



City of New York Community Board #1, Queens

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TO: Members of the Land Use and Zoning Committee
& All Interested Board Members

FROM: Elizabeth Erion, Co-Chair, Andreas Migias, Co-Chair
Land Use and Zoning Committee

RE: Land Use and Zoning Committee Agenda
Tuesday, October 1, 2024

DATE: September 24, 2024

BOARD MEMBERS (cont.)

George Alexiou
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Thomas Wright

Item #1: IKOS Senior Living Rezoning 31-07 31st Street (Block 611, Lot 25), Astoria Project Update: Proposed rezoning of city-owned property (Broadway Municipal Lot) from R5 to C4-3 (proposed in 2022) to facilitate construction of a 13-story building with 167 affordable, independent residences for seniors (“AIRS”) with a three-story community center on 32nd Street and ground floor commercial uses along 31st Street.

Item #2: 33-01 11th Street Rezoning, Ravenswood. Precertification Presentation: Application to rezone an R5 district to M1-4/R7A (MX-23) to facilitate construction of mixed-use building with 228 dwelling units, commercial space, light industrial warehouse, community facility space and attended parking for 85 cars.

Item #3: Vernon-Broadway Rezoning Special Permit Renewal (N 240126 CMQ) For Review and Board Comment: Application submitted pursuant to ZR Section 11-42, to renew a special permit, previously approved in 2019 (C 100421 ZMQ), to facilitate construction of a Large-Scale General Development plan at 32-01 Vernon Boulevard in Ravenswood.

Item #4: 38-75 11th Street Permit Renewal BSA 2024-46-A, Dutch Kills Discussion: Determine Board action (hearing or waiver) on BSA Appeal case to acquire vested rights under common law to renew all building permits to facilitate completion of a hotel, previously reviewed as BSA renewal application 2022-07 BZY.

Item #5: Update from Department of City Planning

Item #6:

- Old Business /New Business
 - a. Approval of minutes
 - b. Next Meeting: November 6, 2024
- Adjournment

To insure the health and safety of attendees the above referenced informational session has been scheduled for Tuesday, October 1, 2024 6:30 PM via Zoom. You may join online or via telephone.
(Please see page 2)

Your attendance is very important as a committee member. We will be reviewing information at the committee level.

Please call the Board Office if you will be attending via telephone to share your information. All interested Board Members are welcome to attend.

Thank you.

Community Board 1, Queens is inviting you to a Zoom Meeting/ Session

Topic: Community Board 1 Queens Land Use and Zoning Committee

Time: October 1, 2024 6:30 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/84636831676?pwd=hmHqCdvvB6KBFRYQmV4XmI1YuQ0wJp.1>

Meeting ID: 846 3683 1676

Passcode: 068937

Or One tap mobile:

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Dial(for higher quality, dial a number based on your current location):

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Meeting ID: 846 3683 1676

Passcode: 068937

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