

November 18, 2021

Community Board 3 – Land Use Committee:

(ULURP) CPC#: C210189ZMQ – CEQR21DCP176Q – 99-07 Astoria Boulevard

Block: 1379, Lot: 14 & 23 – Zoning District R3-2

In the matter of an application regarding, **99-07 Astoria Boulevard, East Elmhurst, New York 99-20 Reality Corp. (Applicant)**, the owner of the Development Site, seeks a zoning map amendment from a R3-2 zoning district to a R3-2/C2-3 zoning district to extend a C2-3 commercial overlay (the proposed action) district over the property located at 99-07 Astoria Boulevard (Block: 1397, Lots: 14 and 23) in East Elmhurst, Queens. The rezoning area includes Block: 1379, lots 14, 15, 17, and 23 located on the northside of Astoria Boulevard, between 27th Avenue and 100th Street in the East Elmhurst section of Queens, Community District 3. The proposed action would facilitate the development of a one-story plus cellar, 11,339 Gross Square Feet commercial (Use Group 6) building (The proposed project) on the applicant's owned Block: 1379, Lots: 14 and 23 (the development site).

Resolution:

As a result of the committee's voting process concerning ULURP Application # 210189ZMQ, 99-07 Astoria Boulevard Commercial Overlay application, the outcome of the voting of the land use committee, based on attendance, the following results have occurred:

Votes in favor: 6, **Votes opposed: 6 .**

The voting procedure resulted in a tie vote. It has been determined that the resolution to this matter will be left in the hands of the full Community Board to have the final determining vote.

The Applicant/Developer has agreed to do the following:

- Stipulation shall be accepted by 99-20 Astoria Boulevard Reality Corp. (Owner) that the uses for this structure be kept as per application. Any planned changes/or uses that are contrary to zoning must be referred back to the community board and DCP.
- The Developer will draft an agreement holding themselves legally responsible to any damage to the Cummings house or property during construction, with signatures of both parties.
- The existing garage and or structures on the property that have sustained damage, due to previous activities that Ms Karen Cummings determines, cause by the 99-20 Reality Corp. (Owner of 99-07 Astoria Boulevard), will be addressed by the developer without cost to Ms. Cummings. This will include: sagging fence, damaged to garage leader and gutters etc.

- The developer/Owner agrees to community input meetings regarding the type of uses or commercial activities for the proposed 3 commercial spaces located at 99-07 Astoria Boulevard.

Hamlett E. Wallace, Committee Chairperson