



City of New York Community Board #1, Queens

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Donovan Richards Jr.
Borough President, Queens
Michael Carlier
Director, Community Boards
Evie Hantzopoulos
Chairperson
Florence Koulouris
District Manager

EXECUTIVE BOARD

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Second Vice Chairperson
Thomas Ryan
Third Vice Chairperson
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COMMITTEES & CHAIRPERSONS
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Capital/Expense Budget Co-Chairs
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Communications and Public Outreach
Quinella Williams
Consumer Affairs/Licenses
Kathleen Warnock
Education/Libraries/Youth Services
Amin Mehedi
Environmental/Sanitation
Patricia Mahecha
Health & Human Services
Shahenaz Hamde
Housing
Katie Ellman
Land Use & Zoning Co-Chairs
Elizabeth Erion
Andreas Migias
Legal/ Legislative/ Parliamentary
Rod Townsend
Office Budget and Staff
Evie Hantzopoulos
Parks/Recreation/ Cultural
Richard Khuzami
Public Safety
Christopher Hanway
Transportation
Dominic Stiller

REGULAR MONTHLY MEETING and PUBLIC HEARING September 16, 2025

6:00 PM Capital/Expense Public Hearing
6:30 Regular Monthly Meeting
Astoria World Manor/ The Lior
25-22 ASTORIA BOULEVARD

Meeting is in person; public may view on YouTube livestream
<https://youtube.com/live/hNVDopOXFx4>

6:00 PM SPECIAL PUBLIC HEARING on FY27 Capital/Expense Budget

Members of the public are invited to make requests for the City’s FY27 budget for **Capital Projects** (e.g. physical infrastructure and facilities) or **Expense Items** (e.g. staffing, services, programs, subsidies). The Community Board will review and prioritize requests for its Capital/Expense Request List submission this fall as part of the city budget process.

Residents unable to attend the hearing can submit written requests to our Board Office via mail, FAX (718-626- 1072), or e-mail (qn01@cb.nyc.gov) **prior** to the meeting date.

6:30 PM REGULARLY SCHEDULED PUBLIC HEARING

PRESENTATIONS

- (1) NYPD representative will provide a presentation on the newly rolled-out Q-Team. The Q-Team has been introduced to address Quality of Life issues throughout the City of New York. Each District has received a Q-Team. The officers will discuss the method of operation within our boundaries.
- (2) Alexander Kipp, Director of Education & Engagement, NYC Conflicts of Interest Board
 - Community Board Training Session for Conflicts of Interest

Item #1: 11-14 35th Ave. FRESH Certification. N250255 ZCQ Block 331, Lot 27.

Application filed by Point Property LIC for a FRESH certification of a 23,500 SF grocery store within a new 9-story mixed-use development in Ravenswood. The site was originally rezoned in 2018 from R5 to R6A/C1-3 (C180211ZMQ), facilitating an 8-story, 87,000 SF residential building with 74 dwelling units (23 MIH).

Item #2: 33-01 11th Street ULRP 240334ZMQ N240335ZRQ
Presentation and discussion for CB public hearing and vote
September 16, 2025.

Application filed by the Catholic Medical Board for a Zoning Map Amendment from R5 to M1-4/R7A and a Zoning Text Amendment to establish an MIH area to facilitate a new 10-story, 213,000 sf mixed-use development in Ravenswood.

Item #3: BSA Cal. No. 532-32-BZ Gas Station Permit 31-02 Astoria Boulevard, Queens, NY 11102.

Update after BSA hearings.

PUBLIC SESSION – Members of the public are invited to speak. Limited up to two (2) minutes per speaker.

BUSINESS SESSION - Only board members are permitted to speak during this portion of the meeting

- Adoption June 2025 Minutes
- Chair’s Report
- District Manager’s Report
- Committee Reports
 - Capital/Expense process overview
 - Vote on Consumer Affairs Committee applications and Land Use items
 - Other reports and votes required
- Old/New Business

ELECTED OFFICIALS/REPRESENTATIVES

- Announcements/Updates

ADJOURNMENT

Next Regularly Scheduled Board Meeting
October 21, 2025

BOARD MEMBERS (cont.)

Michelle Amor
Cristian Batres
Kian Betancourt
Gerald Caliendo
Christina Chaise
Jean Marie D’Alleva
Jacqueline Diaz
Stacey Eliuk
Robert Feltault
Dean O. Feratovic
Adam Fisher-Cox
Frank Fredericks
Jacqueline Ibarra
Vanessa Jones-Hall
Huge Ma
Raga Maddela
Athanasios Magoutas
Stella Nicolaou
Dino Panagoulas
Phyllis Parra
Juliet Payabyab
RoseMarie Poveromo
Dominique Robinson
Plinia Sarchese
Judy Trilivas
Ryan Van Manen
Mario Vergara
Thomas Wright Fernandez
Pablo Zuniga