



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, 9/14/2022, 6:30 p.m.
DATE: August 30, 2022

Adoption of Agenda
Approval of Minutes

Item #1 42-18 31st Avenue Rezoning 230012 ZMQ and N230013 ZRQ Precertification Presentation
Applications submitted by 31-02 Realty Corp. and 42-18 Development LLC (Eric Palatnik PC, representative), to rezone property affecting 25 tax lots from R5 and R5/C1-2 to R6A/C1-3 and amend Appendix F of Zoning Resolution to establish the project area as a Mandatory Inclusionary Housing Area. This action would facilitate development of two six-story, mixed-use buildings with 59 residential units and 8,400 SF of retail space in Astoria.

Item #2 38-75 11th Street BSA Calendar No. 2022-7-BZY Public Hearing Recommendation
Application submitted by St. John Real Estate Consultant, Inc. (Eric Palatnik PC, representative) to extend the time to complete construction and obtain a certificate of occupancy for an 11-story transient hotel in an M1-3 zoning district within the LIC Industrial Business Zone (Block 473, Lot 55) in Long Island City.

Item #3 Old/New Business/Adjourn

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, September 14, 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: September 14, 2022 06:30 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88679729100?pwd=c3dacmdhbkpaZ2FvazNtUVVnMGpnQT09>

Passcode: 414011

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