



City of New York Community Board #1, Queens

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MEMORANDUM

AMENDED

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

FROM: Elizabeth Erion, Co-Chair, Gerald Caliando, Co-Chair
Land Use and Zoning Committee

RE Land Use and Zoning Committee Agenda
Wednesday, April 3, 2024

BOARD MEMBERS (cont.)

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Rosemary Yelton

Item #1 27-09 40th Avenue FRESH Certification N240286ZCQ Informational Presentation

Application filed on behalf of Ganyer Green Market, LLC to seek a Chair Certification pursuant to Section 63-30 of the Zoning Resolution to facilitate inclusion of a 12,832 sf FRESH grocery store within a new as-of-right mixed-use development at 27-09 40th Avenue in Long Island City. The action would result in an additional 13,012 sf of additional floor area for residential use.

Item #2 38-75 11th Street BSA Permit 2022-07 BZY Update

BSA Application, filed on behalf of St. John Real Estate Consultant, Inc., seeking a two-year extension of a previously-granted permit to complete construction pursuant to Section 11-332 of the Zoning Resolution. The action would facilitate completion of an 11-story, 175-room hotel located on the east side of 11th Street between 38th and 40th Avenues in Dutch Kills.

Item #3 42-11 30th Avenue Rezoning Informational Presentation

Applications filed on behalf of GC Stone Realty, LLC (applicant and owner) to:

- Rezone 9 tax lots from R5/C1-2 to R6A/C2-4 and removing a C1-2 commercial overlay district from a portion of the existing R5 district;
- Amend Appendix F of the Zoning Resolution to establish the R6A/C2-4-zoned portion of the Rezoning Area as a Mandatory Inclusionary Housing ("MIH") Area and
- Request a Special Permit pursuant to waive required accessory off-street parking spaces within a Transit Zone.

Item #4 City of Yes for Housing Opportunity Update

Department of City Planning introduction to proposed text amendments. See DCP's [YouTube channel](#) to view public information sessions below.

- Tuesday, **January 30**: The Universal Affordability Preference
- Tuesday, **February 27**: Diverse Housing Types (ADUs, Conversions, & Shared/Small Homes)
- Wednesday, **March 27**: "Missing Middle" Housing Types
- Wednesday, **April 17**: Overview of the City of Yes for Housing Opportunity Proposal

Old/New Business

- a. Approval of Minutes
- b. Next Meeting: May 8, 2024 *Note Date Change*

Business Session

- Old Business /New Business
- Adjournment

DATE: March 22, 2024

To insure the health and safety of attendees the above referenced informational session has been scheduled for **Wednesday, April 3, 2024, 6:30 PM via Zoom**. **You may join online or via telephone**.
(Please see page 2)

Your attendance is very important as a committee member. 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.

Community Board 1 Queens is inviting you to a Zoom Webinar/Session.

When: April 3, 2024, 6:30 PM Eastern Time (US and Canada)

Topic: Community Board 1 Queens Land Use and Zoning

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81379781894?pwd=VGZsbVJEbGs2dk85aXlyMTRNREFIZz09>

Passcode: 986456

Or One tap mobile :

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