



**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, June 2, 6:30 p.m.**

COMMITTEES & CHAIRPERSONS

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Marie Tomiali
Parks/Recreation/Cultural
Katie Ellman
Kathleen Warnock
Public Safety
Ann Bruno
Antonio Meloni
Transportation
Mitchell Waxman

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

- 1. Wildflower Studios, 35-15 19th Avenue (Block 814, Lot 10)**
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 19th Avenue.

- 2. Hotel development at 38-51 11th Street (Block 473, Lot 559), Long Island City**
BSA application (number not provided), filed on behalf of 559 Development LLC, pursuant to ZR Sec. 11-332, requesting renewal of building permits to allow an extension of time to complete construction of a Use Group 5, 24-story hotel located in an M1-3 zoning district.

A UG 5 Transient Hotel is no longer permitted as-of-right in M1 districts and now requires a special permit from the New York City Planning Commission (N 180349 ZRY- adopted 10/17/2018).

3. Old/New Business

DATE: May 19, 2021

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, June 2, 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.

CB1 Queens is inviting you to a scheduled Zoom Meeting

Topic: Land Use and Zoning Committee June Meeting

Time: June 2, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://zoom.us/j/97062651283?pwd=Qm1UQ0hvaWRtdnJ3TUNEQ1oyb0ZOZz09>

Meeting ID: 970 6265 1283

Passcode: 334705

One tap mobile:

+16465588656,,97062651283#,,, *334705# US (New York)

Dial by your location:

+1 646 558 8656 US (New York)

Meeting ID: 970 6265 1283

Passcode: 334705

Find your local number: <https://zoom.us/u/aZpF2EbR6>