



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, Andreas Migias, Co-Chair
Land Use and Zoning Committee

RE: Land Use and Zoning Committee Agenda
Wednesday, April 9, 2025 (note date change)

DATE OF MEMO: March 28, 2025

**Item #1 SOC BSA Cal. No.: 2018-172-BZ Ali Forney Center,
46-09/19 31st Avenue, Astoria**

Application on behalf of the Ali Forney Center (AFC), seeking to extend the time to complete construction pursuant to a BSA variance that expired February 26, 2025.

Construction under the original variance, granted August 26, 2020, was delayed by the COVID-19 pandemic, financing issues and need to amend the project agreement between AFC and the owners. In addition, changes to the plans were required after adoption of the City of Yes Housing Opportunity zoning text amendments.

The development site is located on the northwest corner of 31st Avenue and 47th Street (Block 728, Lots 1 & 5). It is zoned R5 and currently occupied by a house of worship and a residence. The approved variance would allow development of a four-story (45'), 22,811 SF Permanent Supportive Housing facility with 21 units of emergency shelter for LGBTQ youth who are homeless.

Item #2 LIC Neighborhood Plan

DCP is proposing zoning changes for areas adjacent to the Special Long Island City Mixed Use District in both Queens Community Boards 1 and 2 in order to increase affordable housing, open space opportunities, improve waterfront access and resiliency. The rezoning application is expected to be certified for public review early spring.

The LIC Neighborhood Plan proposes zoning changes for six blocks in Dutch Kills, generally bounded by 21st Street, 40th Avenue, 23rd Street and Queens Plaza North. As part of our discussion, the planning firm of George M. Janes & Associates will present and explain the type of development that would be permitted under the new zoning districts.

Business Session

- Old Business /New Business
 - a. Approval of minutes
 - b. Next Meeting: Wednesday, May 7, 2025
- Adjournment

To insure the health and safety of attendees the above referenced informational session has been scheduled for **Wednesday, April 9, 2025 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.

BOARD MEMBERS (cont.)

George Alexiou
Cristian Batres
Kian Betancourt
Ann Bruno
Gerald Caliendo
Jean Marie D'Alleva
Dean O. Feratovic
Adam Fisher-Cox
Frank Fredericks
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RoseMarie Poveromo
Marisela Santos
Judy Trilivas
Mario Vergara
Quinella Williams
Thomas Wright Fernandez

Community Board 1, Queens invites you to a Zoom Meeting/Session

When: April 9, 2025 06:30 PM Eastern Time (US and Canada)

Topic: Community Board 1 Queens Land Use and Zoning Committee

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87082579317?pwd=4WKi6l8RxW04QRI9bK2nNqfUT56c2x.1>

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