



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

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MEMORANDUM

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

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

RE: Land Use and Zoning Presentation and Information Session
Wednesday, September 1, 2021, 6:30 p.m.

Item #1: N210434 ZRY Permanent Open Restaurants Program Citywide Text Amendment

Joint application by NYC Dept. of Transportation and Department of City Planning to amend the Zoning Resolution to establish and allow NYC DOT to administer a Permanent Open Restaurants program (POR). This text amendment will remove from the Zoning Resolution any zoning geographic restrictions on sidewalk cafes. Implementation of the POR will also require new DOT criteria and rules for siting cafes, administrative procedures and additional legislative actions (not part of this application).

Read a full project description and the proposed text changes under Public Documents:

<https://zap.planning.nyc.gov/projects/2021Y0291>

Item #2: C210200 ZMQ 31 Street & Hoyt Avenue North Rezoning

Applications filed by MDM Development Group LLC (primary applicant) to rezone the east side of 31st Street between Hoyt Avenue North and 24th Avenue (Neptune Diner site) to C4-5X and C4-4 from existing C4-3 and R5B zoning districts and to establish the project area as a Mandatory Inclusionary Housing (MIH) area.

Read a full project description under Public Documents:

<https://zap.planning.nyc.gov/projects/2020Q0296>

(Tentative)

Item #3: C210234ZMQ 11th Street & 34th Avenue Rezoning

Applications filed with DCP by JPP 33rd Street LLC and Lily & John Realty Inc. to rezone Block 318, bounded by 34th Avenue, 11th Street, 33rd Road and 12th Street, to M1-5/R6A (MX) from an existing R5 zoning district and to establish the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area and a Special Mixed-Use District (MX-23).

Read a full project description under Public Documents:

<https://zap.planning.nyc.gov/projects/2020Q0209>

Item #4: Old/New Business Items

DATE: August 13, 2021

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, September 1, 2021, 6:30 PM via Zoom.** You may join online or via telephone. (Please see page 2)

These items will be formally discussed and voted on at the Community Board 1, Queens Full Board Meeting.

We require quorum, your attendance is very important. 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. Public comments or questions from members of the public on the ULURP items must be submitted by email to the Community Board 1Q district office by close of business Friday, September 10th (qn01@cb.nyc.gov).

Thank you.

BOARD MEMBERS (cont.)

Helene Abiola
Rose Anne Alafogiannis
George Alexiou
Louise Bordley
Shoma Brahmanandam
Irak Dahir Cehonski
Jean Marie D'Alleva
Dean O. Feratovic
Shahenaz Hamde
Helen Ho
Vanessa Jones-Hall
Nancy Konipol
Amr Kotb
Jerry Kril
Cristina Lastres
Diana Limongi
Chelsea Lopez
Hannah Lupien
Jeffrey Martin
Amin Mehedi
Doreen Mohammed
Mary O'Hara
Dino Panagoulas
Juliet Payabyab
Yawne Robinson
Brian Romero
Andre Stith
Rod Townsend
Rosemary Yelton

CB1, Queens is inviting you to a scheduled Zoom Meeting

Topic: Community Board 1 Queens Land Use and Zoning Committee

Time: September 1, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/82662032840?pwd=U29mL2ZuY25SNlFuVTdPZmE5ek1aZz09>

Meeting ID: 826 6203 2840

Passcode: 330223

One tap mobile:

+19292056099,,82662032840#,,, *330223# US (New York)

Dial by your location:

+1 929 205 6099 US (New York)

Meeting ID: 826 6203 2840

Passcode: 330223

Find your local number: <https://us02web.zoom.us/j/82662032840?pwd=U29mL2ZuY25SNlFuVTdPZmE5ek1aZz09>