

3 AERIAL VIEW WITH PROPOSED DEVELOPMENT  
 N.T.S.

4 STREET VIEWS W/ PROPOSED DEVELOPMENT  
 N.T.S.

# ASTORIA STUDIOS APARTMENTS

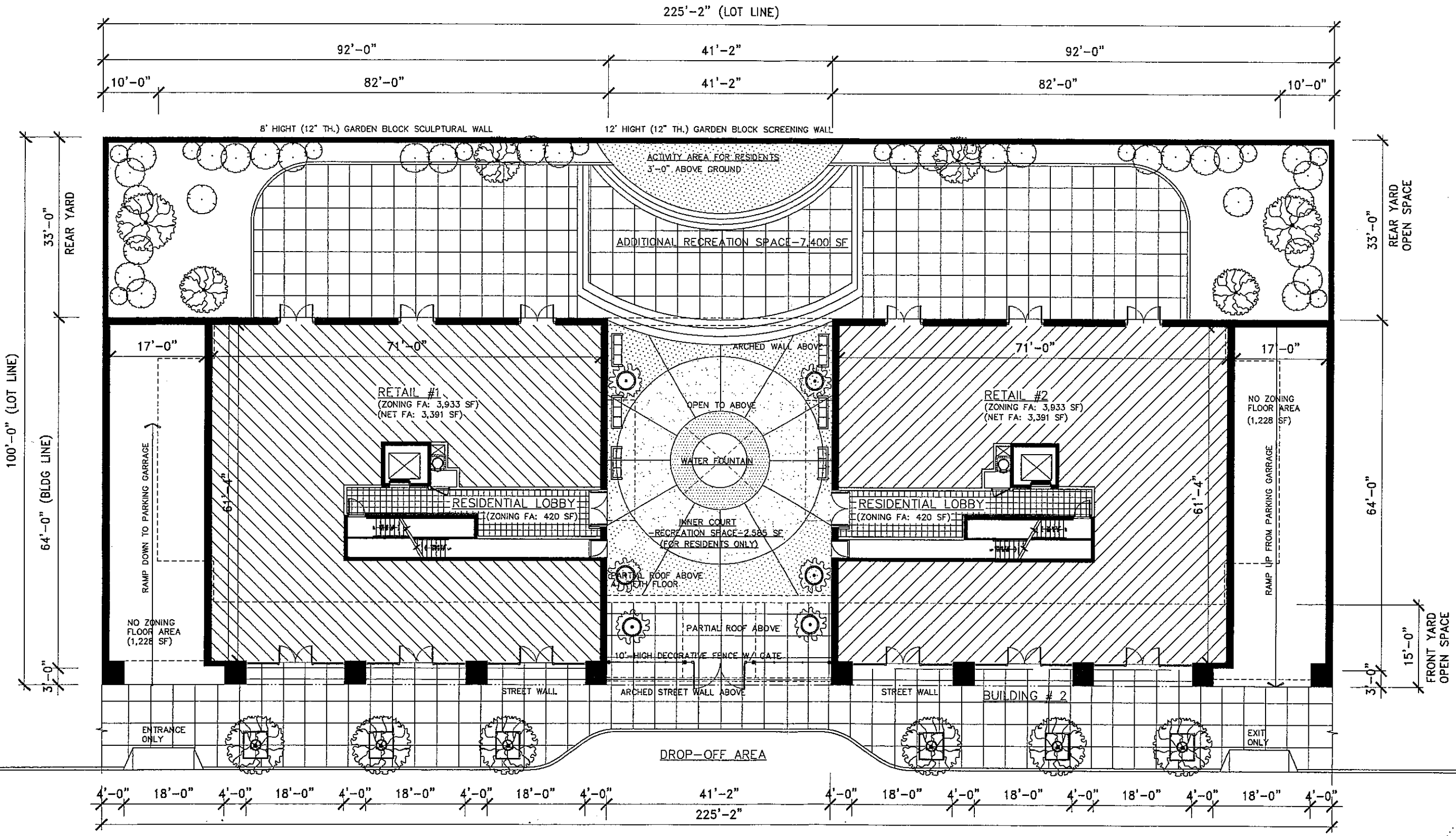
REV #	DESCRIPTION

DATE: 06.02.06  
 SCALE: AS NOTED

43-22 35TH STREET  
 ASTORIA, NEW YORK  
 PERSPECTIVE VIEWS

**MSTUDIO**  
 100 WILLIAM STREET NEW YORK NY 10038  
 TEL: 212 219 2201 FAX: 212 219 2204 EMAIL: MSTUDIO@AOL.COM  
 ANTHONY J. MORALL, R.A., A.I.A. N.Y. LIC.: 17883 N.J. LIC.: 9483

PH  
 002



1 SITE & FIRST FLOOR PLAN (11,776 SF)  
NOT TO SCALE

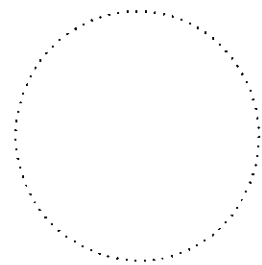
ZONING FLOOR AREAS: - COMMERCIAL: 7,866 SF  
- RESIDENTIAL: 864 SF  
NO ZONING FLOOR AREA: - DRIVEWAY: 2,456 SF

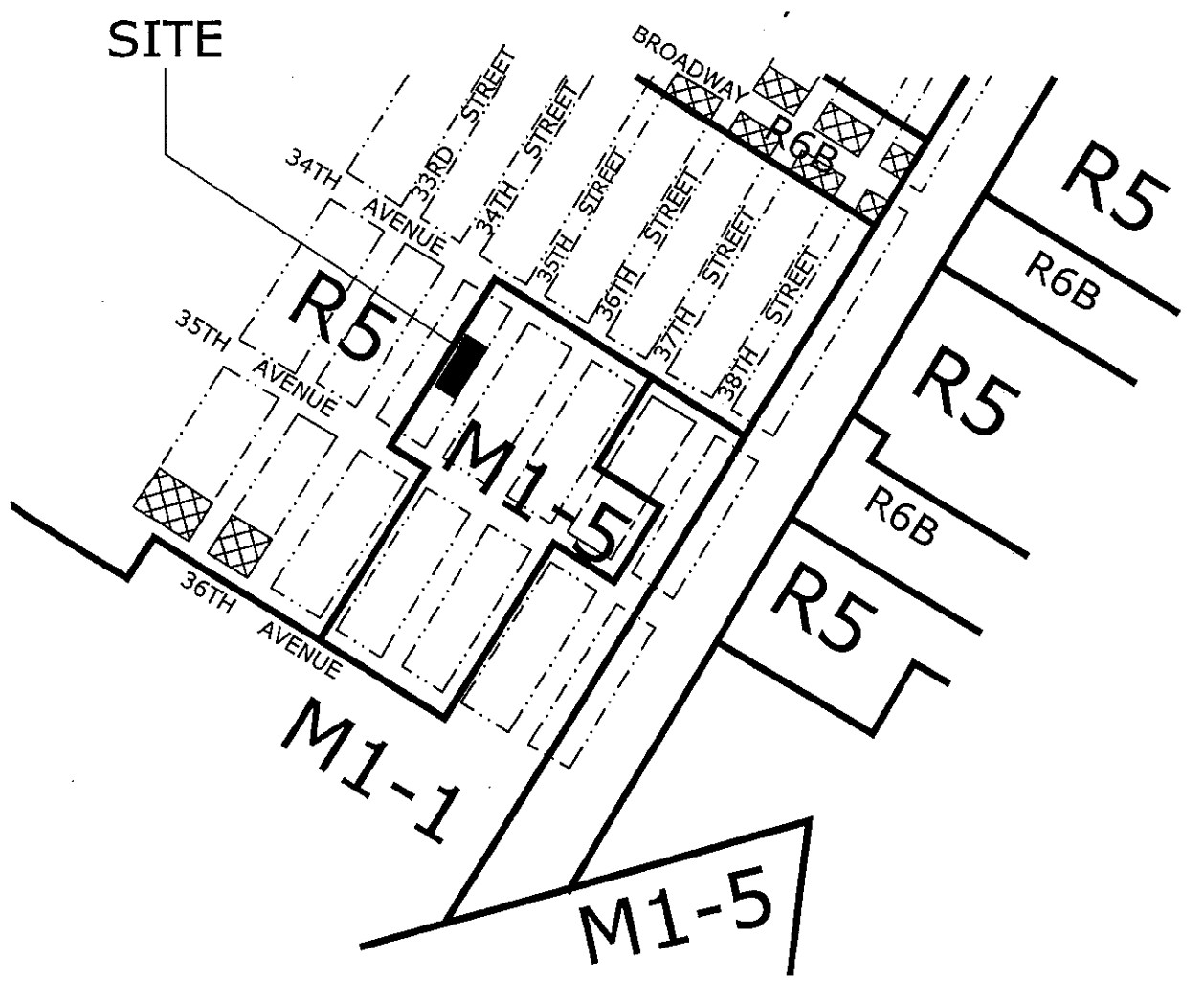
ZONING FLOOR AREA: RESIDENTIAL: 1,514 SF  
-QH DEDUCTIONS: 650 SF  
ACTUAL ZONING FLOOR AREA: RESIDENTIAL: 864 SF

DIRECTION OF DRIVE (ONE WAY) →

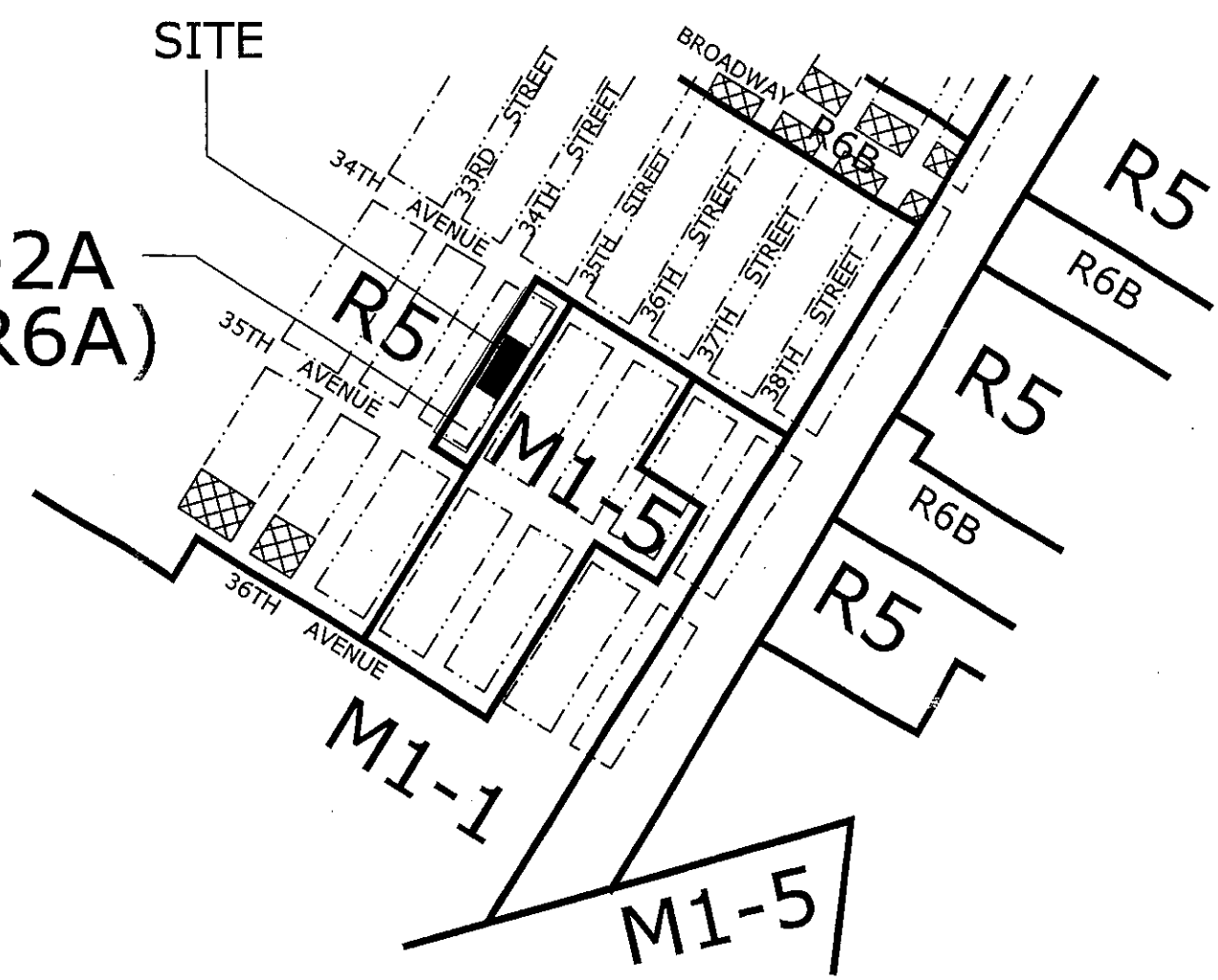


35TH STREET ELEVATION  
NOT TO SCALE



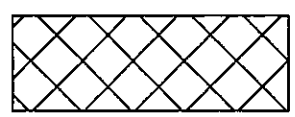


C4-2A  
(=R6A)



EXISTING ZONING

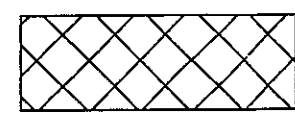
LEGEND



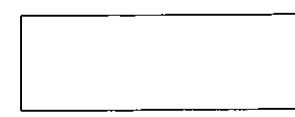
C1-2

PROPOSED ZONING

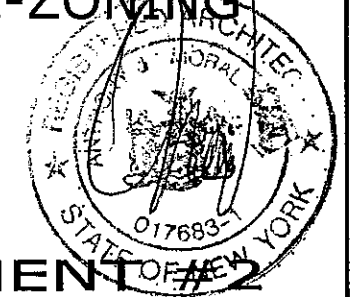
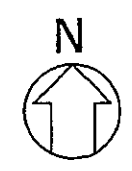
LEGEND



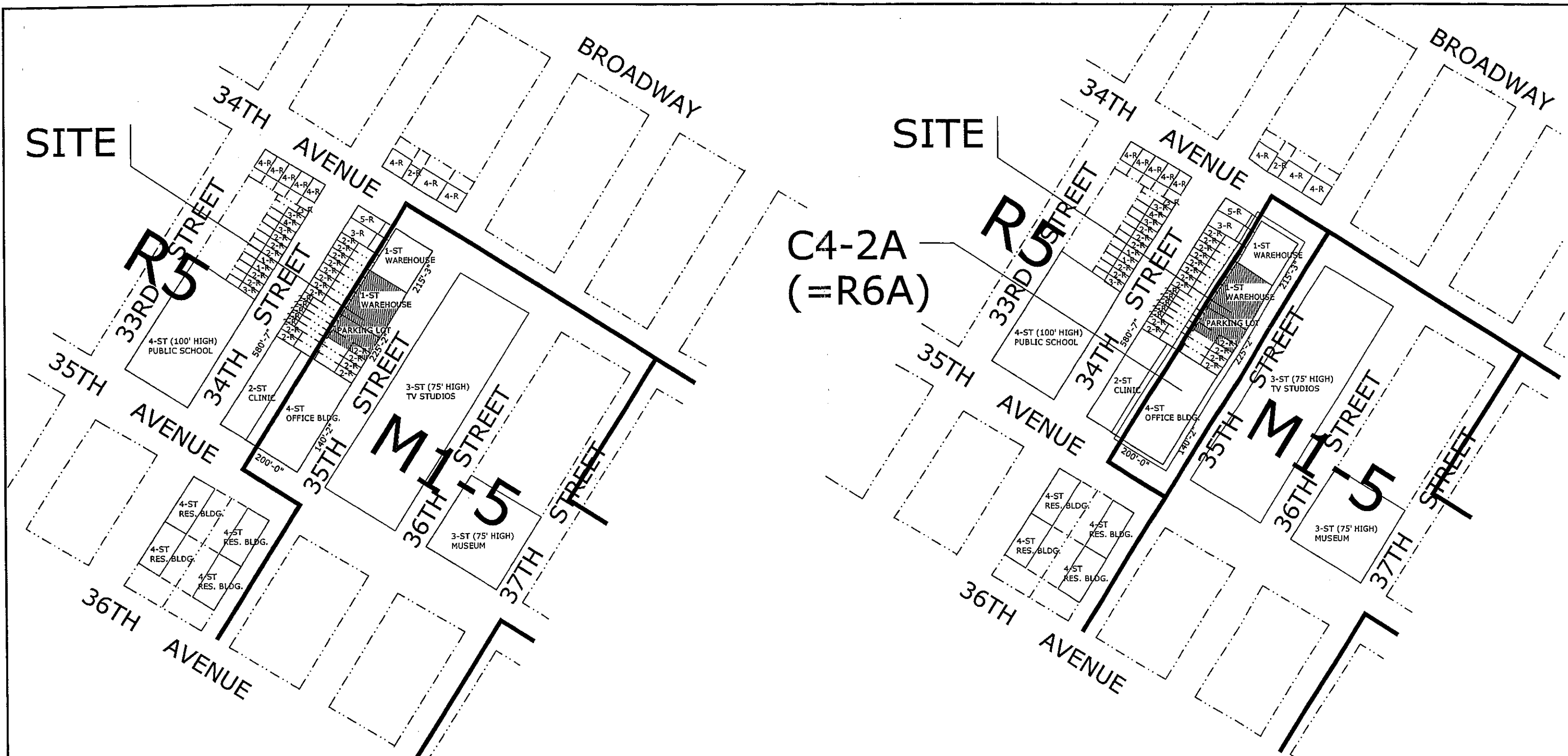
C1-2



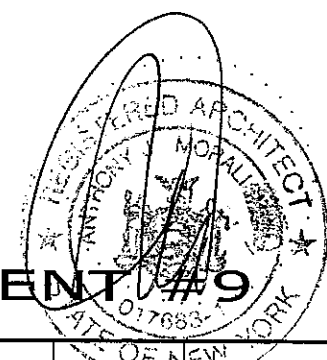
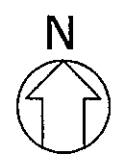
AREA PROPOSED FOR RE-ZONING



ATTACHMENT #2



**PROPERTY INFORMATION:**  
 BLOCK: 642  
 LOTS: 36, 42, 44  
 EXISTING ZONING DISTRICT: M1-5  
 PROPOSED ZONING DISTRICT: C4-2A (=R6A)



**ATTACHMENT #9**

**ASTORIA STUDIOS APARTMENTS**  
 34-22 35TH STREET QUEENS

**SITE PLAN-ZONING DISTRICTS**

ANTHONY J. MORALI ARCHITECT, PLLC R.A. #17683  
 415 Greenwich Street, NY, NY 10012 Tel./Fax. 212-219-2091

03/2005 CP-2

050491 7MQ

# ZONING ANALYSIS & COMPARISON CHART

Address: 34-22 35th Street (btw 34th & 35th Avenues)  
 Block: 642  
 Lots: 36, 42, 44  
 Map : 9b

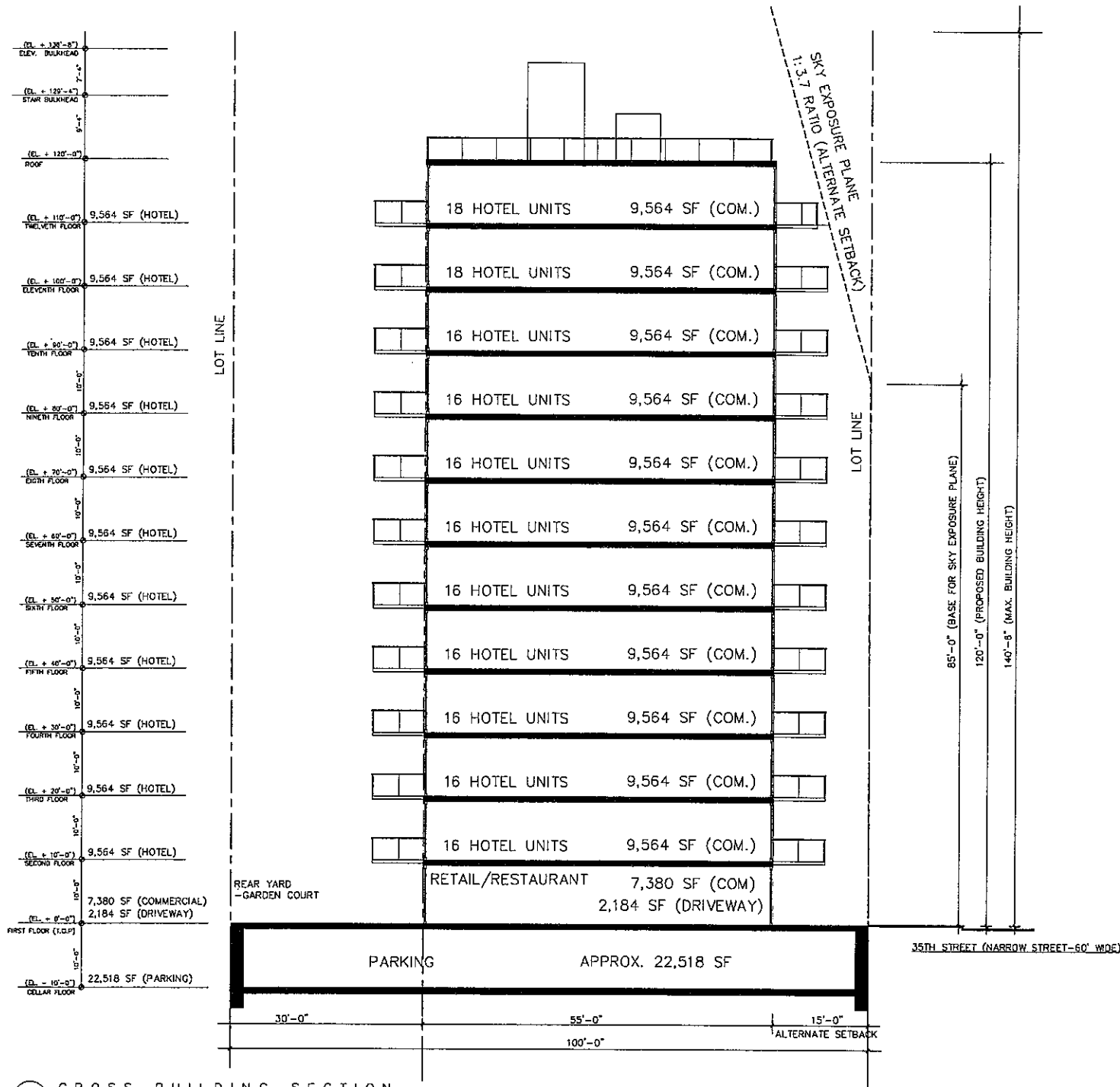
M1-5 (AS OF RIGHT)

	ZR SECTION	MIN. REQUIRED	MAX. PERMITTED	PROPOSED	COMPLIANCE
LOT AREA				22,738.21 SF	
USE GROUP	42-00		4-14,16,17	5 (HOTEL)	YES
FLOOR AREA RATIO	43-12		5.00		YES
MAX. FLOOR AREA	43-12		113,691.05 SF	112,584 SF	YES
F.A.R. (COMM. FACILITY)	43-122		6.50		
MAX. F.A. (COMM. FACILITY)	43-122		147,798.36 SF		
OPEN SPACE RATIO			N/A		
OPEN SPACE REQUIRED			N/A		
SKY EXPOSURE PLANE RATIO	43-43		1:2.7		
SETBACK REQUIRED ABOVE	43-43	20'-0"			
BUILDING BASE	43-43		85'-0" OR 6 STORIES		
ALTERNATE SETBACK	43-44	15'-0"		15'-0"	YES
BUILDING BASE	43-44		85'-0"		
SKY EXPOSURE PLANE RATIO	43-44		1:3.7	1:3.7	YES
MAX. BUILDING HEIGHT	43-44		140'-6"	120'-0"	YES
DWELLING UNIT FACTOR			N/A		
# OF ROOMS OR SUITES			N/A	180	YES
FRONT YARD			N/A	15'-0"	YES
REAR YARD	43-302	30'-0"		30'-0"	YES
SIDE YARD	45-25	0'-0" OR 8'-0" MIN.		0'-0"	YES
PARKING-MANUF OR COMM. USE		NONE			
PARKING-HOTEL (UG. 5)		NONE		60	YES
RQD LOADING BERTHS	44-52	1 PER 200,000 SF		1	YES

C4-2A = R6A (PROPOSED)

	ZR SECTION	MIN. REQUIRED	MAX. PERMITTED	PROPOSED	COMPLIANCE
LOT AREA				22,738.21 SF	
USE GROUP	32-00		1-6,8,9,10,12	2, 6	YES
FLOOR AREA RATIO	23-145		3.0		
MAX. FLOOR AREA	23-145		68,214.63 SF	66,747 SF	YES
RES FA BEFORE DEDUCTIONS				62,630 SF	YES
QUAL. HOUS. DEDUCT. TOTAL				3,749 SF	YES
-ZONING RESIDENTIAL FA				58,881 SF	
-ZONING COMMERCIAL FA				7,866 SF	YES
-DRIVEWAY (NO ZONING FA)				2,456 SF	
MAX. LOT COVERAGE	23-145		65% = 14,779.84 SF	11,776 SF = 51.8%	YES
OPEN SPACE RATIO			N/A		
OPEN SPACE REQUIRED		35%=7,958.37 SF		10,962.21 SF	YES
SKY EXPOSURE @ 35TH STR.			N/A		
SETBACK REQUIRED	35-24		15'-0"	15'-0"	YES
BUILDING BASE	35-24	40'-0"	60'-0"	45'-6"	YES
BUILDING HEIGHT	35-24		70'-0"	70'-0"	YES
DWELLING UNIT FACTOR	23-22	680			
MAX. NUMBER OF DU's	23-22		89	60	YES
FRONT YARD	23-45	0'-0"		3'-0"	YES
REAR YARD	23-47	30'-0"		33'-0"	YES
SIDE YARD	23-46	0'-0" OR 8'-0" MIN.		0'-0"	YES
PARKING-RESIDENTIAL	36-332	70% = 42			YES
PARKING-COMMERCIAL	36-21	1/400 SF=20			
PARKING-TOTAL RQ-D	36-00	62		62	YES
HC PARKING		5% = 3.1		3	YES
RECREATION SPACE	28-31	3.3% = 2,067 SF		2,585 SF	YES

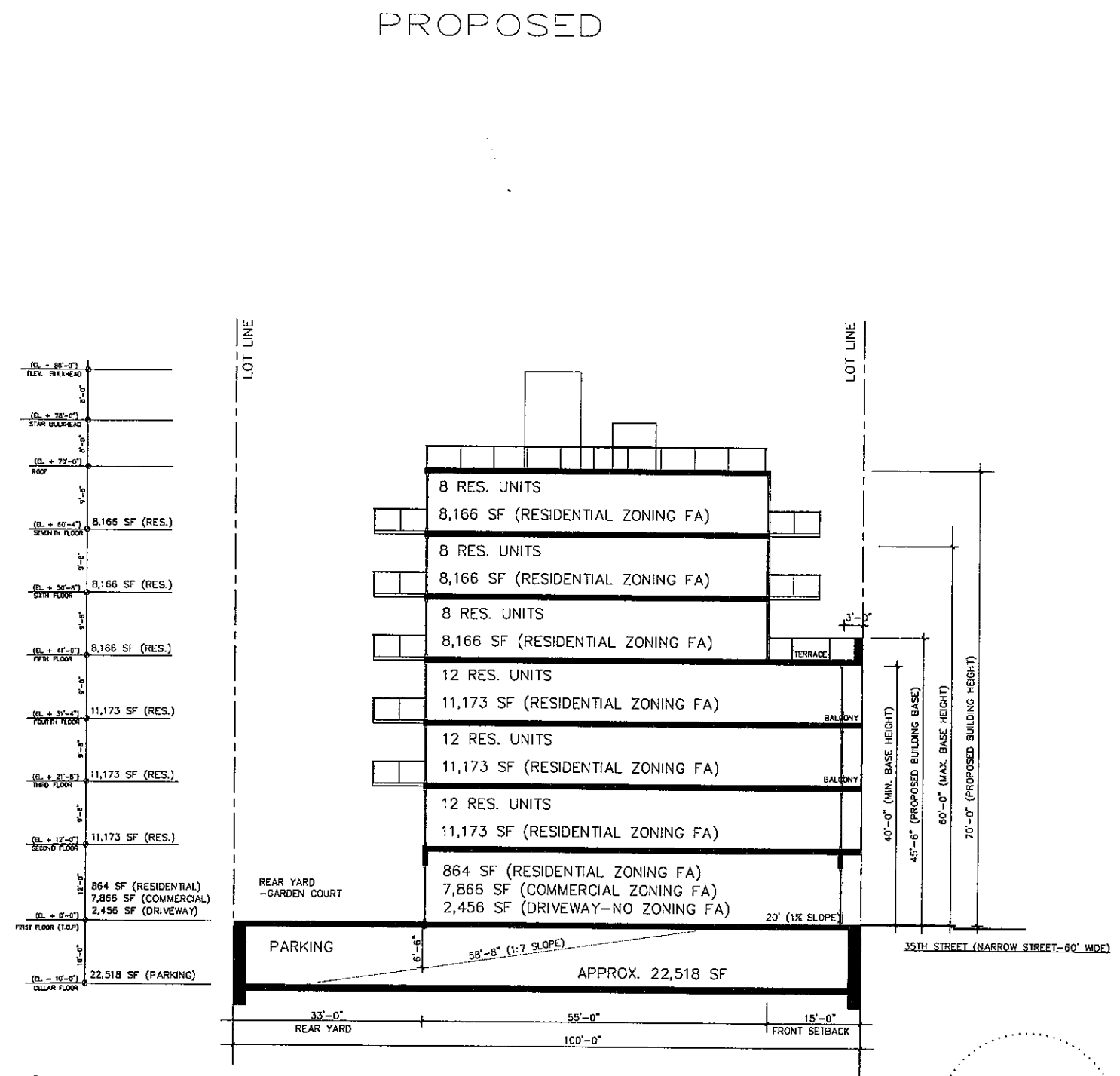
M1-5 (AS OF RIGHT)



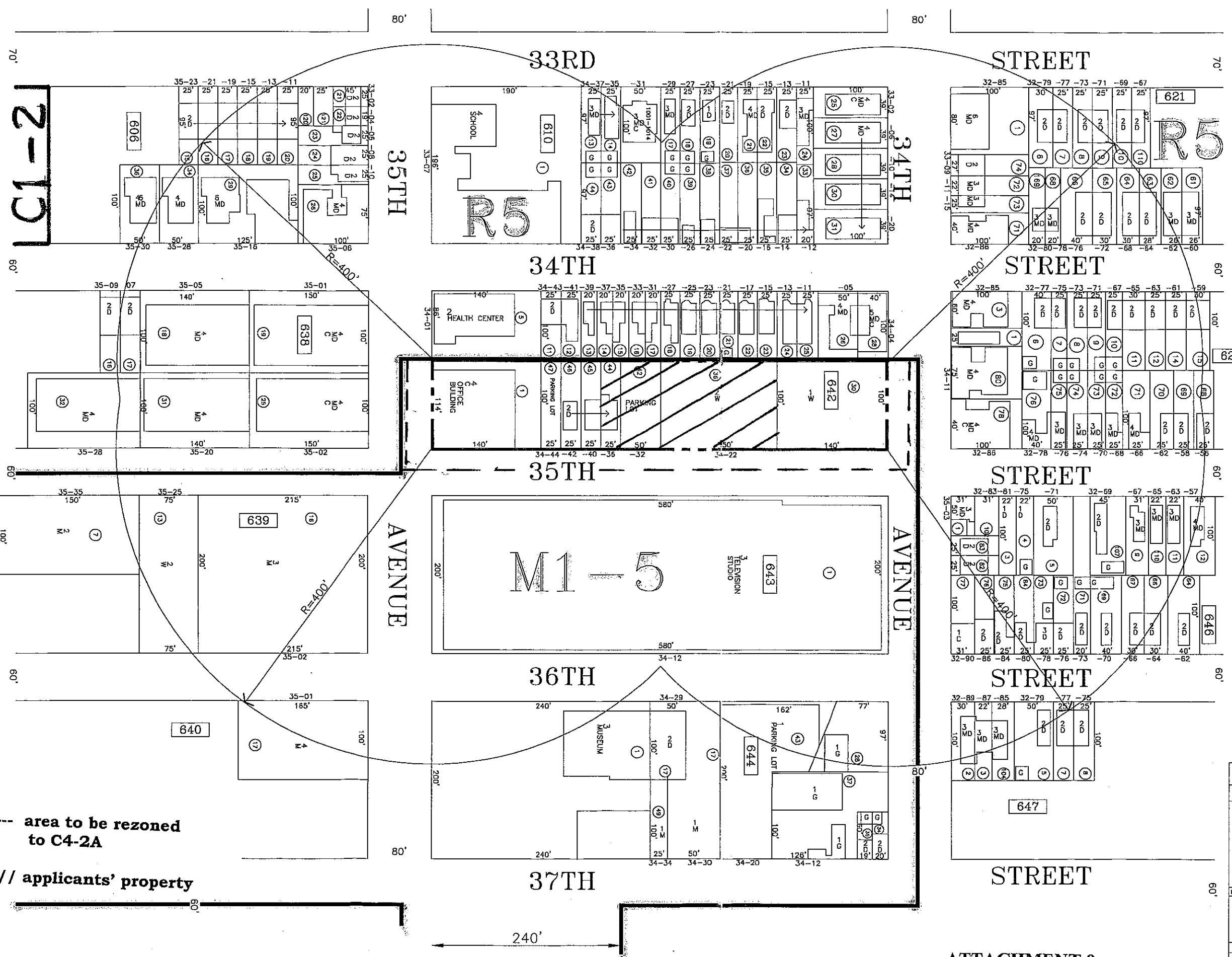
1 CROSS BUILDING SECTION  
NOT TO SCALE

C4-2A = R6A (PROPOSED)

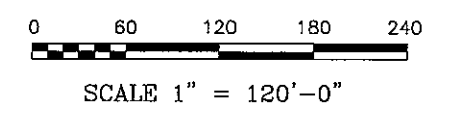
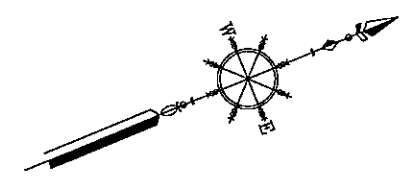
PROPOSED



2 CROSS BUILDING SECTION  
NOT TO SCALE



- LEGEND**
- PROPERTY BOUNDARY
  - ZONING BOUNDARY
  - LOT LINE
  - BLOCK LINE
  - BLOCK NUMBER
  - LOT NUMBER
  - NUMBER OF STORIES
  - DIRECTION OF TRAFFIC
  - INDICATES DIMENSION
  - 2 DWELLINGS
  - DWELLING
  - MULTIPLE DWELLING
  - STORE
  - MANUFACTURING/FACTORY
  - WAREHOUSE
  - AUTO REPAIR
  - GARAGE
  - COMMERCIAL
  - VACANT
  - EXISTING ZONING
  - EXISTING ZONING



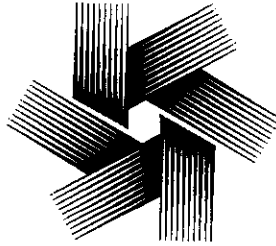
**AREA MAP**  
 PREPARED BY: SANDY ANAGOSTOU, ASSOC. AIA  
 24-35 28th Street, Suite #3A Astoria, NY 11102

**35TH STREET  
 ASTORIA, NY**

PROJECT MANAGER	PROJECT NO.
DRAWN BY/ DATE	APPROVED/DATE
SA/ 3-10-05	
DRAWING NUMBER	

--- area to be rezoned to C4-2A  
 /// applicants' property





Kaufman Astoria Studios, Inc.®

December 26, 2007

Mr. Joseph Morsellino  
340 W. 57th St., Suite 16G  
New York, New York 10019

Dear Joe,

As we discussed, I unfortunately will not be back in time to attend the January 7th City Council meeting as I am attending my aunt and uncle's 60th Anniversary. As good a reason as I can have.

However, if I was there I would explain that the zoning change application we are here for is not viewed by us in isolation but as part of a whole. Kaufman Astoria Studios has been a development to not only create the finest production center but to seamlessly merge with the neighborhood.

I feel we have been successfully moving towards this goal by bringing into the complex services and facilities such as United Artists' "Kaufman Astoria Stadium 14" movie theatre, Starbucks, Pizzeria Uno, Evolution, a 20,000 sq. ft. fitness center, the expansion of the Museum of the Moving Image and now the Frank Sinatra School of the Arts. The next step in this program is new residential and retail opportunity. A very important step for the sustainability of what has already been accomplished.

This project on 35th Street, across from the main Studio building, helps move Kaufman Astoria forward. It will service the clients of the Studio with housing and continue to add to the economic revitalization of our pocket of Astoria.

Joe, Kaufman Astoria is a project the City can point to with pride. It has successfully attracted productions to the City and has been a catalyst for economic development. We believe and know that the zoning change request can only have a positive impact on the growth we have started.

I will be available to you on the 8th and if you need anything please advise.

Sincerely,



Hal G. Rosenbluth  
President

cc: George S. Kaufman



# Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER \_\_\_\_\_ APPLICATION NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_ APPLICATION NUMBER \_\_\_\_\_

### 1. DAMROC REALTY CORP.

APPLICANT AND APPLICANT'S REPRESENTATIVES  
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*  
**34-22 34<sup>th</sup> Street**

APPLICANT'S PRIMARY REPRESENTATIVE  
**JOSEPH P. MORSELLINO, ATTORNEY**  
**JOSEPH P. MORSELINO, ESQ.**

STREET ADDRESS REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

**Astoria NY 11106**  
CITY STATE ZIP

**718-937-0202** FAX#  
AREA CODE TELEPHONE #

\* List additional applicants below:  
**212-333-5552** TELEPHONE #  
**212-333-5553** FAX#

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)  
**KDP REALTY LLC c/o KAUFMAN ASTORIA STUDIOS - GEORGE KAUFMAN**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)  
ADDITIONAL APPLICANT REPRESENTATIVE:

### 2. ANTHONY MORALI

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)  
**212-219-2091** TELEPHONE #  
**212-219-2904** FAX #

**34-22 35<sup>th</sup> Street**  
STREET ADDRESS

**ASTORIA STUDIO APARTMENTS**  
PROJECT NAME (IF ANY)

**35<sup>th</sup> Street between 34<sup>th</sup> and 35<sup>th</sup> Avenues**  
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

Attachment Sheet.")

**M1-5**  
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DESIGNATION, IF ANY)

**9b**

ZONING SECTIONAL MAP NO(S).

**Block:642, Lots: 36,42,44(applicants property), 1,30,45,46 & 47 Queens**  
TAX BLOCK AND LOT NUMBER

**1Q**

COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO  YES  IF YES, IDENTIFY \_\_\_\_\_

### 3. DESCRIPTION OF PROPOSAL

(if the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR Item 3. Description of Proposal")

### SEE ATTACHED DESCRIPTION

- 4. ACTIONS REQUESTED AND FEES**
- Check appropriate action(s) and attach supplemental form)
  - CHANGE IN CITY MAP.....MM \$ \_\_\_\_\_
  - ZONING MAP AMENDMENT.....ZM \$ **3,450**
  - ZONING TEXT AMENDMENT.....ZR \$ \_\_\_\_\_
  - ZONING SPECIAL PERMIT.....ZS \$ \_\_\_\_\_
  - ZONING AUTHORIZATION.....ZA \$ \_\_\_\_\_
  - ZONING CERTIFICATION.....ZC \$ \_\_\_\_\_
  - PUBLIC FACILITY, SEL./ACQ.....PF \$ \_\_\_\_\_
  - DISPOSITION OF REAL PROP.....PD \$ \_\_\_\_\_
  - URBAN DEVELOP=T ACTION.....HA \$ \_\_\_\_\_
  - URBAN RENEWAL PROJECT.....\* \$ \_\_\_\_\_
  - HOUSING PLAN & PROJECT.....\* \$ \_\_\_\_\_
  - FRANCHISE.....\* \$ \_\_\_\_\_
  - REVOCABLE CONSENT.....\* \$ \_\_\_\_\_
  - CONCESSION.....\* \$ \_\_\_\_\_
  - LANDFILL.....\* \$ \_\_\_\_\_
  - OTHER (Describe) \_\_\_\_\_ \$ \_\_\_\_\_
- No supplemental form required

<input type="checkbox"/>	MODIFICATION	\$ _____
<input type="checkbox"/>	FOLLOW-UP	\$ _____
<input type="checkbox"/>	RENEWAL	\$ _____
<input type="checkbox"/>	OTHER	\$ _____
	SPECIFY	_____
	TOTAL FEE (For all actions)	\$ <b>3,450</b>

Make Check or Money Order payable to Department of City Planning.  
If fee exemption is claimed check box below and explain

Has pre-application meeting been held?  NO  YES

If yes **John Young** \_\_\_\_\_ **April, 2005** \_\_\_\_\_  
DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing) LEAD AGENCY Department of City Planning CEQR NUMBER 06 DCP 042Q

TYPE OF CEQR ACTION:

TYPE II Type II category: Date determination was made:
TYPE I Has EAS been filed? Yes No
UNLISTED If yes, Date EAS filed: October 25, 2005
Has CEQR determination been made? Yes No
If yes, what was determination? Negative Declaration
CND
Positive Declaration
Date determination made: (Attach Copy)

If Positive Declaration, has PDEIS been filed?
Has Notice of Completion (NOC) for DEIS been issued? If yes, attach copy.
If PDEIS has not been filed, has final scope been issued? If yes, date issued:

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING
Table with columns: APPLICATION NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE

8. RELATED ACTIONS BY OTHER AGENCIES
Table with columns: REFERENCE NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE

9. FUTURE ACTIONS REQUIRED

10. APPLICANT
Attach authorizing resolution(s), if applicable
Rocco D'Amelio 2-8-06
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE

DAMROC REALTY CORP.
APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

1. CO-APPLICANTS
Attach authorizing resolution(s), if applicable
HAL ROSENBLUTH 2-8-06
NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE

KDP REALTY LLC
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 16-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

*Joseph P. Morsellino, Esq.*

*Attorney at Law*

*340 West 57<sup>th</sup> Street – Suite 16G*

*New York, NY 10019*

*Telephone (212) 333-5552*

*Telefax (212) 333-5553*

**DESCRIPTION OF PROPOSAL**

This is an application to rezone the subject area from an M1-5 to a C4-2A district in order to enable the development of the applicant's property with a residential 7 story building with commercial on the first floor as described on the proposed plan submitted herein. Most (Tax Lot 36, Block 642) of the subject development site is developed with a coat factory owned and operated by one of the applicant/property owners. This business is scheduled to move in the near future. Tax Lot 42 of Block 642 of the site is vacant and used as a parking lot. Lot 44 is developed with a two story dwelling. These lots are owned by the other applicant/property owner listed as co-applicant.

Lots 1 and 30 are developed with commercial uses. Lot 47 is vacant and used for parking. Lots 45 and 46 are developed with residential buildings. None of these lots are owned by the applicant.

The proposed use would be compatible with the Astoria Kaufman Studios directly across the street and in the surrounding area. The project would provide specialized housing for the studio uses in the area as well as the projects coming into this unique area in the near future. The C4 designation would permit commercial uses, including studios, which would be compatible and supportive of the active studio industry in this unique area.

The subject development includes 60 dwelling units and commercial retail space on ground level. The central "atrium" provides not only a more private entrance to each of residential building wings but

**CPC # 050491 ZMQ**

**LR ITEM 3, DESCRIPTION OF PROPOSAL**

also provides a potential recreational function for residents. Visually it connects the street with open areas in the rear yard. Proposed retail/commercial use on the first floor brings functional diversity and life to the neighborhood and needed services for residents in the area.

The C4-2A district is a more compatible district than an R6 with a commercial overlay. In an R6, it would be feasible to build a higher building, which could be out of scale for the neighborhood. In a C4-2A district, there are mandatory Quality Housing requirements, which limit the height of buildings and provide buildings more in scale with this neighborhood. The C4-2A limits the base height to 60 feet and the overall height to 70 feet. The FAR is 3 which is less than the existing 5 for the M1-5 district.

Like the Commercial overlay, C4-2A also allows retail/commercial use on first floor, which would also be allowed in an M1-5 district. However, the C4 designation allows for uses including a studio use that support the existing studios in this unique area. These uses are not permitted in the C1 or C2 districts.

The other half of this same Block 642 is zoned R5 and is residentially developed. The proposed zoning would act as a compatible transition area between the R5 on this same block and the M district across the street. The proposed project would be in keeping with both the residential development on this block and the unique character of this special area.

# Queens Borough President Recommendation

APPLICATION: ULURP #050491 ZMO  
DOCKET DESCRIPTION

COMMUNITY BOARD:Q01

IN THE MATTER OF an application submitted by Damroc Realty Corporation and KDP Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, section no. 9b changing from an M1-5 district to a C4-2A district property bounded by 34<sup>th</sup> Avenue, 35<sup>th</sup> Street, 35<sup>th</sup> Avenue and a line drawn midway between 34<sup>th</sup> Street and 35<sup>th</sup> street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated July 23 2007 and subject to the conditions of CEQR Declaration E-190

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, October 11, 2007, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (f) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

## CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- o The applicant is proposing to rezone a portion of a block bounded by 34th Avenue, 35th Street, 35th Avenue and a line midway between 34th & 35th Streets from an M1-5 district to an C4-2A district. The proposed rezoning would allow development of mixed-use buildings with residential and commercial uses on the affected properties.;
- o The applicant's proposed building to be known as the Astoria Studio Apartments, would have apartments over ground floor commercial uses. There would be sixty (60) apartments distributed in two seven-story towers separated by a central atrium/courtyard. Sixty-two (62) below grade accessory parking spaces are provided with the entrance located at the south end of the building and an exit at the north end of the building. Some of the dwelling units and commercial space are projected to be utilized for television/film production related purposes.;
- o The surrounding area is a mixed industrial and residential area. The areas to the north and west of the area to be rezoned are zoned R5 and are mostly developed with one- to three-story, detached, semi-detached and attached residences. The areas to the west and south are developed with a variety of uses including semi-industrial uses, community facilities, residences and the Kaufman Astoria Studios.;
- o Community Board 1 approved this application by a vote of thirty-four (34) in favor, one (1) opposed and one (1) abstention for cause at a public hearing held on September 18, 2007.

## RECOMMENDATION

Kaufman Astoria Studios has been largely responsible for much of the renewed economic activity in this part of Astoria area as well being a leader of the resurgent film and television industry in all of New York City. The proposed rezoning will allow construction of a new resource that will further enhance Kaufman Astoria Studio's ability to remain competitive in the global television/film production industry.

Based on the above consideration, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS

10/29/07

DATE

# Community/Borough Board Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

Application # C 050491 ZMQ  
CEQR # 06DCP042Q  
Community District No. 01 Borough: Queens  
Community District No. \_\_\_ Borough: \_\_\_\_\_  
Project Name: Astoria Studio Apartments

## INSTRUCTIONS

1. Complete this form and return one copy to the Calendar Information Office, City Planning Commission, Room 2E, at the above address.

2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Damroc Realty Corp. and KDP Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b changing from an M1-5 District to a C4-2A District property bounded by 34<sup>th</sup> Avenue, 35<sup>th</sup> Street, 35<sup>th</sup> Avenue, and a line midway between 34<sup>th</sup> Street and 35<sup>th</sup> Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated July 23, 2007 and subject to the conditions of CEQR Declaration E-190.

Applicant(s):

Damroc Realty Corp.  
34-22 35<sup>th</sup> Street, Astoria, NY 11106  
718 937-0202  
KDP Realty LLC, c/o Kaufman Astoria Studios  
32-12 36th Street  
Astoria, NY 11106

Applicant's Representative:

Joseph Morsellino, Esq.  
340 West 57<sup>th</sup> Street  
New York, NY 10019  
P: 212 333-5552 F: 212 333-5553

Community Board No. 01 Borough: Queens

Borough Board

Date of public hearing: 9/18/07

Location: \_\_\_\_\_

Was a quorum present? YES  NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Vote adopting recommendation taken: 9/18/07

Location: \_\_\_\_\_

## RECOMMENDATION

Approve

Approve With Modifications/Conditions

Disapprove

Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

Voting

In Favor: 34

Against: 1

Total members appointed to the board: 50

for cause

Ynicio Donato  
Community/Borough Board Officer

Chairperson  
Title

Date  
9/19/07

v.012006w