

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

<https://www.youtube.com/live/hNVDopOXFx4?si=BCaVWAguwSVLKsb4>

Present:

Michelle Amor
Cristian Batres
Kian Betancourt
Gerald Caliendo
Christina Chaise
Stacey Eliuk
Katie Ellman
Elizabeth Erion
Robert Feltault
Dean Feratovic
Frank Fredericks
Shahenaz Hamde
Evie Hantzopoulos
Christopher Hanway
Amy Hau
Jacqueline Ibarra
Athanasios Magoutas

Richard Khuzami
Amin Mehedi
Andreas Migias
Stella Nicolaou
Dino Panagoulas
Phyllis Parra
Juliet Payabyab
RoseMarie Poveromo
Dominique Robinson
Thomas Ryan
Plinia Sarchese
Dominic Stiller
Marie Torniali
Judy Trilivas
Ryan Van Manen
Mario Vergara
Kathleen Warnock
Quinella Williams

Corinne Wood-Haynes
Pablo Zuniga

Excused:

Daniel Aliberti
Jean Marie D'Alleva
Adam Fisher-Cox
Vanessa Jones-Hall
Patricia Mahecha
Brian Martinez
Rod Townsend

Absent:

Jaqueline Diaz
Tyrone Gardner
Huge Ma
Thomas Wright - Fernandez

District Manager:

Florence Koulouris

Elected Official / Representatives:

Office Borough President - Clare Collins

Congress Member Velasquez - Tiffany
Echevarria

Congress Member Ocasio-Cortez - Angela
Sherpa

Senator K Gonzalez - Kaylyn Munoz

Assembly Member Steven Raga - Kazi Maryam

Assembly Member J G-Rojas -Janggo Mahmud

Assembly Member Mamdani - Benjamin Lotto

Council Member Tiffany Caban - Melissa
Correa

Council Member Julie Won - Farah Salam

Office of the Mayor - Megan Yuan

Office NYC Public Advocate - Brian Straub

Chair Evie Hantzopoulos: Meeting called to order at 6:00pm. Chair Hantzopoulos handed the meeting over to Amy Hau, Chair of the Capital and Expense Committee for the Special Public Hearing for the Fiscal 2027 Capital and Expense Budget.

Amy Hau - YouTube marker 00:03:30

Welcomes the public up to the microphone for the purpose of testimony regarding the FY 2027 Capital and Expense Budget.

Laurie Hingle - Request funding for a dog park in Hallet's Pointe behind Whitey Ford ballfield. 60% of households have dogs and with thousands of new units, the area needs a dog park.

Neil Hurden - Friends of Whitey Ford Field - Supports dog park and is also requesting funding for a drainage system behind home base.

Despina Riga - Wants to know if the portion of Astoria Park which is being renovated can be open to the public earlier than December 2025. Requests that the Belgian blocks within the streets of Ditmars & 31st and 23rd & 31st be repaired.

William Ha - Supports dog park in Hallet's Pointe.

Suzanne Hingle - Supports a dog park in Hallet's Pointe. Provides a positive environment for people of all ages similar to a park or school.

Tanzania Hughie - Requests a dog park in Hallet's Pointe behind Whitey Ford Field.

Laura Kradas - Requests traffic lights instead of stop signs at the intersections surrounding Astoria Heights playground.

DeeAnne Gorman - Requests closed public garbage bins because the wire bins allow the garbage to fall out and blow away. Also requesting more frequent trash pickup.

Kimberly Vasilio - Requests an increase in the public safety budget to increase officers on the train stations, at schools and on streets. The budget has decreased in recent years.

Jennifer Lopez - Requests elevator at Ditmars Boulevard train station.

Chair Evie Hantzopoulos: YouTube marker 00:24:07

Welcomes everyone to the full board meeting at 6:30pm and presents the agenda as follows: Presentation from NYPD about the newly rolled out Q-Team.

The presentation from Alexander Kipp, Director of Education & Engagement, NYC Conflicts of Interest Board will be rescheduled for next month.

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.

Sergeant Ranpreet Jaswal, Quality of Life Supervisor for the 114th precinct - YouTube marker 00:26:15

Introduced Officer Gabe Tovar, former Community Affairs for the 114 precinct and Quality of Life Officers Caputo and Santangelo. The Sergeant described the newly created Quality of Life unit to handle the increase in non-emergency complaints throughout the city. The Q-Team responds to quality-of-life situations to reduce the response time. The NCO program has been abolished. The officers are now with the Q-Team. It has its own chief and a dedicated focus. Tracking stats and analytics to ensure that the Q-Team is making a difference. There are two shifts. No officers assigned overnight. The Q-Team responds to quality-of-life issues such as noise complaints, outdoor drug use, reckless e-bike use and homeless conditions, drag racing, bar incidents, cars parked on sidewalks, abandoned cars and more. The Q-Team also works on specific locations. The best way to report quality of life issues is to call 311 or call community affairs.

Q & A - YouTube marker 00:31:20

Kian Betancourt - Asked how a chronic condition is determined and requested more descriptive responses for the 311-complaint system.

Sergeant Ranpreet Jaswal - If there is an extraordinary volume of 311 complaints regarding a certain location or item it is categorized as chronic. Also agreed to bring back the comment about the 311-complaint system.

Athanasios Magoutas - It would be good to be able to contact a person to categorize a location or condition as chronic. Is there an ideal contact for that?

Sergeant Ranpreet Jaswal - You can reach out to 114th Precinct Community Affairs or contact us by email or phone with the business cards we are handing out today.

Frank Fredericks - What is the response time drop? Is there a recognition to increase the capacity of non-armed officers for Quality-of-Life issues so that people can get their documentation for insurance purposes when it comes to theft etc.? Is this part of the new Q-Team.

Sergeant Ranpreet Jaswal - The Q-Team is working with other city agencies to be able to properly respond to the various situations when an armed police officer is not necessary. The City has made it possible to make your own complaints for the purpose of insurance so you don't have to wait for police officers to show up.

Kathleen Warnock - Asked whether the Q-Team would handle illegal valet parking.

Sergeant Ranpreet Jaswal - Yes. The Q-Team has recently been focusing on Code as a chronic problem when it comes to illegal valets. The people parking the cars are going to be receiving criminal summonses.

Chris Hanway - Have you been receiving complaints about the 21st Street | Queensbridge F train station public drug use?

Sergeant Ranpreet Jaswal - Transit has released Quality of Life officers and that station is a focus. Not sure if DHS has been called. The Q-Team cannot remove homeless individuals unless DHS offers services and they refuse and set up encampments.

Corinne Wood-Haynes - Are you checking to see if street vendors have permits around the Queensbridge Houses? People are grilling everyday and the streets are crowded. How do I track what is being done about complaints?

Sergeant Ranpreet Jaswal - Any complaints the 114th Precinct receives for Queensbridge Housing goes to Housing 9 who launched their own Q-Team. Will contact them. Q-Team does address illegal vendors close to businesses. If you put in a 311 complaint and leave a phone number or email address, you will receive a response from an officer.

Tom Ryan - Does the Q-Team have jurisdiction over ICE matters? Can you take complaints from migrants who might have their rights violated or be taken without due process?

Sergeant Ranpreet Jaswal - Per the Commissioner - the city of New York and any employee of the city are not allowed to cooperate or communicate with ICE, immigration or DHS or assist them in any way. They cannot use our facilities and we cannot communicate with them or assist them in any way. If there is an assault on anyone during an ICE action, we would take action regarding the assault only. Most of the time ICE is picking up most people at the courthouse which is outside the 114th Precinct. If a person wants to make a complaint for improper removal, most of the time the person does not come down to the 114th Precinct.

Stacey Eliuk - How do you address issues that aren't entered into the 311 system, such as blocked bike lanes on Crescent and Queensboro Plaza?

Sergeant Ranpreet Jaswal - Currently we are responding to data-driven complaints - chronic complaints - first, but Q-Team members will address violations they see there and then that aren't in the 311 system. That may not be the case if they are heading to an emergency situation, but they will in non-emergencies. The best thing to do is log the complaints into 311 system.

Richard Kuhzami - In the past NCO officers gave out their numbers but very rarely returned calls. Please respond to calls made to the Q-Team. Also, will traffic be part of your responsibility now? There is chaos out there between bikes, illegal e-bikes, cars etc. Will you be dealing with illegal activities by delivery drivers?

Sergeant Ranpreet Jaswal - We will be doing traffic/quality of life. We initiated more check points for vehicles to address illegal actions by vehicles. We have initiated 19 at this time. We will be dealing with illegally parked delivery trucks.

Christina Chaise - There is an issue at Rainey Park with large dogs off leashes. What are you doing about that? I have put in 311 complaints. Also, there is a man sexually harassing women on the street- what are you doing about that?

Sergeant Ranpreet Jaswal - With respect to Rainey Park, since you put in a 311 complaint, we would try to mediate that situation without doing any enforcement. We would remind the owner that dogs need to be on leash according to park rules. That's the approach we're going to take. If we receive another call about the same dog off leash, we would commence with enforcement. It is data driven so the 311 calls are important.

With respect to the individual you are talking about, Inspector Lynch, the commanding officer of the 114th Precinct is all hands-on board in any apprehension that we need to do to assist the District Attorney's office to finally put this guy away. Without giving specific information, I ran his report before coming here and he was arrested 44 times. The issue is once we arrest him, it falls under jurisdiction and the decision-making of the court judges and what they decide with the attorney's office and the prosecutor's office to do from there. What we could do is if any violation is occurring - any crime is being committed - any act of disorderly conduct that you're witnessing from this individual, the Police Department will respond. We'll take the necessary steps to do what we're supposed to do. If there is any crime that he's actually committing, he will be arrested. The whole precinct in the 114th knows who this guy is. We know where he's hanging out. We understand that he may or may not have some psychiatric condition. However, if he commits a crime, that's the initiative that we're taking.

Item #1 Presented by Richard Bass, Akerman LLP - YouTube marker 01:10:11

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). The rezoning occurred on 12th Street, between 35th and 36th and was presented 8 years ago when it was smaller. The owners purchased an additional tax lot so the project is bigger with more affordable housing. It almost doubled in size. Instead of 77 units, it's now 165 units. 44 will be MIH, there'll be 22 one bedroom, 22 two bedrooms for the MIH.

A FRESH certification allows for up to 20,000 square feet of additional space in the building, basically it's a one for one replacement to encourage supermarkets in areas where there are no supermarkets. That's what the FRESH program is about. We have a letter of interest signed by a Brooklyn supermarket chain. We're also still negotiating with other supermarkets, but there will be a supermarket when this project is completed.

Q&A - YouTube marker 01:14:27

Elizabeth Erion: I wish you had given this presentation at our meeting. It took hours to make comparisons with the old project. It is a significantly larger project than the old one. You will get comments from the rest of the committee but I think that's a significant amount of clear glass for a supermarket that usually puts advertising in the windows, can we reduce that for aesthetic purposes? Also, which supermarket are they speaking with?

Richard Bass: I'm sorry that this is my partner's project so I didn't have all the information for the Land Use meeting. I made sure I had it for this meeting. With respect to the glass, I will take those comments back. It is a public safety issue as well. The supermarket is Rosemary Grocery in Williamsburg.

Tom Ryan: Disclosed that his wife is employed by Bass, Akerman LLP.

Richard Khuzami: Regarding the FRESH program, if the supermarket can't make it there, who in the city would be the decision maker as to whether any other type of business can fill that space?

Richard Bass: My understanding when the FRESH program was designed, that if a supermarket went out of business and didn't go through the new process to undo the restrictive declaration that a certain number of units would have to be vacated and that the top of the building the 20,000 square feet - would become vacant.

Robert Feltault: How long do you have to find a tenant for the supermarket space before the vacancy is considered a violation?

Richard Bass: I don't know the answer, but I will get it for you.

Elizabeth Erion: There is a process in place and thresholds that have to be met when there is a vacancy.

Christina Chaise: I understand there was an agreement to reach out to Ravenswood.

Richard Bass: I would make a commitment that when we do have an operator s/he will meet with the Community Board and discuss issues of hiring and Food Stamps. I would believe any supermarket would accept that in New York City.

Dominic Stiller: What is the minimum supermarket size according to the program? What is the use group for a supermarket?

Richard Bass: There isn't a minimum but there is a maximum. Since they changed the use group I am not sure what it is anymore so I will reply in the morning.

Elizabeth Erion: There are 2 supermarkets within 2 blocks of your site. How will that affect your project?

Richard Bass: City Planning determines saturation. I have had applications denied for saturation before.

Colin Ryan: There is a saturation memo in the application. With respect to this project it has not reached the saturation level for it not to proceed.

Item #2: Presented by Richard Bass, Akerman LLP - YouTube marker 01:26:20

33-01 11th Street ULRP 240334ZMQ N240335ZRQ

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.

This is a warehouse that the Catholic Medical Mission Board uses for dispensing medical equipment to developing countries around the world. They would like to continue their mission by maintaining a warehouse on the site; have a community facility on the site; have their offices on the site and have residential development.

When the 200 plus block rezoning north of Broadway went through, city planning promised to come back and rezone south of Broadway but did not. Basically it has been a block-by-block rezoning.

The two actions are: a map change from the R5 to an R7A/ M14. It's a mixed-use district. Also, we're amending the zoning text to make it an MIH district. This would be a 10-story building with almost 213,000 square feet of development - 186,000 square feet residential, 258 dwelling units, including 66 permanent, affordable units - 18 two bedroom and 10 three bedroom, family sized units as per discussions with the Community Board. There is almost 14,000 square feet of warehouse space; about 9,000 square feet of local retail and about 3,400 feet of community facility.

Q&A YouTube marker 01:32:28

Christina Chaise: \$1100 for a studio is too high. To the board, is this something we want to support? To the applicant, are there any units for deeply low income individuals?

Richard Bass: MIH is set by the city and the federal government. We are governed by those guidelines. The answer is yes, there are 20% set aside for homeless individuals. Unfortunately the cost of steel and aluminum are expensive due to tariffs, so it makes affordable housing projects difficult. There's a 5-year waiting list for affordable projects at HPD and that might slip to eight or 10 years. We are doing the best we can but we are following the guidelines.

Richard Khuzami: Is this lot contaminated - a brownfield? What was on the property before? Also there is another 14-story building going up to the west, so this building is in context.

Richard Bass: This site is not contaminated. It is a warehouse currently. We will be doing soil testing when the building is demolished. The building to the west was a special permit. Rezoning actions only affect the zoning map and the zoning text. We have an idea of what we want to build, but it's not a site plan. The building to the west was a site plan. It was a special permit because that owner wanted to do multiple zoning districts and multiple uses, and they crafted the building to those uses so you had to do a site plan review. You're not doing a site plan review tonight.

Elizabeth Erion: The environmental review put an E-designation on the site. The E-designation was for hazardous materials and air quality. So they'll be doing tests for that, and then subsequent to the evaluation and analysis of it by whoever does it, they'll get their permits to build.

Kathleen Warnock: Who owns the project and if it is church property, will they be paying taxes on all of the apartments that go up?

Richard Bass: This is not an Archdiocese property. The owner is the Brooklyn Medical Mission Board. They're a separate nonprofit. In terms of future ownership, it will be condo ownership. The warehouse section will still be a nonprofit. The rest of the building will be for-profit and will pay the appropriate taxes. HPD doesn't have a very strong homeless or affordable home ownership program. Normally what happens is that the rental units would be one condo unit owned by an entity and they would pay taxes on the units.

Chair Evie Hantzopoulos: Are these rental units or are these condos?

Richard Bass: At this point our thinking is that they will be condos and that the affordable units would be rentals, but they would be structured as a single condo. I am unsure who will own the affordable units.

Katie Ellman: That sounds very confusing and, frankly, is unfair to potential buyers. Since we know that intergenerational wealth comes from property ownership, I would suggest that your team and the organization speak with HPD about their affordable home ownership program because it does exist. It is through a lottery and there is not enough of it.

Richard Bass: I only gave you one scenario. I'm doing a project in Brooklyn and we had discussions with the Governor's office. They have a little bit stronger program on home ownership than HPD. We're trying to mix and match in terms of what makes the most sense. But I hear what you're saying.

Ryan Van Manen: What is the applicant or the City doing to ensure that this development is not going to exacerbate the traffic? Does the redevelopment include a parking lot?

Richard Bass: The applicant isn't doing anything to reduce traffic. This is why an areawide rezoning south of Broadway would have been more holistic. Block by block rezonings do not address or solve existing issues or larger problems. There is no parking because the Councilmember before the City of Yes asked to remove the parking and we needed a special permit to do it. Under the City of Yes, we're not required to do parking, and so the council member was quite happy with us.

Elizabeth Erion: Have you selected a sponsor to work on this?

Richard Bass: No. The nonprofit, after this, is hopefully approved by the City Council, will then initiate discussions. I know they have hired a broker, Colliers, to find a partner with them, because Brooklyn Medical Mission isn't a developer.

Cristian Batres: Is the developer committed to having standard wages over there so workers are not exploited? And also speak with subcontractors?

Richard Bass: The project would comply with 485X. We have committed to 32BJ that we would be a union building. I will make sure to pass on the information about subcontractors.

Richard Khuzami: The way the project is now needs to be relooked at if you want to create generational wealth because, if you want to purchase a property like that and have a mortgage but you're not going to get the appreciation of your investment, then what's the point?

Chair Evie Hantzopoulos: Maybe for you, Richard, but I think other people might feel differently. There is some appreciation. It's just set at certain levels.

Public Comments: YouTube marker 01:49:40

Neil Hurden: What kind of retail are you hoping to attract and what is actually described in the community center part of the building? We need some mom-and-pop stores rather than big box stores there.

Richard Bass: It's going to be local retail. We're not permitted to have a big box store at this site because it is limited to 10,000 square feet. We will discuss the community aspect with the community when we get closer and see what needs are outstanding.

Kimberly Elliot, President of Astoria Houses: Asked that the presenter be concerned with traffic and decide whether this is the right location for the project. Due to Costco's the traffic goes from Vernon down to 20th Road.

Item #3: Presented by May Abdel Rahim, NJK YouTube marker 01:55:26

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

Update after BSA hearings.

This site was a gas station built in 1938 and received a Certificate of Occupancy in 1958 when it expanded. We proposed a four-dispenser gas station but the BSA rejected it due to traffic. The owner will not be expanding but is requesting an updated Certificate of Occupancy from the existing one from 1958.

Elizabeth Erion: We wanted to know whether the Board of Standards and Appeals considered putting a term on this action since it is operating without terms?

May Abdel Rahim: The owner will be filling tanks overnight when there is less traffic and will clean the site from underground substance.

Dominic Stiller: Can you dispense with the middle curb cut for pedestrian safety?

May Abdel Rahim: Yes, it is now required that we remove that curb cut.

Public Session: YouTube marker 02:00:32

Ted Psahos, Project NYC: Thanked the community who were involved in the first ever Teen & Tween Makers Market at the 31st Avenue Open Streets. 20 young entrepreneurs from age 8 to 17 setup shop, shared their stories, and showed that the spirit of small business is not just alive in Queens, it's thriving in the hands of its youngest neighbors. This is the blueprint for the future.

Jennifer Lopez: Discussed a man named Malik who is harassing women in Astoria. Created a What's App group to discuss Malik and other men who are harassing women and children. We need solutions to deal with this problem because this man is released each of the 44 times he has been arrested.

Rebecca Herford: Does not feel safe in Astoria with the men harassing women and children. Many women do not know how to make a report. Started What's App with 400 women joining the group. Understands that with bail reform and the political process there are hoops to jump through. Is requesting the Community Board to provide information to women to help them feel safe again.

Member of the Community: It is unacceptable that elected officials are telling women to find their own way to protect themselves. Wants community conversation about the issue so steps can be taken to protect the community. The man tried to break into her daughter's camp over the summer and everyone was fearful for the **Chair Evie Hantzopoulos:** Thanked the women for speaking out and encouraged them to interact with the Public Safety Committee and the Communications Committee for additional support.

Gloria Moloney, Dutch Kills Civic Association: Thanked the board for their real deliberation about the One LIC vote and asked for the final disposition.

Chair Evie Hantzopoulos: We voted in support, but with stipulations. Tomorrow, there is a public hearing in front of the zoning and franchise committee, so that committee, which looks at land use, is going to be voting on their recommendation and then, after that it will go to the City Council for a full vote.

Rudy Sarchese, Astoria Civic Association: Complaining about the garbage along the streets of Astoria.

Chair Evie Hantzopoulos: Will include increased sanitation pick up in the Capital and Expense request.

Wanda Oliver: Seeking electric charging stations for electric scooter for disabled.

Chair Evie Hantzopoulos: Will include more charging stations in the Capital and Expense request. Will also identify charging locations for her.

Business Session - YouTube marker 2:15:45

Motion to Approve June Minutes - Marie Torniali; Second - Amin Mehedi:

No Discussion

Motion carried unanimously

Chair Report, Evie Hantzopoulos: YouTube marker 02:16:05

Provided details of the upcoming One LIC meeting and encouraged people to testify. CB 1 sent its stipulations regarding infrastructure, more affordable housing etc. to the Council Member's office. At this moment those changes have not been confirmed. Thanked everyone who filled out the community district needs survey and encouraged everyone to share it with others. Reminded board members to email the board office with a cc to Chair if they will miss a board meeting. Informed the board that board member Maddela has resigned because she is relocating. A committee chair training will be scheduled in the coming months. In November there will be ballot proposals that will affect Community Boards.

District Manager Report, Florence Koulouris: YouTube marker 2:21:04

Informed the board that conflict of interest information from Alex Kipp is in the packet; The office has been preparing for capital and expense budget review; The office has been processing constituent complaints for buildings department, department of transportation and sanitation; The office thanked representatives and elected officials for their assistance in finding resolution for complaints. Thanked NYPD Community Affairs for their assistance with information regarding liquor, cannabis and sidewalk dining licenses for Consumer Affairs. Urged the audience to become involved with the capital and expense budget process to ensure community needs are met. Also urged the audience to fill out the Department of City Planning survey to provide a snapshot of district needs from the perspective of residents.

Committee Reports: YouTube marker 02:24:01

Business and Economic Development - No report

Capital and Expense Budget, Amy Hau - Will circulate excel spreadsheet to be populated by the committee chairs. The city is requesting that the boards reduce Capital requests from 50 to 40 Capital and Expense requests from 50 to 25. The excel sheet contains what percentage of items have been funded.

Communications and Public Outreach, Quinella Williams - The committee is developing guidelines for outreach and communications which includes a newsletter and also tabling with giveaways. Seeking guidance on what is allowed under City rules.

Education, Libraries, Youth Services, Amin Mehedi - Announced a September 29, 2025 meeting at 6:30 p.m. to discuss the prevention of the drug, vaping, marijuana and cigarette use among young people. Attendance is encouraged.

Environmental and Sanitation - Update next month.

Health and Human Services, Shahenaz Hamde - Encouraged audience to attend the September 18, 2025 meeting at 6:30pm to discuss Capital & Expense Budget.

Housing, Katie Elliman - The committee will submit their Capital & Expense requests; Informed the board that the Innovation Queens project is now defunct.

Land Use and Zoning, Elizabeth Erion -

Motion to approve 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).

Second, Frank Fredericks

Discussion:

Richard Khuzami: The program expanded from low income areas where supermarkets were needed and changed to include all parts of the city. Registered objections to the program because it could create unfair competitions through tax breaks with existing supermarkets.

Frank Fredericks: Provided point of clarification that this action was for bulk but not tax breaks.

Amy Hau: Asked City planning to clarify whether this was for bulk or tax breaks and also requested information about how DCP determines oversaturation in the area.

Colin Ryan: Confirmed there is both a tax and bulk incentive on the property. Directed people to the zoning website, ZOLA so they can see the zoning area. Saturation is determined before construction and before certification is granted, so it doesn't have to do with construction or timeline per se, but when the project goes through the city planning pipeline. It's feasible that there could be three FRESH certificates within blocks of each other. The saturation calculation is a little complicated-It's based on a radius of proximity to each other, but generally is intended to make sure there's not an overuse of this program in any given area.

Christopher Hanway: Asked if the market space would be impacting the community space.

Elizabeth Erion: I do not see any community space in the plan.

Richard Khuzami: Reiterated his objection.

Elizabeth Erion: Responded to the objection by explaining that the area the project is located is a marginal income district.

Christina Chaise: Reminded the board that they have not provided a commitment to Ravenswood in this presentation.

Hand vote - Motion carries with one abstention.

33-01 11th Street ULRP 240334ZMQ N240335ZRQ

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.

Motion to Approve - Elizabeth Erion Second, Amin Mehedi

Discussion:

Kathleen Warnock: Is against the motion because the applicant does not seem prepared to execute the development according to the program.

Christina Chaise: Is also against the motion for the same reason.

Richard Khuzami: Is opposed to the current program because it only allows low income individuals who purchase under MIH to sell at a price that factors in original price, inflation and improvement but not fair market value.

Katie Ellman: In support because it allows low income individuals to purchase property. Would like the program's flaws to be changed to allow the purchaser to sell at fair market value, but until then, she is in support.

Corinne Wood-Haynes: Is opposed to the project because it is not truly affordable. Prefers a bold program to include 100% affordable housing. Encourages the board to vote against because the developers are making money but the housing is not affordable for the working class of New York City.

Frank Fredericks: Points out that the rents in Austin Texas have gone down by 20% because they built more housing. Supports more housing.

Dominic Stiller: Will support the motion because NYC needs more affordable housing and would prefer more affordable apartments in the project.

Christina Chaise: Remains opposed because building more housing arguments is trickle down economics. Wants NYCHA to put vacant apartments on the market. Wants the developer to go back to the drawing board.

Amin Mehedi: Wants the affordability metric lowered to true affordability and wants more affordable units

Chair Evie Hantzopoulos: Informed that the Housing and Land Use committees are discussing formulating a metric to help guide board votes. Also pointed out that the developer was going to remove the MIH 2 option from the plan and only use MIH 1 but did not do that.

Motion Fails - 17 Yay, 18 Nay, 1 Abstention for Cause.

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

Elizabeth Erion suggests that a letter be sent to the Board of Standards and Appeals which will include that a term be placed on the approval and the elimination of the middle curb cut.

Motion to send the letter to BSA, Shahenaz Hamde, Second, Amin Mehedi

By voice vote - Motion carried unanimously.

Consumer Affairs, Kathleen Warnock:

Motion to approve all applicants for outdoor dining - Dean Feratovic, Second, Frank Fredericks.

No discussion.

Motion carried unanimously

Motion to approve liquor license renewals except Code - Kathleen Warnock, Second, Marie Torniali

Discussion:

Ryan Van Manen: Is opposed to renewing the license of Shannonigans by the Park because there are bar fights, drunk driving and other issues. The license was grandfathered in and this is the first time the license has come up for renewal.

Chair Evie Hantzopoulos: The police did not flag that location.

Kathleen Warnock: People didn't register complaints.

Marie Torniali: The police officer was present at the Consumer Affairs meeting and did not flag any location on the list.

Kathleen Warnock: Suggests watching the establishment and making sure it is reported and documented in the future. There is not enough documentation to deny a license.

At: Inquired about the board's position on renewing the liquor license for the establishment Code.

Evie Hantzopoulos: The committee voted to recommend disapproval back in June because we did not convene over the summer and the license for Code was due to expire. A letter was sent to NYSLA.

Motion carried - 2 Abstentions

Legal, Legislative, Parliamentary - No report.

Office Budget & Staff Committee Chair Evie Hantzopoulos: - Meeting will be called next month.

Parks/Recreation/Culture: Budget discussions will be held during October 6, 2025 - 6:30 meeting

Public Safety, Chris Hanway: Capital and Expense suggestions will be discussed at the September meeting; Will open discussion about the serial assaulter; Will discuss combating the rise of antisemitism in Astoria.

Transportation, Dominic Stiller: Port Authority presented Battery Energy System at 2 spots west and northwest of LaGuardia Airport. The MTA presented changes to the F and M Train changes taking place on December 25, 2025. The new plan eliminates 2 double switches and will be significantly less crowded. Request the office send presentations to the

entire board. A Pedestrian was killed by a vehicle at 39th Avenue and 30th Street. The community will be requesting stop signs The community is also requesting a traffic light at the intersection of 37th Avenue and 30th Street. The Capital and Expense ranking will be delivered to the budget committee by September 22.

Chair Evie Hantzopoulos: It is important that the MTA receive feedback from the community on what the community feels about the changes they are making. We will ask them to come to Ravenswood and Queensbridge Houses. For anyone else who has comments, please send an email to the board office and we will forward them on.

Elected Official YouTube marker 03:34:23

Farah Salam for Council Member Julie Won: Final hearing on One LIC 10 a.m. tomorrow - encourages everyone to register to comment on the Council website. On September 29th, the Committee on Parks and the Committee on Contracts will host a hearing on Griffin's Landscaping, a vendor whose owner was recently sentenced to two years in federal prison yet the company continues to receive taxpayer funded contracts. The CM distributed 700 backpacks to community members at 12 events throughout the district. Also distributed bike helmets at free movie screenings. The office is offering a legal immigration services clinic. CM has a housing lawyer available on September 23rd. On the second Monday of every month - Veterans of Foreign Wars clinic.

Kaylyn Munoz for Senator Kristen Gonzalez: The office is doing outreach to the community to help navigate the MTA changes; The MTA fares for local bus and train will go up to \$3.00 with additional fare hikes for LIRR and Express bus services. They are also phasing out the 7-day and 30-day prepaid and unlimited cards. They are still accepting comments on proposed rate increases. The Senator gave away 830 backpacks at over 13 locations across the district. Senator Gonzalez is hosting a virtual town hall on the federal budget cuts on Monday, October 6th, from 6:00 p.m. to 8:00 p.m. Check out our Instagram or our upcoming newsletter for the link. Please nominate a community member who has gone above and beyond.

Melissa Correa for Council Member Tiffany Caban: Stand against ICE rally and resource fair on Saturday, September 27th at 11am. Also, a Land Use event on Saturday, September 20th from 12 to 4 p.m. at the Broadway Library to gather feedback about the district. Free legal services include: citizenship on the second Monday of every month, housing consultants on Wednesday, October 1st. Call our office to reserve a spot at 718-274-4500.

Kazi Maryam for Assemblymember Steven Raga: The office hosted legal clinics, back to school giveaway events and youth day over the summer. We secured \$110 million for Mitchell Lama capital improvement funding with \$30 million for New York City units and secured universal school meals for children all throughout the state. Our office is moving to Woodside. More information is coming. Call us at 718-651-3185. Mobile office will be held, September 17 at 86-05 Broadway and for Woodside by the end of the month at 64-23 Broadway.

Claire Collins for Queens Borough President, Donovan Richards: Tuesday, September 23rd at 6 p.m., we're hosting our Caribbean Heritage Celebration at the Queens Museum in Flushing Meadows Park. Come to Queens Borough Hall on Thursday, September 25th for our Mexican Independence Day celebration at 6 p.m. Finally, on Saturday, September 27th, from 4 - 7 p.m. we're hosting our annual Queens Climate Expo which is going to be at the New York Hall of Science in Flushing Meadows Park.

Benjamin Lotto for Assemblymember Zohran Mamdani: Our office has given out a thousand backpacks, and we have some extras so if anyone wants any free backpacks, I have five with me right here and we have around 20 at our office. In addition, our office is now hosting new satellite office hours for NYCHA residents at Queensbridge, Astoria houses and Ravenswood houses each month. Public schools are currently seeking feedback regarding a new school planning in buildings coming to the neighborhood from residents who have children who are or will attend school. I wanted to highlight District 30's family welcome center, essentially, which helps New York City families and those in the district year-round with questions they may have on admissions and enrollment and student guidance and navigating the school system for those in District 30. The family welcome center is located at 2811, Queens Plaza North, third floor. It's open Monday to Thursday from 8:00 a.m. to 5:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m. If you would like to add a bus stop from the Queens Network bus redesign, there is a complaint form online.

Motion to Adjourn

Shahenaz Hamde, Second, Marie Torniali.

No Discussion

Motion Passed - The meeting adjourned at 09:45:58 P.M.

COMMUNITY BOARD 1, QUEENS

ATTENDANCE FULL BOARD MEETING

Date: September 16th, 2025

KEY:

P Present
A Absent
E Excused

Community Board Member	P	A	E
1 DANIEL ALIBERTI			E
2 MICHELLE AMOR	✓		
3 CRISTIAN BATRES	✓		
4 KIAN BETANCOURT	✓		
5 GERALD CALIENDO	✓		
6 CHRISTINA CHAISE	✓		E
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			E
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			E
23 RICHARD KHUZAMI	✓		
24 HUGE MA		✓	
25 ATHANASIOS MAGOUTAS	✓		

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

Number of Board Members Present 37

PRESENT

37

ABSENT

4

EXCUSED

7