



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

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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, 04/06/2022, 6:30 p.m.**

DATE: March 22, 2022

Adoption of Agenda/Approval of Minutes

**Item #1: Crescent Street Rezoning 40-25 Crescent Street
Informational Presentation**

ULURP applications submitted by Crescent Street Associates LLC, Applicant and Owners, to:

1. Rezone from M1-2/R5B and M1-2/R5D to M1-2/R6A property located within the Special LIC Mixed-Use District and
2. Amend Appendix F of Zoning Resolution to establish the project area as a Mandatory Inclusionary Housing Area Option 1.

These actions will facilitate development of a seven-story mixed-use building with 233 residential units (60 MIH Option 1 units), commercial and manufacturing spaces and cellar parking on property bounded by a line 80' s/o 40th Avenue, 27th Street, 41st Avenue and Crescent Street, in the Dutch Kills neighborhood of CD1Q.

**Item #2: Hallett's North Development 3-15 26th Avenue
Recommendation for Public Hearing**

ULURP applications submitted by Astoria Owners LLC, Applicant, for the following actions:

1. Zoning Map Amendment to rezone from an M1-1 zoning district to an R7-3/C2-4 zoning district one block (including adjacent bulkhead, pierhead and unimproved street areas), bounded by the East River/Pot Cove shoreline, 4th Street, 26th Avenue and the unimproved extension of 3rd Street;
2. Zoning Text Amendment to modify Appendix F of the Zoning Resolution ("ZR") to include the Project Area as a Mandatory Inclusionary Housing Area Option 1;
3. Waterfront special permit to waive height, setback, tower size, and maximum width of walls facing the shoreline regulations for the Proposed Development pursuant to ZR §62-837(a);
4. Waterfront Authorization to modify requirements within the waterfront public access area pursuant to ZR §62-822(b);
5. Waterfront Authorization for phased development of the waterfront access area pursuant to ZR §62-822(c);
6. Waterfront Certification for waterfront public access area pursuant to ZR §62-811;
7. Amendment to the City Map to de-map the portion of 3rd Street extending approximately 520.57 feet north from its intersection with 26th Avenue.

These actions will facilitate development of three mixed-use towers with a total of 1,400 dwelling units including 350 permanently affordable units and an approximately 43,000 square foot waterfront esplanade, located in the northeast portion of the Halletts Point Peninsula in Astoria, CD1Q.

**Item #3: Old/New Business
Adjournment**

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, April 6, 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.)

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Rod Townsend
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CB1, Queens is inviting you to a Zoom Webinar

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

Date/Time: April 6, 2022 06:30 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81362818288?pwd=UFFDMmZJVGIjNV2FHK0FaQmY2R1hadz09>

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