



City of New York Community Board #1, Queens

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Borough President, Queens
Michael Carlier
Director, Community Board
Evie Hantzopoulos
Chairperson
Florence Koulouris
District Manager

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Land Use & Zoning Co-Chairs
Elizabeth Erion
Andreas Migias
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Parks/Recreation/ Cultural
Richard Khuzami
Public Safety
Christopher Hanway
Transportation
Dominic Stiller

MEMORANDUM

TO: Members of the Land Use and Zoning Committee & All Interested Board Members

FROM: Elizabeth Erion/Andreas Migias, Co-Chairperson Land Use and Zoning Committee

RE: Committee Meeting to Discuss/Review Applications March 4, 2024

DATE OF MEMO: February 24, 2026

Land Use and Zoning Committee Agenda Wednesday, March 4, 2026

Item #1 Steinway Street - 34th Avenue Rezoning Pre-certification briefing

Application filed on behalf of Schuman 34-14/22 Steinway LLC requesting:
1) a Zoning Map Amendment to change a C4-2A district to C4-5X and an M1-1 district to C4-5X and M1-1A/R7A districts and
2) a Zoning Text Amendment to designate the rezoning area a Mandatory Inclusionary Housing area (MIH).

This action would facilitate development of two mixed-use buildings (nine- and 12-stories) located on the northern portion of Block 672, bounded by Steinway, 34th Avenue, 38th Street and a line approx. 300 feet south of 34th Avenue.

Item #2 New/Old Business

- a. Approval of Minutes
- b. Follow-up discussion: Area Plans for Ravenswood and Northern Boulevard
- c. Next Meeting:
Please Note: Monday, April 13, 2026
- d. Adjournment

To ensure the health and safety of attendees the above referenced informational session has been scheduled for Wednesday, March 4, 2026, 6:30 PM via Zoom. You may join online or via telephone. (Please see page 2) 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.

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
Jacqueline Ibarra
Vanessa Jones-Hall
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Athanasios Magoutas
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Dino Panagoulis
Phyllis Parra
Juliet Payabyab
RoseMarie Poveromo
Thomas Ryan
Plinia Sarchese
Judy Trilivas
Ryan Van Manen
Mario Vergara
Pablo Zuniga

Community Board 1, Queens invites you to a virtual information session & presentation:

You are invited to a Zoom Webinar

When: March 4, 2026, 6:30 PM Eastern Time

Topic: Community Board 1 Queens Land Use Zoning Committee

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89310386280?pwd=xb6n29YzCbknkldk2JaGc02c70SNy6.1>

Passcode:327377

Phone one-tap:

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+19292056099,,89310386280#,,,*327377# US (New York)

Join via audio/phone:

+1 646 931 3860 US

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