366 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220369 ZSQ, #220370 ZSQ, #220371 ZSQ, 220373 ZSQ, and 220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 13

APPLICATION: ULURP #220373 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a special permit pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or Use Group 10A uses) with no limitation on floor area per establishment, in connection with a proposed mixed-use development, on property generally bounded by 35th Avenue, 42nd Street, a line 295 feet southwesterly of 35th Avenue, a line midway between 41st Street and 42nd Street, 36th Avenue, and 41st Street (Block 670, Lots 4, 8, 20, 27, 30 & 47), in M1-4/R7-3, M1-4/R7X and M1-5/R9-1 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1. (Related ULURP #220364 ZMQ, #220365 ZSQ, #220366 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220369 ZSQ, #220370 ZSQ, #220371 ZSQ, 220372 ZSQ, and 220374 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3

NO. 14

APPLICATION: ULURP #220374 ZSQ

APPLICANT: Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC

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 a special permit pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or Use Group 10A uses) with no limitation on floor area per establishment, in connection with a proposed mixed-use development, on property generally bounded by 35th Avenue, a line 90 feet southeasterly of 42nd Street, a line 100 feet southwesterly of 35th Avenue, 43rd Street, Northern Boulevard, and 42nd Street (Block 671, Lots 1, 8, 12, 20 & 23), in M1-4/R7X and M1-5/R9-1 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1. . (Related ULURP #220364 ZMQ, #220365 ZSQ, #220366 ZSQ, #N220367 ZRQ, #220368 ZSQ, #220369 ZSQ, #220370 ZSQ, #220371 ZSQ, 220372 ZSQ, and 220373 ZSQ.)

For Consideration

CB #1 Action – Public Hearing – June 21, 2022 – Disapproval 24 – 8 – 3