



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

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*Transportation*  
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MEMORANDUM

**TO:** Members of the Land Use & Zoning Committee

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

**RE:** **Land Use and Zoning Meeting Agenda**  
**Wednesday, 11/2/2022, 6:30 p.m.**

**DATE:** October 20, 2022

**Item #1:** **37-42 30<sup>th</sup> Street FRESH Certification and Authorization Informational Presentation**

1. Chair Certification granting zoning (FAR bonus) and financial benefits under the Food Retail Expansion to Support Health (FRESH) Program, pursuant to Zoning Resolution Section 63-30, and
2. Zoning Authorization pursuant to ZR Section 63-22 to waive the 75 ft. height limit within an R6A zoning district to accommodate the additional floor area allowed under the FRESH program.

These actions will facilitate development of an eight-story (85 ft.), 56,924 SF mixed-use development in Long Island City (Block 371, Lot 38) with 64 dwelling units, 45 off-street parking spaces and a FRESH supermarket. The development site is zoned M1-2/R6A (MX1) and located within the Special Dutch Kills Subdistrict of the Special Long Island City Mixed-Use District.

**Item #2:** **IKOS Senior Living Rezoning Broadway & 31<sup>st</sup> Street Discussion**

Discussion for follow-up meeting with applicants on applications to:

1. Rezone all or portions of 20 tax lots from R5, R5/C1-2 and C4-1A zoning districts to a C4-3 zoning district, located along the east and west sides of 31<sup>st</sup> Street south of Broadway;
2. Amend Appendix F of the Zoning Resolution to designate the project area a Mandatory Inclusionary Housing Program area; and
3. Designate city-owned property at 32-11 31<sup>st</sup> Street (the development site, Block 611, Lot 25) as
  - i. A Development Action Area (UDAA);
  - ii. Approve an Urban Development Action Area Project (UDAAP) for such area and
  - iii. Disposition of the development site as a UDAA to a development team selected by HPD consisting of Mega Group Development LLC and HANAC, Inc.

**Item #3** **Old/New Business/Adjourn**

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To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, November 2, 2022, 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. All interested Board Members are welcome to attend.

Thank you.

BOARD MEMBERS (cont.)

Helene Abiola  
George Alexiou  
Louise Bordley  
Jean Marie D'Alleva  
Tenzin Dechen  
Mackenzi Farquer  
Dean O. Feratovic  
Adam Fisher-Cox  
Tyrone Gardner  
Shahenaz Hamde  
Helen Ho  
Vanessa Jones-Hall  
Cristina Lastres  
Chelsea Lopez  
Huge Ma  
Jeffrey Martin  
Amin Mehedi  
Andreas Migias  
Doreen Mohammed  
Eric Mouchette  
Stella Nicolaou  
Juliet Payabyab  
Brian Romero  
Andre Stith  
Corinne Wood-Haynes  
Rosemary Yelton

**CB1, Queens is inviting you to a Zoom Webinar**

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

**Date/Time:** November 2, 2022 06:30 PM Eastern Time (US and Canada)

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

**<https://us02web.zoom.us/j/85312923601?pwd=aUtwY2tyQXB2NERsbjBIaVZ4MVhNQOT09>**

**Passcode:** 034684

**One tap mobile:**

US: +19292056099,,85312923601#,,,,\*034684# or +16469313860,,85312923601#,,,,\*034684#

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Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 646 931 3860 or +1 312 626 6799 or +1 301 715 8592 or +1 309 205 3325 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833

**Webinar ID:** 853 1292 3601

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