



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

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MEMORANDUM

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

FROM: Elizabeth Erion, Co-Chair/Gerald Caliengo, Co-Chair Land Use and Zoning Committee

RE: **Land Use and Zoning Meeting**  
**Monday, January 4, 2021, 6:30 p.m. NOTE CHANGED DATE**

**6:30 p.m. Adoption of Agenda**  
**Approval of Minutes** for December 2, 2020  
Land Use Committee

**6:35 p.m. Item #1: 30-02 Newtown Avenue Rezoning**  
**Presentation and Recommendation Vote**  
Proposed applications by MEDREP Associates, LLC certified December 14, 2020:

- a) C 200282 ZMQ Rezone from C4-4A to C4-4D property located on the south side of Newtown Avenue between 30<sup>th</sup> and 31<sup>st</sup> streets (Block 595, Lots 19, 26, 27, portion of Lot 10) and
- b) N 200283 ZRQ Amend Appendix F of the Zoning Resolution to establish the project area as a Mandatory Inclusionary Housing Area.

This action would facilitate the development of a mixed-use building with 108 dwelling units (28 MIH), a 99-seat box-theater and parking for 77 cars.

**7:30 p.m. Item #2: West Cove Rezoning 3-15 26<sup>th</sup> Avenue**  
**Presentation Pre-certification**  
Proposed applications by Astoria Owners, LLC to:

- a) Rezone from M1-1 to R6A and R7-3/C2-4 property located on the north side of 26<sup>th</sup> Avenue between 3<sup>rd</sup> and 4<sup>th</sup> streets (Block 911 Lots 1, and 49);
- b) Amend Appendix F of the Zoning Resolution to establish the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area Option 1;
- c) Waterfront Special Permit to waive height, setback and tower size regulations pursuant to ZR Section 62-837(a);
- d) Waterfront Special Permit to waive 50 required accessory parking spaces pursuant to ZR Section 62-837(b);
- e) Waterfront Authorization to modify requirements within the public access area pursuant to ZR Section 62-822(b);
- f) Waterfront Authorization to modify requirements within the public access area pursuant to ZR Section 62-822(c);
- g) Waterfront Certification for waterfront public access area pursuant to ZR Section 62-811.

These actions would facilitate phased construction of a three-tower, mixed-use development with 1,400 dwelling units (350 MIH), 475 accessory parking spaces and a publicly accessible waterfront esplanade in Halletts Cove.

**8:00 p.m. New/Unfinished Business**

- a) Vote: C 200282ZMQ 30-02 Newtown Avenue Rezoning
- b) Updates
- c) Next meeting: Wednesday, February 3, 2021
- d) Adjournment

DATE: December 21, 2020

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To insure the health and safety of attendees the above referenced meeting has been scheduled for **Monday, January 4, 2021, 6:30 PM via Zoom. You may join online or via telephone.** (Please see page 2)

We require quorum, your attendance is very important should we have any votes. 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.

Thank you.

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

Topic: Land Use and Zoning Committee Meeting January  
Date/Time: **January 4, 2021 6:30 PM Eastern Time** **Note: Date Change to Monday**

Items: 30-02 Newtown Ave. Rezoning and West Cove Rezoning 3-15 26 Ave.

Join Zoom Meeting

<https://zoom.us/j/96722198347?pwd=WINTZ1FkTU9XS0JNeGtleWJzYnhvUT09>

Meeting ID: 967 2219 8347

Passcode: 304730

One tap mobile

+16465588656,,96722198347#,,,,\*304730# US (New York)

+13126266799,,96722198347#,,,,\*304730# US (Chicago)

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