



City of New York
Community Board #1, Queens
The Pistilli Grand Manor
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, N.Y. 11105
Tel: 718-626-1021, Fax: 718-626-1072
E-mail: qn01@cb.nyc.gov

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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, September 3, 2025

DATE OF MEMO: August 22, 2025

Item #1: 11-14 35th Ave. FRESH Certification. N250255 ZCQ Block 331, Lot 27.
Application filed by Point Property LLC 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.

Item #4: Capital and Expense Budget Review FY 2027.

Business Session

- Old Business /New Business
 - a. Approval of minutes of June, 2025
 - b. Department of City Planning Update: Last Mile Amendment status
 - c. Next meeting Tuesday October 7, 2025
- Adjournment

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Pablo Zuniga

To insure the health and safety of attendees the above referenced informational session has been scheduled for **Wednesday, September 3, 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: September 3, 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:

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