



**City of New York  
Community Board #1, Queens**

The Pistilli Grand Manor  
45-02 Ditmars Boulevard, LL Suite 1025  
Astoria, N.Y. 11105  
Tel: 718-626-1021, Fax: 718-626-1072  
E-mail: [qn01@cb.nyc.gov](mailto:qn01@cb.nyc.gov)

Donovan Richards  
*Borough President, Queens*  
Maricela Cano  
*Director, Community Boards*  
Marie Torniali  
*Chairperson*  
Florence Koulouris  
*District Manager*

## **NOTICE OF PUBLIC HEARING**

**DATE:** WEDNESDAY, MAY 25, 2022

**TIME:** 6:30 P.M.

**LOCATION:** MUSEUM OF THE MOVING IMAGE  
36-01 35<sup>th</sup> Avenue  
LONG ISLAND CITY, NY 11106

**AGENDA ITEM:** Innovation QNS Proposed Development

Private applications were filed by Kaufman BedRock Astoria I LLC (Primary Applicant) to facilitate construction of a series of mixed-used buildings of varying heights on five adjacent blocks (project area) bounded by 37<sup>th</sup> Street, 35<sup>th</sup> Avenue, 43<sup>rd</sup> Street, Northern Boulevard and 36<sup>th</sup> Avenue in Astoria.

The development would provide approximately 2,800 new residential dwelling units with approximately 711 units designated permanently affordable under the Mandatory Inclusionary Housing (MIH) program, Option 1. It would also provide commercial, retail and community facility spaces with open space areas throughout the development, totaling approximately 2.0 acres and enclosed parking.

### **ULURP Actions**

The Applicant seeks to rezone the project area from M1-1, M1-5, and C4-2A districts to a Special Mixed-Use District (MX) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts. The project area would be designated a Mandatory Inclusionary Housing Area Option 1 (Applications C220364ZMQ and N220367ZRQ).

The project area would be declared a Large-Scale General Development (LSGD) and the Applicant would also seek Special Permit approvals under Section 74-743 of the Zoning Resolution (ZR) to allow floor area distributed without regard to zoning district boundaries and zoning lot lines, allow waivers of required rear yards and minimum distance between buildings and waivers of height and setback regulations. (Applications C220370 ZSQ, C220371 ZSQ, C220372 ZSQ, C220373 ZSQ, C220374 ZSQ, C220365 ZSQ, C220366 ZSQ, C220368 ZSQ and 220369 ZSQ.)

**A public speakers' session will follow the Applicant's presentation. To register for speaking time, call the Board Office at 718-626-1021 by 4:00 pm, May 20, 2022.**

**Written testimony may be submitted by email to: [qn01@cb.nyc.gov](mailto:qn01@cb.nyc.gov) or sent to: Queens Community Board 1 at: 45-02 Ditmars Boulevard, LL Suite #1025, Astoria, NY 11105.**

We may pivot to Zoom if warranted by a rise in COVID-19 cases. Please monitor our website <https://www1.nyc.gov/site/queenscb1/index.page> or call our office closer to the date.

For additional information, please contact the Community Board 1, Queens office at: 718-626-1021 or by email at: [qn01@cb.nyc.gov](mailto:qn01@cb.nyc.gov)

You may watch on YouTube Live at Community Board One Queens.