



**City of New York
Community Board #1, Queens**
The Pistilli Grand Manor
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, N.Y. 11105
Tel: 718-626-1021, Fax: 718-626-1072
E-mail: qn01@cb.nyc.gov

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Borough President, 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: Elizabeth Erion, Co-Chair/Gerald Caliendo, Co-Chair Land Use and Zoning Committee

RE: **Land Use and Zoning Committee Meeting Agenda
Wednesday, December 1, 2021, 6:30 p.m.**

**Item #1 BSA application for Gas Station
Recommendation for public hearing**
Awaiting project information from applicant.

**Item #2: 35-01 Vernon Boulevard Rezoning
Precertification Review**
Applications filed by Agayev Holding, LLC (Primary Applicant):

- a) **220050 ZMQ Zoning Map Amendment** to rezone property at 35th Avenue between Vernon Blvd. and 9th Street from R5 to M1-4/R7A;
- b) **220051 ZRQ Zoning Text Amendment** to amend Appendix F of the Zoning Resolution to establish the proposed rezoning area as an MIH Area;
- c) **Zoning Text Amendment** to establish a proposed Special Mixed-Use District designated MX-23.

These actions will facilitate development of a new nine-story mixed-use building with 108 residential units and 25,000 SF of commercial and light industrial space.

**Item #3: 30-11 12th Street Rezoning
Precertification Review**
Awaiting project information from applicant.
Applications to rezone property from R6B, R5B and R4-1 zoning districts to R6A/C2-3 and R6A and to establish a Mandatory Inclusionary Housing ("MIH") Area. These actions will facilitate a new eight-story residential and commercial building with approximately 84 dwelling units and 69 accessory parking spaces

Item #4: Old/New Business

- a) Approval of minutes
- b) Updates
- c) Next meeting: Wednesday, January 5, 2022
- d) Adjourn

DATE: November 17, 2021

To insure the health and safety of attendees the above referenced meeting has been scheduled for **Wednesday, December 1, 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.

CB1, Queens is inviting you to a Zoom Webinar

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

Date/Time: December 1, 2021 at 06:30 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81112244224?pwd=ZkpNZHR1dnRHQzVZTjkwM1JxYm1uQT09>

Passcode: 012404

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