



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

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*Chairperson*  
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MEMORANDUM

**TO:** Members of the Land Use & Zoning Committee & All Interested Board Members

**FROM:** Elizabeth Erion, Co-Chair/Gerald Caliendo, Co-Chair Land Use and Zoning Committee

**RE:** Land Use and Zoning Committee Meeting Agenda Wednesday, November 3, 2021, 6:30 p.m.

**Item #1: Hallets North Rezoning (aka Astoria West Cove and LSGD 3-15 26th Avenue Precertification Review**

- Applications submitted by Astoria Owners LLC (Primary Applicant):
- a) **Zoning Map Amendment** to rezone from M1-1 to R7-3/C2-4 Block 911, Lots 1 and 49 bounded by 26<sup>th</sup> Avenue, Third Street, the waterfront and Fourth Street on the Hallett's Point peninsula;
  - b) **Zoning Text Amendment** to Amend Appendix F of the Zoning Resolution to establish the project area as an MIH area Option 1;
  - c) **Zoning Special Permit** pursuant to ZR 62-837(a) to waive regulations for height, setback, and tower size and maximum width of walls facing the shoreline;
  - d) **Zoning Authorizations (2)** to modify the WPAA requirements and allow for phased development of the open space;
  - e) **Zoning Certification** pursuant to ZR 62-81 for the WPAA;
  - f) **City Map Amendment** to demap a portion of 3rd St north of 26th Avenue.

If approved, these actions will facilitate a 987,000-sf mixed-use development of three towers with 1,400 units (TBD-affordable units) with 42,208 sf of waterfront esplanade/open space on the Hallett's Point peninsula in Astoria.

**Item #2: Old/New Business**

- a) Updates
- b) Next meetings: Wednesday, December 1, 2021 and Wednesday, January 5, 2022
- c) Adjournment

**DATE:** October 26, 2021

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, November 3, 2021, 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.

Thank you.

BOARD MEMBERS (cont.)

Helene Abiola  
Rose Anne Alafogiannis  
George Alexiou  
Louise Bordley  
Shoma Brahmanandam  
Irak Dahir Cehonski  
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Doreen Mohammed  
Eric Mouchette  
Mary O'Hara  
Juliet Payabyab  
Yawne Robinson  
Brian Romero  
Andre Stith  
Rod Townsend  
Rosemary Yelton

**CB1, Queens is inviting you to a scheduled Zoom Webinar**

**Topic:** Land Use Committee, Queens Community Board 1

**When:** November 3, 2021 06:30 PM Eastern Time (US and Canada)

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/84491586559?pwd=UlgrSzB5RTdKK0NmU0lqZHpianNxdz09>

**Passcode:** 837359

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