

**Community Board 1 Queens Full Board / Public Hearing Meeting**  
**Tuesday December 16, 2025**

<b>Present:</b>	Patricia Mahecha	Gerald Caliendo
Daniel Aliberti	Brian Martinez	Jean Marie D'Alleva
Michelle Amor	Amin Mehedi	Adam Fisher-Cox
Cristian Batres	Andreas Migias	Robert Feltault
Kian Betancourt	Stella Nicolaou	Tyrone Gardner
Christina Chaise	Dino Panagoulias	Shahenaz Hamde
Stacey Eliuk	Phyllis Parra	Vanessa Jones-Hall
Katie Ellman	Juliet Payabyab	RoseMarie Poveromo
Elizabeth Erion	Thomas Ryan	Plinia Sarchese
Dean Feratovic	Dominic Stiller	Judy Trilivas
Frank Fredericks	Marie Torniali	Kathleen Warnock
Evie Hantzopoulos	Rod Townsend	
Christopher Hanway	Ryan Van Manen	<b>Absent</b>
Amy Hau	Mario Vergara	Jacqueline Diaz
Jacqueline Ibarra	Quinella Williams	Thomas Wright -
Richard Khuzami	Corinne Wood-Haynes	Fernandez
Huge Ma	Pablo Zuniga	
Athanasis Magoutas	<b>Excused</b>	

**Board Staff:**

**Florence Koulouris, District Manager**

**Gilma Jimenez, Dustin Nirangan and**  
**Anthi Psaltakis**

**Elected Official / Representatives:**

**Borough President D. Richards /**

Clare Collins

**Congress Member N. Velasquez /**

Tiffany Echevarria

**Assembly Member S. Raga / Kazi**

Maryam

**Assembly Member J G-Rojas/**

Christian Gills

**Assembly Member Z. Mamdani /**

Benjamin Lotto

**Council Member T. Caban /Tessa**

Blum

**Comptroller Lander / James**

Mongeluzo

**Assembly Member K. Gonzalez /**

Kathrine Demby

**Chair Evie Hantzopoulos:** Meeting called to order at 6:30pm. The Chairwoman welcomed Councilmember Tiffany Caban to provide an end of year update for City Council.

**Councilmember Caban - YouTube marker 0:00:30**

CM Caban provided updates on the New York City Council's work related to equal and fair pay especially for Black and Brown people; The Safer Sanctuary Act which is her bill adding more protections for immigrants seeking asylum; participatory budgeting; creating a comprehensive plan for zoning.

**Presentation - Community Visioning Project - CD 22 - YouTube marker 0:04:30**

**Tessa Blum, CM Caban's Office** - Provided an overview of the project the goal of which are: engage the community on key topics, including housing, land use and zoning, transportation, jobs and industry, open space, resiliency and community amenities to identify strengths, challenges, opportunities and shared goals for the future of District 22 around how we use space in the district. The project will be a resource for the Councilmember, the Community Board, City Agencies, Developers and members of the community when considering decisions about the built environment and neighborhood services in CD 22. Additionally, the project will strengthen conversations about further community planning to ensure it is comprehensive. A more indepth presentation will be given to the board in January or February.

**Q&A - YouTube marker 0:11:42**

**Tom Ryan** - Asked to explain why the presentation was made.

**Tessa Blum** - A quick update on the Community Visioning report the CM will be releasing in a few weeks.

**Frank Fredericks** - Asked if the report is going to show some trends from previous years such as affordable housing trends.

**Tessa Blum** - Yes - there is a discussion of where we were, where we are now and where we are going, including things such as rent increases etc. The entire visioning session will be up on the Council's Land Use website in the future.

**Christina Chaise** - Asked whether there was outreach to the Ravenswood Houses since many of the plans surrounded that area. What plans are there to invest in Astoria Houses and to address the vacant units.

**Tessa Blum** - Outreach was done within all of CD 22. There were no meetings in Ravenswood Houses. The comprehensive plan is about what can be done with the land. Once that is achieved, investments will be discussed.

**Christopher Hanway** - Wanted to clarify that the visioning was an information gathering process.

**Tessa Blum** - This is an information gathering process leading to guidelines that the Councilmember is going to follow as she continues her work in office. We also hope it will be a tool for the Community Board, and developers. There is no official outcome.

**Public Session - YouTube marker - 0:43:28**

**Neil Herdan** - Requesting a balanced approach to the traffic patterns west of Steinway Street and East of Vernon Boulevard. Concerned that 3 lanes of traffic converging into a small one way street will result in more traffic deaths.

**Gloria Maloney, Dutch Kill Civic Association** - Shared concerns about the change in traffic patterns on 31st Street.

**Michelle Allen** - Requested better lighting, security, transportation and safety around 4th Street between 26th & 27th Avenue as well as programs to assist seniors and residents in the neighborhood for next years' capital & expense budget.

**Louis Farucci** - Spoke about the property of 23-34 30th Street being converted from medical facilities to residential condos without public notice. The operator received approval to become a shelter which is now causing crime spikes.

**DeeAnne Gorman** - Shared her concern Hallet's North development and shared the website so the community could comment until January 1st. <https://ln5.sync.com/dl/7a65c3290#qu7mp6wi-ysmciym-w7iwnm66-fs3tukim> Comments and questions can be sent to Matthew Sichetti

Engineering. His phone number is 845-598-5018 or Jim Hedden 908-342-4068. If their responses are not to your satisfaction, you should submit your comments to the New York State Department of Environmental Conservation.

**Sergeant Ranpreet Jaswal - 114th precinct Quality of Life Team** - Spoke about recent drag racing incidents and illegal car takeovers on residential streets. The 114 precinct received complaints and calls about drag racing, illegal car meetups, and individuals doing donuts up by Ditmars Boulevard, Hazen Street, and around 21st Avenue. The incident happened at around 10 p.m. There were two 311 calls documented for that incident. When officers arrived within 10 minutes of the calls they noticed that the street was completely ruined by the burned tire marks. Because of that Malba incident, there's a lot more attention for these types of criminal acts. One Police Plaza is giving these incidents their attention and police precincts are harping on the fact that police response has to be better for these incidents. The Police Department is monitoring any 311 and 911 calls coming over for illegal car meetups, drag racing, and disorderly groups. It's become apparent that the guys that are doing these burnouts and the donuts don't reside here and they're terrorizing these streets. I just want to reiterate that if there are any incidents in the 114th precinct in the Astoria in Long Island City area, please call 911 as an emergency response. There was an incident where a community member posted videos on social media expecting police to do something when 911 was not contacted. 311 complaints were not made in a timely manner or the community board was not advised of the situation. Posting videos on social media is good - it spreads awareness, but if you want a timely police response please call 911 if there's any car meetups, illegal drag racing, or things of that nature. If you happen to see that it's an ongoing occurrence, please reach out to 311. Everything's documented. Everything is followed up with the Q team officers at the 114th precinct. Or if you have any community complaints, concerns, questions, comments, anything of that nature, please reach out to the community board through Florence.

#### **Q&A YouTube marker 0:37:10**

**Kian Betancourt** - Wondered how the police policy not to chase vehicles which creates an unsafe condition for the community impacts NYPD's ability to catch these criminals. Also asked if the NYPD is doing undercover work to try to catch offenders.

**Sergeant Jaswal** - The chase policy prohibits chasing for nonviolent misdemeanors or traffic violations which is the category these violations fall under so we cannot pursue. The best course of action is to grab the license plate number but often the plates are covered. We notify the highway district (because they do tend to flee on highways) so they could try to follow undetected, see when it stops and try to get the apprehension from there. The Community Response Team responds to drag racing incidents. They are assisted by aviation whenever possible for large car meetups. They stay on top of anything that's posted on social media.

**Athanasios Magoutas** - Wanted to know if the NYPD could adopt an automated response by working with DEP to abate this issue. Also, CODE Nightclub issues continue unabated - over 20 vehicles parked on the sidewalk. The response to 311 calls is "no evidence" so nothing has changed there.

**Sergeant Jaswal** - NYPD has been working with DEP to get sound meters on Steinway Street. We haven't received the equipment yet but we are pursuing it. Our enforcement team is also working overnight, but if we can get something automated that would help out. It requires funds and planning. CODE is still on the radar. Almost all of the enforcement we do is around CODE nightclub. I believe what you saw was towing for a society dinner that was occurring there. The enforcement team works until 2am and is very aware of CODE nightclub. There should be a meeting with CODE in January.

#### **Business Section - YouTube marker 0:47:55**

##### **Motion to adopt the November 2025 minutes - Amin Mehedi second Marie Torniali**

##### **Discussion:**

**Mario Vergara** - Is listed as absent but was here and forgot to sign in.

**Chair Evie Hantzopoulos** - The minutes will be corrected to reflect that you were present.

**Kian Betancourt** - Requested the spelling of his last name be corrected.

**Chair Evie Hantzopoulos** - The correction will be made going forward.

**Frank Fredericks** - Noted that he was not in attendance at the November meeting.

**Chair Evie Hantzopoulos** - Will make the correction; reminded members to sign in with Juliet.

**Dino Panagoulias** - Was marked absent last meeting but should be excused because he sent a note to the office.

**Chair Evie Hantzopoulos** - The correction will be made.

Discussion closed.

**Motion to approve passes unanimously.**

**Committee Reports: YouTube marker 0:49:52**

**Chair Report**

**Chair Evie Hantzopoulos** - Introduced the Community Board 1 office staff members; congratulated Thomas Wright who was elected as a Judge for the 2nd Municipal Court so he will have to resign the board; next month is election for officers which occurs every two years; Thanked the Transportation committee for their work on having the bus stop at 8th Street and 27th Avenue reinstated by DOT and MTA; thanked everyone for their hard work and wished them peace in the coming year.

**District Manager Report - YouTube marker 0:55:06**

**Florence Koulouris, District Manager - Announcements:** Thanked the board members for taking time from their families to help their community.

Reported that the Department of Sanitation is seeking per diem, seasonal workers for emergency snow shoveling of bus stops, crosswalks, fire hydrants and other public areas after heavy snowfalls. Pay starts at \$19.14 per hour and increases to \$28.71 per hour after the first 40 hours of a work week. Applicants must be at least 18 years old, eligible to work in the United States and able to perform heavy physical labor. Visit DSNY's website for more information.

**Complaints:** DEP Manhole covers in the vicinity of 21st Street; Con Edison plates in the vicinity of Elm Jack; DOT street light repair 14th Street, 32nd Street, 23rd Street; request to move stop sign at 30th Rd. for visibility; request to install traffic signal 23rd Street, 56th Street; road surface repair 23rd Street, 24th Street, 28th Street, 24th Avenue; construction debris removal in street on 20th Avenue; pothole repair 24th Ave, 20th Ave to 19 Ave, 21st Avenue, 24th Ave, 41st Street; Uber/Lyft causing traffic congestion Ingrams Mountain; outdoor shed isn't removed 30th Ave; public indecency/urination 14th Street, 19 Avenue, 20th Avenue; cars damaged near Queensview 24th Street; All have been reported to the appropriate agencies for resolution.

The Board office received opinions on 31st Street findings. Some of these reports were multiple for the same locations and were reported to the agencies.

**Committee Reports - YouTube marker 0:58:45**

**Business and Economic Development - No report:**

**Capital and Expense Budget - No report**

**Communications and Public Outreach - No report**

**Consumer Affairs - YouTube marker 0:59:47**

**Marie Torniali** - Requested a motion to approve all the licenses on the December list without exception.

**Motion to approve both the Liquor Licenses as presented by the committee - YouTube marker 1:00:00 Phyllis Parra second Frank Fredericks**

**No discussion - Motion passes - In Favor - 33 Opposed - 0 Abstentions - 1**

**Motion to approve outdoor dining licenses on December list without exception - YouTube marker 1:01:04 Kian Betancourt Second Chris Hanway**

**No discussion - Motion passes - In Favor - 34 Opposed - 0 Abstentions - 0**

**Motion to approve cannabis license on December list without exception - YouTube marker 1:02:38 Unidentified Male Board Member Second - Juliet Payabyab**

**Motion passes - In Favor - 33 Opposed - 1 Abstentions - 0**

**Education, Libraries, Youth Services - YouTube marker 1:03:13**

**Amin Mehedi:** In the new year the committee will focus on electronic devices impacting schools and the community.

**Environmental and Sanitation - no report**

**Health and Human Services - YouTube marker 1:04:03**

**Katie Ellman** - Reported that of the 9 thousand units constructed in CD22 over the last decade only 3% were deeply affordable. Deeply affordable is described as under 50% AMI.

**Housing** - no report

**Land Use - YouTube marker 1:06:24**

**Elizabeth Erion**: Reported that due to the adoption of the City of Yes, the Community Board is getting applications for "as of right" housing. The committee is considering whether or not to have hearings on these applications for the purpose of providing comments. The committee will work with the housing committee on these applications.

**Legal, Legislative, Parliamentary - YouTube marker 1:09:40**

**Rod Townsend** - Thanked everyone for the work that was done on the by-laws which resulted in some small revisions. The motion to adopt will be presented during new business.

**Parks and Recreation - YouTube marker 1:11:02**

**Richard Khuzami** - Discussed the presentation by the Parks Department regarding bollards on 21st Street and Vernon Boulevard.

**Public Safety - YouTube marker 1:13:03**

**Christopher Hanway** - There will be a discussion about anti semitic violence during the January 5th meeting.

**Transportation - YouTube marker 1:13:54**

**Dominic Stiller** - Requests that the information about potholes be made available to interested board members and be included in the minutes each month.

**Old Business/New Business - YouTube marker 1:14:55**

**Stacey Eliuk** - Reported that snow is not being removed from the protected bike lanes on Crescent Avenue and suspects it may be an issue on all protected bike lanes.

**Kian Betancourt** - Supported the comments regarding bike lanes and also reported issues about sidewalks and bridge walkways being left snowy.

**Richard Khuzami** - Reported that the next Old Astoria Neighborhood Association meeting will discuss the Obamacare subsidies plus Medicare requirements on telehealth visits. Also, Nate Gray from EDC will discuss Roosevelt Island's history and future.

**Chair Evie Hantzopoulos** - Suggested that the Land Use Committee consider sending a letter to the Governor, Mayor and commission requesting that Community Board 1 be included in the planning process.

**Rod Townsend** - Informed the committee that once seconded, the motion to amend the by-laws will be discussed at the next board meeting per article 18 of the existing bylaws. The proposed by-laws changes are contained in the board members' packets.

**Motion to amend the bylaws per the package presented - YouTube marker 1:21:16 Rod Townsend second Frank Fredericks**

**Christina Chaise**: Requested a Land Use 101 session to ensure that all Community Board members understand how they can make a plan for the future of the Board 1 community.

**Chair Evie Hantzopoulos** - The Borough President provides a Land Use 101 training and it is on the Community Board's website. Suggested every board member go through the training. Also informed that the Board adopted guidelines about affordable housing and what it wants to see in the district.

**Amin Mehedi** - Offered thanks to the Board Chair, Evie Hantzopoulos and the District Manager, Board Staff and the Transportation Committee for their success in having the bus stop returned.

**Elected Official YouTube Marker 1:27:50**

**Borough President Donovan Richards, Representative -Clare Collins** - Events: Collecting only medical supplies, baby supplies, tarps, and bedding through January 5th to support families affected by Hurricane Melissa; toy drive for the Holiday Tree lighting on December 22nd at 6:00 p.m.; Hanukkah Menorah lighting 4:30 p.m. December 17; Training on budget process December 17th; Quanza celebration December 30th 5:00 p.m. All events at Borough Hall.

Initiatives: African-American Heritage Scholarship Competition for high achieving Queens High School seniors interested in pursuing a college education. Applications for the scholarship must be submitted by Friday, January 9th, and will be reviewed by the Borough President's African-American

Heritage Committee. The winning students will be presented with their scholarships during the Borough President's Black History Month celebration in February. Go to [bit.ly/aahcscholarship](https://bit.ly/aahcscholarship) to access the application. CB applications must be submitted this year if you didn't need to submit last year. Go to [www.queensbp.nyc.gov](http://www.queensbp.nyc.gov) to apply from January 5th - February 13th.

**Assembly Member K. Gonzalez, Katherine – Representative Kathrine Demby** - Reported the office will be closed from December 22nd to January 2nd. Events: Hosted a Cyber Security summit with the Brennan Center and the New York City Bar Association to discuss how to make our elections safer and our democracy stronger. January 15, 2026 a livestream Senate hearing on the impact of AI on privacy, workers and consumer prices. Regarding the 31st Street Bike Boulevard, we are in touch with NYC, DOT and other elective offices about how they are planning to move this project forward. Invited everyone to participate in the District 59 survey.

**Assembly Member Raga – Representative Kazi Maryam** - New office location at 60-14 Queens Boulevard, lower level, Woodside 11377. Events: Toy drive starting December 1st to December 15 at our district office; Holiday Tree Lighting in Elmhurst at Veterans Grove on December 3rd; CC Moore on December 8th from 5:00 p.m. to 8:00 p.m. Mobile office hours December 17th, at Elmhurst. Public Library from 3:00 p.m. to 5:00 p.m. and on Woodside on November 26th, Woodside Public Library from 3:00 p.m. to 5:00 p.m.

**Motion to Adjourn - Chris Hanway second Mario Vergara YouTube marker 1:35:16**

Meeting adjourned at 7:36 pm

# Community Visioning Process

for Council District 22

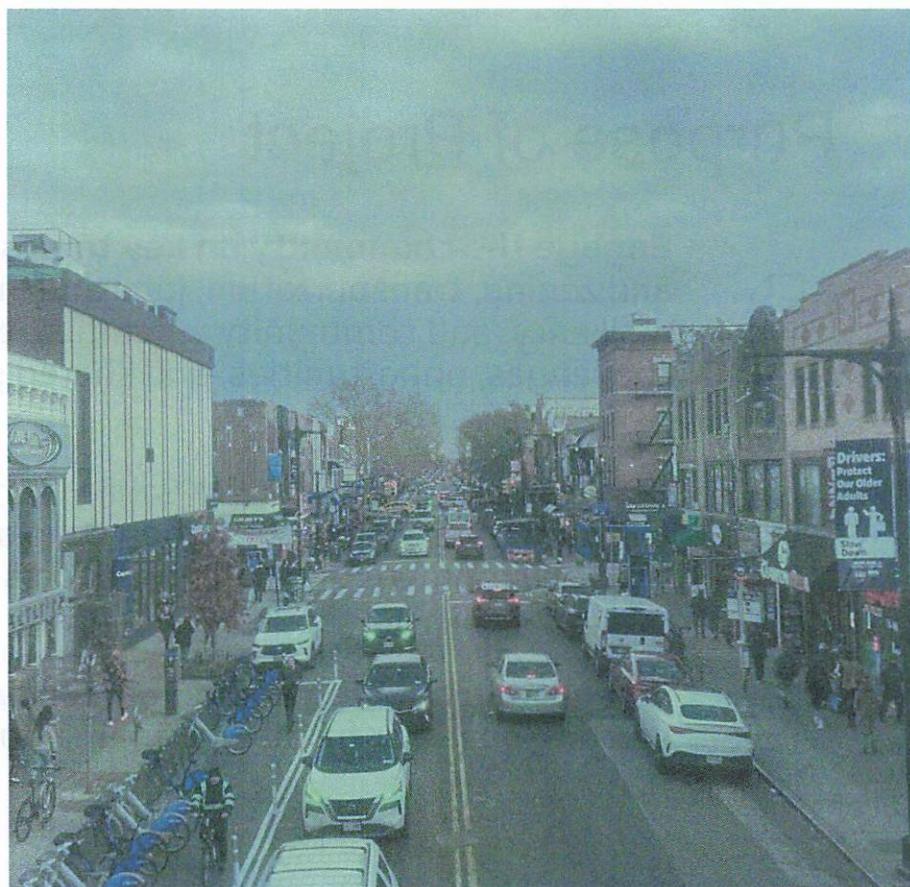
***Progress Update for  
Community Board 1***

December 16, 2025



NEW YORK CITY COUNCIL  
PLANNING AND LAND USE DIVISION

OFFICE OF TIFFANY CABÁN  
CITY COUNCIL MEMBER, DISTRICT 22



# Purpose of Project



**Engage the community on key topics**, including housing, land use and zoning, transportation, jobs and industry, open space, resiliency, and community amenities, to identify strengths, challenges, opportunities, and shared goals for the future of D22

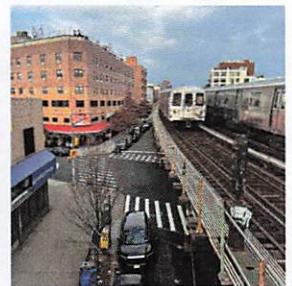
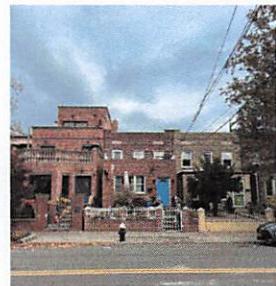
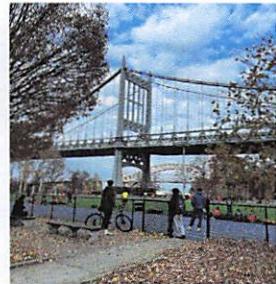
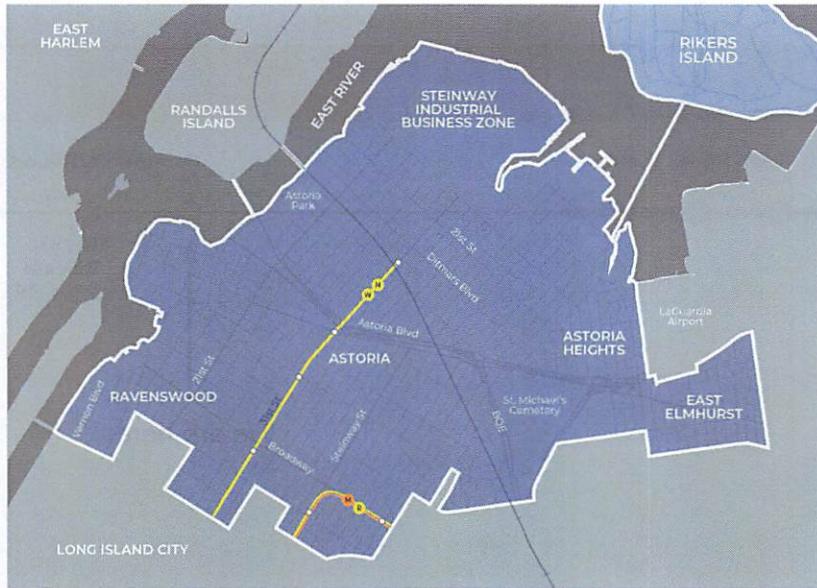


**Serve as a resource** for CM Cabán, CB1, City agencies, developers, and community members when considering decisions about the built environment and neighborhood services

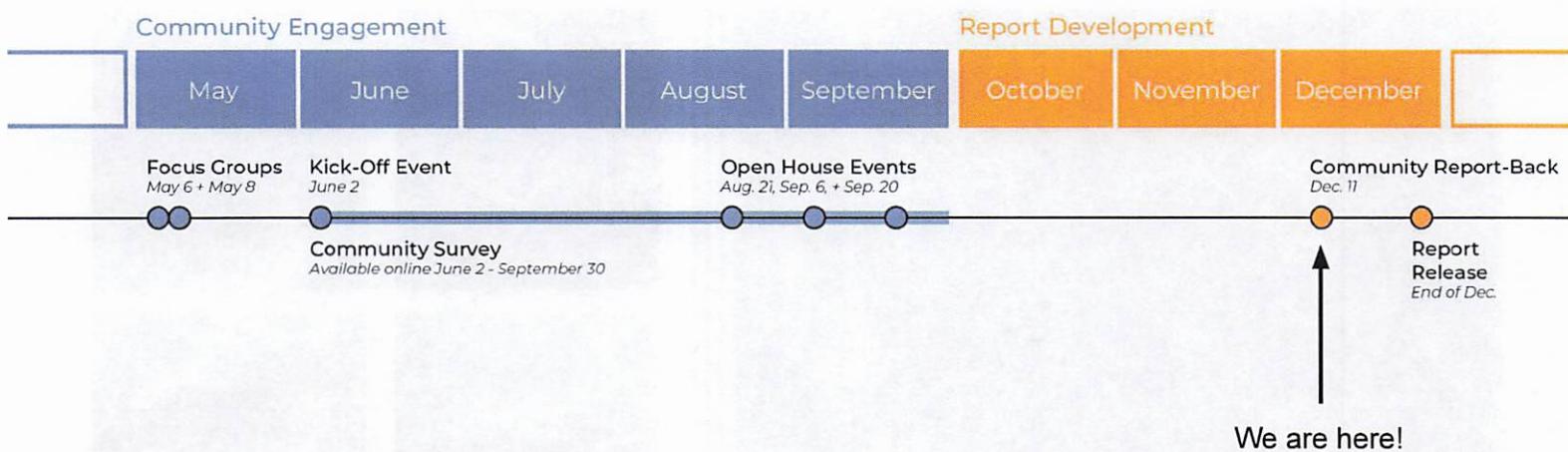


**Strengthen ongoing community conversations** and serve as a starting point for further community planning

## Council District 22 (D22)



## Process Timeline



## Community Engagement



**Focus groups**  
20 attendees



**Kick-off event**  
85 attendees



**Community survey**  
782 respondents



**Open house  
events**  
82 attendees



## Report Design

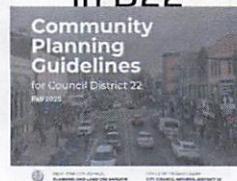
**Existing Conditions Findings** + **Community Engagement Findings** → **Community Planning Guidelines**

① Analyze current conditions across key topic areas

② Synthesize feedback from community survey and open houses

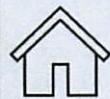
③ Develop strategic recommendations to inform future decisions in D22

Final report coming soon!



## Overview of Community Engagement Findings

### Key overall concerns



#### Housing affordability



#### Public safety



#### Sanitation

*"I feel like a part of the **community**. I love the school that my daughter attends (PS17), as well as the parks and recreation opportunities."*

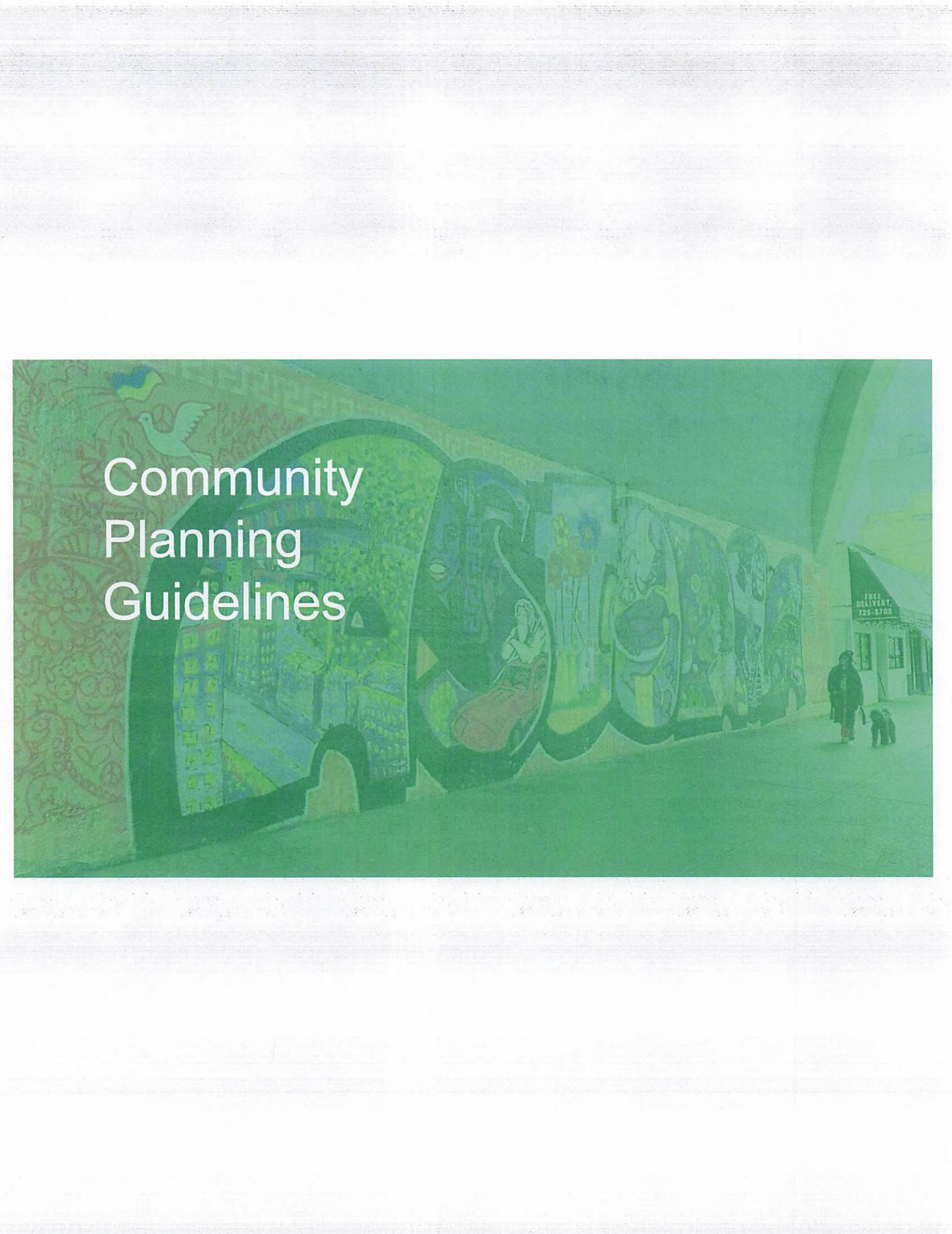
*"There are strips / full blocks of **empty businesses**. What's going on? How can we revitalize or invigorate 34th Ave the way 30th Ave and Broadway have a plethora of essential shops?"*

*"Please improve **pedestrian safety** infrastructure."*

*"I love the **diversity** of the neighborhood, the acceptance of diversity in the neighborhood, the unique businesses, and the arts culture."*

*"...There is very easy access to Manhattan, a **cultural center** of the entire world. And yet, the neighborhood itself is very residential."*

*"I feel there is a **garbage problem** throughout the neighborhood. On the sidewalks, in the streets, and in green spaces. "*

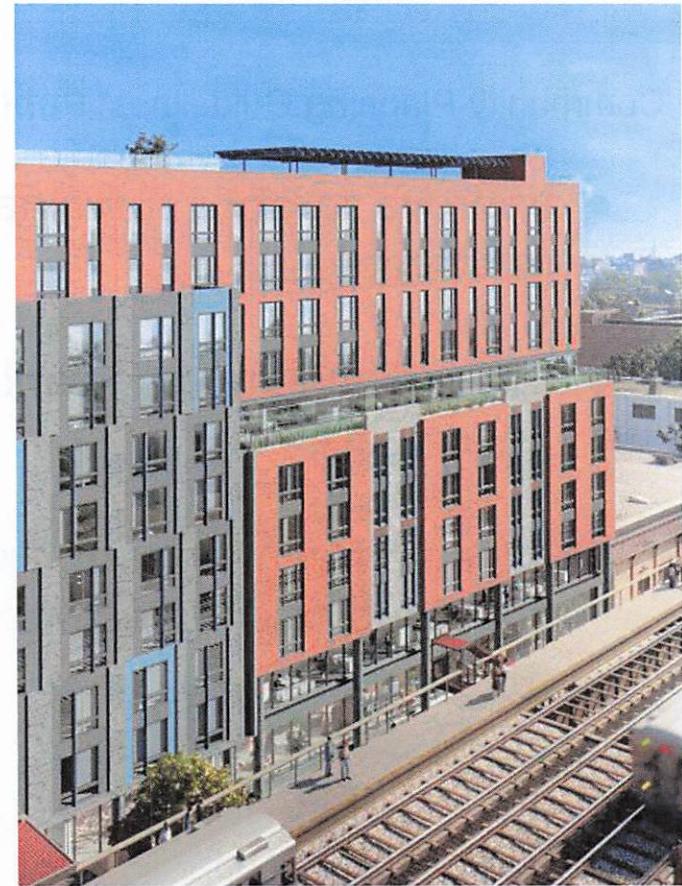


# Community Planning Guidelines

## Community Planning Guidelines: Housing

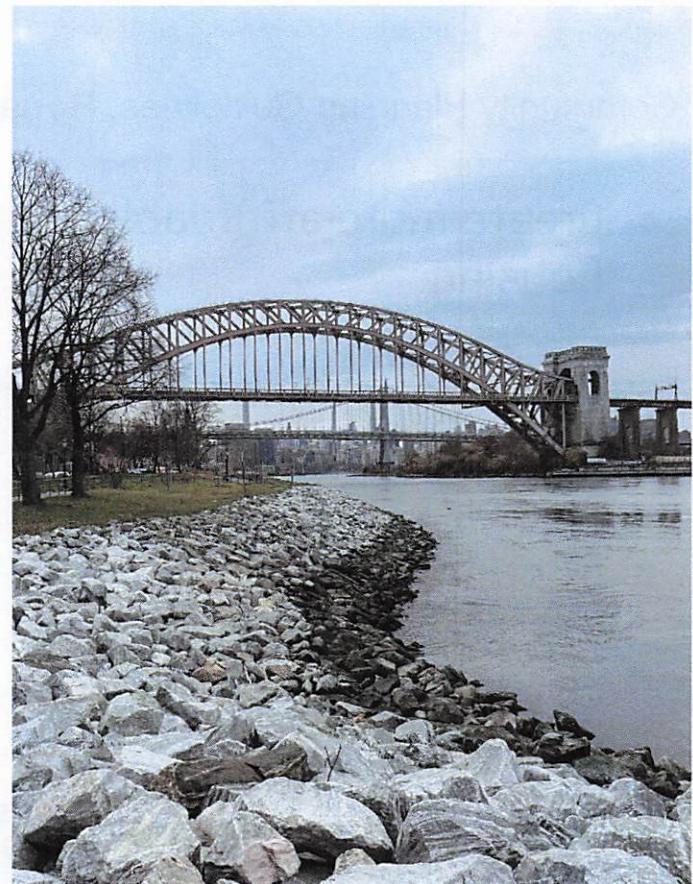
- Create more affordable housing
- Preserve existing affordable housing
- Support comprehensive neighborhood planning

***IKOS Senior Living***  
31-07 31st Street



## Community Planning Guidelines: Public Realm

- Improve safety + sustainability of streets
- Expand and improve parks and open space
- Expand green infrastructure and flood risk management



## Community Planning Guidelines: **Small businesses, Economic Development & Community Amenities**

- Support vibrant and diverse commercial corridors
- Support good jobs and green infrastructure in industrial areas
- Add needed community services and amenities



## Next steps:

The *Community Planning Guidelines for Council District 22* will be released in the coming weeks

Full report-back from the Council Land Use Team to CB1 in the new year

**QN01@cb.nyc.gov (CB)**

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**From:** Blum, Tessa <TBlum@council.nyc.gov>  
**Sent:** Tuesday, December 16, 2025 5:33 PM  
**To:** QN01@cb.nyc.gov (CB)  
**Subject:** Tonight's presentation  
**Attachments:** CB1 12\_16.pptx.pdf

Hi Florence,

Attached is the presentation I am hoping to display tonight - assuming all the tech goes well.  
See you very shortly!

Tessa Blum (she/her)  
Director of Budget and Land Use  
Office of Council Member Tiffany Cabán  
tblum@council.nyc.gov  
(646) 660-5819

# ATTENDANCE    FULL BOARD MEETING

Date: December 16 ,2025

**KEY:**

P Present

A Absent

E Excused

Community Board Member	P	A	E
1 DANIEL ALIBERTI	✓		
2 MICHELLE AMOR	✓		
3 CRISTIAN BATRES	✓		
4 KIAN BETANCOURT	✓		
5 GERALD CALIENDO			✓
6 CHRISTINA CHAISE	✓		
7 JEAN MARIE D'ALLEVA			✓
8 JACQUELINE DIAZ		✓	
9 STACEY ELIUK	✓		
10 KATIE ELLMAN	✓		
11 ELIZABETH ERION	✓		
12 ROBERT FELTAULT			✓
13 DEAN FERATOVIC	✓		
14 ADAM FISHER-COX			✓
15 FRANK FREDERICKS	✓		
16 TYRONE GARDNER			✓
17 SHAHENAZ HAMDE			✓
18 EVIE HANTZOPoulos	✓		
19 CHRISTOPHER HANWAY	✓		
20 AMY HAU	✓		
21 JACQUELINE IBARRA	✓		
22 VANESSA JONES-HALL			✓
23 RICHARD KHUZAMI	✓		
24 HUGO MA	✓		
25 ATHANASIOS MAGOUTAS	✓		

Community Board Member	P	A	E
26 PATRICIA MAHECHA	✓		
27 BRIAN MARTINEZ	✓		
28 AMIN MEHEDI	✓		
29 ANDREAS MIGIAS	✓		
30 STELLA NICOLAOU	✓		
31 DINO PANAGOULIAS	✓		
32 PHYLLIS PARRA	✓		
33 JULIET PAYABYAB	✓		
34 ROSEMARIE POVEROMO			✓
35 THOMAS RYAN	✓		
36 PLINIA SARCHESE			✓
37 DOMINIC STILLER	✓		
38 MARIE TORNIALI	✓		
39 ROD TOWNSEND	✓		
40 JUDY TRILIVAS			✓
41 RYAN VAN MANEN	✓		
42 MARIO VERGARA	✓		
43 KATHLEEN WARNOCK			✓
44 QUINELLA WILLIAMS	✓		
45 CORINNE WOOD-HAYNES	✓		
46 THOMAS WRIGHT FERNANDEZ		✓	
47 PABLO ZUNIGA	✓		

Number of Board Members Present 34 on December 16 ,2025

PRESENT	<u>34</u>
ABSENT	<u>2</u>
EXCUSED	<u>11</u>