



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

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**AMENDED**

MEMORANDUM

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

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

RE: **Land Use and Zoning Committee Meeting Agenda Wednesday, December 1, 2021, 6:30 p.m.**

**Item #1 2021-63 BZ 46-06 Ditmars Blvd. Recommendation for Public Hearing**  
Special Permit application for the operation and maintenance of an existing gasoline service station in an R4/C2-2 zoning district and conversion of an auto repair shop into a convenience store.

**Item #2: 35-01 Vernon Boulevard Rezoning Pre-certification Review**  
Applications filed by Agayev Holding, LLC (Primary Applicant):

- a) **220050 ZMQ Zoning Map Amendment** to rezone property at 35<sup>th</sup> Avenue between Vernon Blvd. and 9<sup>th</sup> Street from R5 to M1-4/R7A;
- b) **220051 ZRQ Zoning Text Amendment** to amend Appendix F of the Zoning Resolution to establish the proposed rezoning area as an MIH Area;
- c) **Zoning Text Amendment** to establish a proposed Special Mixed-Use District designated MX-23.

These actions will facilitate development of a new nine-story mixed-use building with 107 residential units with 27 affordable units, 77 parking spaces and 25,000 SF of commercial and light industrial space.

**Item #3: 30-11 12<sup>th</sup> Street Rezoning Pre-certification Review**  
Applications to rezone property from R6B, R5B and R4-1 zoning districts to R6A/C2-3 and R6A and to establish a Mandatory Inclusionary Housing ("MIH") Area. These actions will facilitate a new eight-story residential and commercial building with approximately 84 dwelling units and 69 accessory parking spaces

**Item #4: Old/New Business**

- a) Approval of minutes
- b) Updates
- c) Next meeting: Wednesday, January 5, 2022
- d) Adjourn

DATE: November 22, 2021

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, December 1, 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 Zoom Webinar**

**Topic:** Community Board 1, Queens - Land Use and Zoning Committee

**Date/Time:** December 1, 2021 at 06:30 PM Eastern Time (US and Canada)

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/81112244224?pwd=ZkpNZHR1dnRHQzVZTjkwM1JxYm1uQT09>

**Passcode:** 012404

**One tap mobile:**

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