



**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**
Tuesday, 4/4/2023, 6:30 p.m.

DATE: March 21, 2023

Item #1: **42-18 31st Avenue Rezoning**
Public Hearing Recommendation

Applications (230012 ZMQ and N230013 ZRQ) submitted by 42-18 Development LLC and 31-02 Realty Corp to:

1. Rezone all or portions of 26 tax lots on Blocks 692, 693 and 694, from R5 and R6/C1-2 to R6A/C1-3 and
2. Amend Appendix F of the Zoning Resolution to map the rezoned area as a Mandatory Inclusionary Housing area under Options 1 and

This action would facilitate development of two six-story residential developments with a total of 59 dwelling units at the intersection of 31st Avenue and Newtown Road between 42nd and 44th streets in the central Astoria neighborhood.

Item #2: **21-17 37th Avenue**
Informational Presentation

Application submitted by 21-17 37th Avenue LLC to:

1. Rezone from an M1-1 to an M1-5 district properties (Block 348, Lots 1, 2, p/o 6, and p/o 35), located on the north side of 37th Avenue between 21st and 22nd Streets.

This action would facilitate development of a new 7-story, light manufacturing and commercial building (4.9 FAR) in the Ravenswood neighborhood.

Item #3 **Business Session***

- Old Business
- New Business
- Adjournment

*Only Board Members are permitted to speak during this portion of the meeting.

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Tuesday, April 4, 2023, 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.

You are invited to a Zoom Webinar

Topic: Zoning and Land Use Committee

Date/Time: April 4, 2023 06:30 PM Eastern Time

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85823847259?pwd=cWVsWINTNDFGcmppYXdFL3BtZkpXZz09>

Passcode: 121432

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