



**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

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

EXECUTIVE BOARD

Marie Tomiali  
*Chairperson*  
Edward Babor  
*First Vice Chairperson*  
Amy Hau  
*Second Vice Chairperson*  
Richard Khuzami  
*Third Vice Chairperson*  
Andy Aujla  
*Executive Secretary*  
Thomas Ryan  
*Sergeant-at-Arms*

COMMITTEES &  
CHAIRPERSONS

*Airport*  
RoseMarie Poveromo  
*Community & Economic  
Development*  
Rod Townsend  
*Consumer Affairs*  
Eric Mouchette  
*Education/Library/Youth  
Services*  
Andre Stith  
*Environmental Protection*  
Antonella Di Saverio  
*Health & Human Services*  
Judy Trilivas  
Daniel Aliberti  
*Housing*  
Evie Hantzopoulos  
*Land Use & Zoning*  
Gerald Caliendo  
Elizabeth Erion  
*Legal, Legislative,  
Parliamentary*  
Loren Amor  
*Office-Staff/Budget/PR*  
Marie Tomiali  
*Parks/Recreation/  
Cultural*  
Katie Ellman  
Kathleen Warnock  
*Public Safety*  
Ann Bruno  
Antonio Mcloni  
*Transportation*  
Robert Piazza  
Mitchell Waxman

MEMORANDUM

TO: Members 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, February 3, 2021, 6:30 p.m.**

**6:30 p.m. Adoption of Agenda  
Approval of Minutes**

**6:35 p.m. Item #1: 2017-286 BZ 22-06 31 Street The Rock Health & Fitness (Block 844, Lot 40) Recommendation for CB hearing**  
Application by KCOR Ditmars to amend a previously granted Physical Cultural Establishment special permit to enlarge and reconfigure the first floor of a gym for a term of ten (10) years.

**6:45 p.m. Item #2: 210025ZMQ 11-01 33 Ave @ Broadway Rezoning Informational Presentation**

Applications filed by Damien Smith to:

- a) Rezone from R5 to M1-4/R7A property located at 11-01 33<sup>rd</sup> Avenue
- b) Amend Appendix F of the Zoning Resolution to establish the project area as an MIH area and
- c) Amend the Zoning Resolution text to establish a M1-4/R7A (MX) manufacturing uses pursuant to ZR Article XII, Chapter 3 [Special Mixed-Use District].

These actions will facilitate development of an eight-story mixed-use building with 217 dwelling units including 54 MIH units for Affordable Independent Residences for Seniors ("AIRS"), ground floor retail and below-grade parking garage.

**7:15 p.m. Item #3: Wildflower Studios 35-15 19<sup>th</sup> Avenue (Block 814, Lot 10) Informational Presentation** Applications submitted by WF Industrial IV LLC for:

- a) A waterfront bulk special permit, pursuant to Zoning Resolution Section 62-837, for height and setback relief and relief related to ground floor streetscape requirements;
- b) Authorizations pursuant to Zoning Resolution Sections 62-822(a) and (b), relating to the size, configuration and design of the proposed waterfront public access area; and
- c) A CPC Chairperson certification, pursuant to Zoning Resolution Section 62-811, certifying that the resulting site plan for the project will comply with waterfront Zoning Regulations, as modified by the above-listed actions.

These actions will facilitate development of a 492,000 SF television and film production studio within the Steinway Industrial Business Zone with dedicated public open space adjacent to Steinway (Luyster) Creek and along 19<sup>th</sup> Avenue.

**7:45 p.m. New/Unfinished Business**

- a) Vote: Recommendation for CB public hearing 2017-286 BZ The Rock PCE
- b) Comment: Proposed Comprehensive Planning Framework for NYC
- c) Comment: Citywide Hotel Special Permit Zoning Text Amendment
- d) Comment: Astoria North and Innovation QNS proposals
- e) Next meeting: Wednesday, March 3, 2021
- f) Adjournment

DATE: January 25, 2021

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, February 3, 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.

BOARD MEMBERS (cont.)

Rose Anne Alafogiannis  
George Alexiou  
Louise Bordley  
Irak Dahir Cehonski  
Jean Marie D'Alleva  
Mackenzi Farquer  
Dean O. Feratovic  
Shahenaz Hamde  
Helen Ho  
Pauline Jannelli  
Vanessa Jones-Hall  
Nancy Konipol  
Jerry Kril  
Hannah Lupien  
Jeffrey Martin  
Amin Mchedi  
Stella Nicolaou  
Norma Nieves-Blas  
Mary O'Hara  
Dino Panagoulis  
Juliet Payabyab  
Yawne Robinson  
Rodolfo Sarchese  
Dominic Stiller

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

**Topic:** CB1, Queens Land Use and Zoning Committee February

**Date/Time:** February 3, 2021 6:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting:**

<https://zoom.us/j/93569488586?pwd=RWNpTnZ5cnVMb2NvajlYY3ZGMW1Hdz09>

**Meeting ID:** 935 6948 8586

**Passcode:** 152084

**One tap mobile:**

+16465588656,,93569488586#,,, \*152084# US (New York)

**Telephone/Dial by your location:**

+1 646 558 8656 US (New York)

**Meeting ID:** 935 6948 8586

**Passcode:** 152084

Find your local number: <https://zoom.us/u/acByn7FewU>