



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

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Director, Community Boards
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AMENDED

MEMORANDUM

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

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

RE: **Land Use and Zoning Meeting**
Wednesday, October 7, 2020, 6:30 p.m.

New Business
6:30 p.m.

42-01 28th Avenue Rezoning Piccola Venezia C190517 ZMQ and N190518 ZRQ
For presentation, discussion and vote on recommendation for October CB public hearing.

Application submitted by Vlacich LLC requesting approval to:

- a) Rezone from R5 and R5/C1-2 to R6A and R6A/C1-2 property located on the north side of 28th Avenue between 41st and 43rd streets (Block 685 lots 1, 3, 5, 7 and p/o 10; Block 701, Lots 1, 3, 5, 6, 8, 108 and p/o 9);
- b) Amend Appendix F of the Zoning Resolution to establish the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area.

This action will facilitate construction of an eight-story (85 ft.), 51,463 SF mixed-use building with 54 dwelling units (16 MIH) under Option 2, a ground floor restaurant and parking for 66 cars.

7:00 p.m.

31st Avenue & Newtown Rezoning 42-18/20 31st Avenue and 43-02/20 31st Avenue
For pre-certification informational presentation

- a) Rezone from R5/C1-2 to R6A/C1-3 two blocks located on the south side of 31st Avenue between 42nd and 43rd streets (Block 692, Lots 148, 49, 50, 37 (p/o), 38, 39, 140, 343, and 243; Block 693, Lots 35 (p/o), 36, 37, 38, 39 (p/o), 40 (p/o), 41 (p/o), 42 (p/o) and 137);
- b) Amend Appendix F of the Zoning Resolution to establish the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area under Options 2.

This action will facilitate construction of two six-story (65'), mixed-use buildings with a total of 53 dwelling units (18 MIH) and 10,151 SF of ground floor retail and parking for 19 cars.

Old/New Business

Next Meeting: November 4, 2020

DATE: September 30, 2020

To insure the health and safety of attendees the above referenced meeting has been scheduled for Wednesday, October 7, 2020, 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: Board 1, Queens Land Use Committee

- **42-01 28th Avenue Rezoning Piccola Venezia C190517 ZMQ and N190518 ZRQ**
For presentation, discussion and vote on recommendation for October CB public hearing
- **31st Avenue & Newtown Rezoning 42-18/20 31st Avenue and 43-02/20 31st Avenue**
For pre-certification informational presentation

Time: October 7, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91577949956?pwd=WDB1NkloZFR2WjJkaU9WanRTdHVtQT09>

Meeting ID: 915 7794 9956

Passcode: 069875

One tap mobile

+16465588656,,91577949956#,,,,,0#,,069875# US (New York)

Telephone/Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 915 7794 9956

Passcode: 069875

Find your local number: <https://zoom.us/u/ajUbKVf57>