



Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
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Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

10/27/2020
GG,DM

ZONING AND LAND USE REVIEW COMMITTEE

Meeting Notice

Date : Monday, November 2, 2020 (7PM)

This meeting will be conducted electronically and remotely via Webex. A link will be provided to Committee Members, likely the morning of the meeting, to participate. Please check your emails. Anyone else wishing to join this meeting as an Attendee should e-mail qn05@cb.nyc.gov before 2pm on Monday, November 2nd to request the link.

AGENDA

- 1) Discussion/Recommendation Re: BSA Application No. 599-76BZ for 70-02 72 Place in Glendale (Block 3664; Lot 7)
IN THE MATTER OF an Application to the N.Y. City Board of Standards and Appeals, by Eric Palatnik, P.C., on behalf of Jeffrey Mink, the owner of record, to reopen and amend the term of the previously granted variance, which expired on December 21, 2016, for a term of 15 years. The variance permits an existing two-story Use Group 17 factory, for FM Brush Company, with accessory storage, in an R4-1 Zoning District.
- 2) Discussion/Recommendation Re: BSA Application No. 360-49BZ for 69-05 Eliot Avenue in Middle Village (Block: 2838; Lot 38)
IN THE MATTER OF an Application to the N.Y. City Board of Standards and Appeals, by Eric Palatnik, P.C., on behalf of Leemilts Petroleum Inc., the owner of record, for an extension of the variance term, which expired on February 25, 2015, for continued use as a gasoline service station (British Petroleum) with accessory uses, Use Group 16B, for a 10 year term, in an R4-1 Zoning District.

Community Board 5, Queens

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- 3) Discussion Re: Proposed Zoning for Coastal Flood Resiliency Citywide Text Amendment (ZCFR)
(ID #: N210095 ZRY)

This proposed zoning text amendment, according to the Dept. for City Planning, would make permanent and improve upon the Special Regulations Applying in Flood Hazard Areas (Article VI, Chapter 4) of the N.Y.C. Zoning Resolution, to remove zoning barriers that hinder the reconstruction and retrofitting of buildings to resiliency standards, and to help ensure that new construction will be more resilient. In addition, ZCFR would include citywide provisions to help sites provide back-up energy, and rules that help the City recover from future disasters, including provisions intended to help address the COVID-19 Pandemic and its associated economic effects.

The Dept. of City Planning is referring this application to the affected Community Boards for 60 days, and recommendations are due by December 28, 2020.

- 4) Other Issues