



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

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Director, Community Boards
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Amended

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
Monday, 10/3/2022, 6:30 p.m.**

DATE: September 27, 2022

Adoption of Agenda

**Item #1 IKOS Senior Living Rezoning
Broadway & 31st Street
Informational presentation**
Applications submitted by the NYC Housing Preservation and Development, Mega Development Group and HANAC, Inc. (joint applicants) 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 31st 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 31st 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 #2 Old/New Business/Adjourn

- DCP ULURP Update/City of Yes
 - Joy Resor, DCP
 - Isaac Blasenstein
Legislative Director
Office of Council Member Julie Won

Adjournment

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
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Jeffrey Martin
Amin Mehedi
Andreas Migias
Doreen Mohammed
Eric Mouchette
Stella Nicolaou
Juliet Payabyab
Brian Romero
Andre Stith
Corinne Wood-Haynes
Rosemary Yelton

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

CB1, Queens is inviting you to a Zoom Webinar

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

Date/Time: Monday, October 3, 2022 06:30 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86137667909?pwd=eVkwblEiVTEdDZlFJUcUV0K0J3SGxldz09>

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