



City of New York
Community Board #1, Queens

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Director, Community Boards
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MEMORANDUM

TO: Members of the Land Use & Zoning Committee & All Interested Board Members
FROM: Gerald Caliendo, Co-Chair/Jeffrey Martin, Vice Chair
Land Use and Zoning Committee
RE: Land Use and Zoning Committee Meeting to Discuss/Review:

- Halletts North Rezoning (aka Astoria West Cove/ Astoria North and LSGD)
3-15 and 3-17 26th Avenue, Queens
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 26th Avenue, 3rd Street, the waterfront and 4th Street on the Halletts 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 Street 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 Halletts Point peninsula in Astoria.

- Old/New Business

DATE: December 10, 2021

To insure the health and safety of attendees the above referenced meeting has been scheduled for Tuesday, December 21, 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
Jean Marie D'Alleva
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Mary O'Hara
Juliet Payabyab
Yawne Robinson
Brian Romero
Andre Stith
Rod Townsend
Rosemary Yelton

CB1, Queens is inviting you to a Zoom Webinar

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

Date/Time: December 21, 2021 06:30 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89164203998?pwd=LzdjWVFENWI2eEN6TUpVa2t1MmwwQT09>

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