



**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 Caliendo, Co-Chair Land Use and Zoning Committee

RE: Land Use and Zoning Meeting  
 Wednesday, March 24, 2021, 6:30 p.m.

**Adoption of Agenda**

**Item #1: Hoyt Avenue & 31 Street Rezoning Informational Presentation**  
 Applications proposed by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC (joint applicants) to:

- 1) Rezone from C4-3and R5B to C4-5X and C4-4 zoning districts all or portions of three blocks along the east side of 31<sup>st</sup> Street, from the north side of Astoria Boulevard to 200' north of 24<sup>th</sup> Avenue;
- 2) Amend Appendix F of the Zoning Resolution to establish the project area as an MIH Option 1 area and

These actions will facilitate development of three sites with three mixed commercial, community facility and residential buildings with a total of 295 dwelling units including 74 MIH units under Option 1 and intended to be reserved as Affordable Independent Residences for Seniors ("AIRS").

**Item #2: Unfinished Business**  
 Hallets North Proposal – EIS Public Scoping meeting March 22, 2021 @ 2:00 pm. Written comments by Thurs. April 1.  
 Discussion: Hallets North Proposal

DATE: March 12, 2021

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To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, March 24, 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 Zoning Committee 3-24-2021 Meeting

Time: March 24, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://zoom.us/j/94416299485?pwd=WXVFQVN5cDFxc2plS2dmWE5oTk1OZz09>

Meeting ID: 944 1629 9485

Passcode: 858219

One tap mobile:

+16465588656,,94416299485#,,,\*858219# US (New York)

Dial by your location:

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