



City of New York
Community Board #1, Queens
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MEMORANDUM

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, June 4, 2025

DATE OF MEMO: May 29, 2025

Item #1: Presentation and discussion for CB public hearing
and vote June 17, 2025

N 250174 PXQ Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services (DCAS) and the Human Resources Administration (HRA), for use by the Department of Social Services (DSS) at property located at 33-28 and 34-08 Northern Boulevard (Block 214, Lots 240 and 243) in Dutch Kills, CD1Q.

HRA currently leases and occupies 104,0058 SF of office space within two adjacent and connected commercial buildings since 2000 at 33-28 Northern Boulevard and 34-08 Northern Boulevard. The current lease expired in April, 2025. If the application is approved, HRA may continue to use the site for administration of numerous social service programs and interviews with approximately 60 clients daily while searching for a modern space in the local area to meet their operational needs.

Item #2 Presentation and discussion for CB public hearing and
vote June 17, 2025

BSA Cal. No. 246-98-BZ and Cal. No. 246-99 BZ Reinstate a Prior Variance/Special Permit, a Waiver of Rules of Procedure and an amendment for a change of use to from auto repair to auto sales use at 53-15/21 Northern Blvd., Woodside, CD1Q.

The application filed on behalf of D&F Construction Group seeking to:

- Reinstate a prior variance/special permit that expired March 9, 2009;
- Amend a Waiver of Rules of Procedure to change a Use Group 16 auto sales use - open and enclosed and motor vehicle repair shop to a Use Group VI Retail automobile sales open and enclosed.

Item #3 Presentation and discussion for CB public hearing and vote
June 17, 2025

C 250176 ZMQ OneLIC Neighborhood Plan/Rezoning
Continued discussion with planning consultant, George Janes and DCP.
Discussion to focus on potential development sites under proposed zoning, response to CPC proposed zoning changes the Draft Environmental Impact Statement (DEIS) for comment to DCP. The area proposed to be rezoned is generally bounded by 21st Street, Queens Plaza North, 23rd Street and midway between 40th and 39th avenues.

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Business Session

- Old Business /New Business
 - a. Approval of minutes of May 7, 2025
 - b. Department of City Planning Update:
Last Mile Amendment status
 - c. Next meeting **September 3, 2025**
- Adjournment

To insure the health and safety of attendees the above referenced informational session has been scheduled for **Wednesday, June 4, 2025 6:30 PM via Zoom.** **You may join online or via telephone.**

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.

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

When: June 4, 2025 06:30 PM Eastern Time (US and Canada)
Topic: CB1Q Land Use and Zoning Committee

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