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CITY OF NEW YORK
OFFICE OF THE
PRESIDENT OF THE BOROUGH OF QUEENS
120-55 QUEENS BOULEVARD
KEW GARDENS, NEW YORK 11424-1015

CALENDAR

SEPTEMBER 23, 2021
9:30 A.M.
Land Use Public Hearing
Livestreamed on the QBPO Web Page
www.queensbp.org

Next Scheduled Public Hearing – October 14, 2021

PLEASE READ IF YOU ARE TESTIFYING

Good morning, welcome to this morning's Land Use Public Hearing livestreamed on the link from the web page of the Office of the Queens Borough President at www.queensbp.org

For those who wish to testify, and haven't already pre-registered for speaking time, you may do so by visiting www.queensbp.org/landuse Please note your opportunity to speak will follow those who are pre-registered.

Written testimony is welcome from those who are unable to testify remotely. All written testimony must be received by 5:00 p.m. on Thursday, September 23, 2021 and may be submitted by e-mail to planning@queensbp.org or by conventional mail sent to the Office of the Queens Borough President at 120-55 Queens Boulevard - Room 226, Kew Gardens, NY 11424.

The public hearing shall be conducted in the following manner:

- The applicant will be called to give a description of the zoning action requested, an explanation of the proposed project and respond to any questions from the Chair.
- The floor will then be opened for public speakers. Each speaker will have three minutes. A signal will be heard when three minutes have passed. When you are called:
 - ✓ Please identify yourself for the record and if you are formally speaking as a representative or member of a group
 - ✓ The Calendar Number/Application you are speaking about
 - ✓ Whether you are for or against the item then begin your testimony
- At the discretion of the Chair, if there are a large number of speakers on any particular item it may be put on second call. Speakers for and against that item may also be called to testify on an alternating basis.

Thank you for your cooperation.

NO. 1

APPLICATION: ULURP #200299 ZMQ

APPLICANT: 79 Arverne Development LLC

IN THE MATTER OF an application submitted by 79 Arverne Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 80 feet westerly of Beach 77th Street, Rockaway Freeway, and a line 200 feet easterly of Beach 80th Street, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated June 7, 2021, and subject to the conditions of CEQR Declaration E-624.

For Consideration

CB #14 Action: Public Hearing September 9, 2021 – Disapproved 14-12-5

NO. 2

APPLICATION: ULURP #210041 ZMQ

APPLICANT: Sunshine Elmhurst LLC

IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwest (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630. (Related ULURP #210042 ZRQ).

For Consideration

CB #4 Action: Public Hearing - September 14, 2021 - Disapproved

NO. 3

APPLICATION: ULURP #N210042 ZRQ

APPLICANT: Sunshine Elmhurst LLC

IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 4. (Related ULURP #210041 ZMQ).

For Consideration

CB #4 Action: Public Hearing – September 14, 2021 - Disapproved

NO. 4

APPLICATION: ULURP #N210148 ZMQ

APPLICANT: Archer 1 LLC

IN THE MATTER OF an application submitted by Archer 1 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution for the establishment of an authorization and concurrent use of the authorization to facilitate a curb cut and permitted loading berth as part of an otherwise as-of-right building under construction.

For Consideration

CB #12 Action: Public Hearing – September 15, 2021 – Approved 21-0-0

NO. 5

APPLICATION: ULURP #210164 ZMQ

APPLICANT: 10316 Van Wyck Exp LLC

IN THE MATTER OF an application submitted by 10316 Van Wyck Exp LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c:

1. changing from an R3A District to an R6B District property bounded by a line 100 feet southeasterly of Liberty Avenue, the northeasterly service road of Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue and its northeasterly prolongation, and a line midway between 135th Street and Van Wyck Expressway; and
2. establishing within a proposed R6B District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue, and a line midway between 135th Street and Van Wyck Expressway;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated July 26, 2021. (Related ULURP #210165 ZRQ).

For Consideration

CB #10 Action: Public Hearing – September 2, 2021 – Approved 29-1-0

NO. 6

APPLICATION: ULURP # N210165 ZRQ

APPLICANT: 10316 Van Wyck Exp LLC

IN THE MATTER OF an application submitted by 10316 Van Wyck Exp LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 10. (Related ULURP #210164 ZMQ).

For Consideration

CB #10 Action: Public Hearing – September 2, 2021 - Approved

NO. 7

APPLICATION: ULURP #210200 ZMQ

**APPLICANT: MDM Development Group LLC,
2241 Astoria Associates LLC,
31 Neptune LLC**

IN THE MATTER OF an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5B District to a C4-4 District property bounded by a line 130 feet southwesterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and a line 80 feet southeasterly of 31st Street;
2. changing from a C4-3 District to a C4-4 District property bounded by a line 200 feet northeasterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 130 feet southwesterly of 24th Avenue, a line 80 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and 31st Street;
3. changing from an R5B District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 90 feet southeasterly of 31st Street, 24th Road, 32nd Street, Astoria Boulevard North, and a line 80 feet southeasterly of 31st Street; and
4. changing from a C4-3 District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 80 feet southeasterly of 31st Street, Astoria Boulevard North, and 31st Street.

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-623. (Related ULURP #N210201ZRQ)

For Consideration

CB #1 – Action: Public Hearing – September 21, 2021

NO. 8

APPLICATION: ULURP #N210201 ZRQ

**APPLICANT: MDM Development Group LLC,
2241 Astoria Associates LLC,
31 Neptune LLC**

IN THE MATTER OF an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 10. (Related ULURP #210201 ZMQ).

For Consideration

CB #1 – Action: Public Hearing – September 21, 2021

NO. 9

APPLICATION: ULURP #N210434 ZRY

**APPLICANT: Department of City Planning
Department of Transportation**

IN THE MATTER OF an application submitted by the Department of City Planning and Department of Transportation, pursuant to Section 201 of the NYC Charter, for a zoning text amendment to facilitate a component of the permanent citywide Open Restaurants program.

For Consideration

Citywide