



## City of New York Community Board #1, Queens

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

### EXECUTIVE BOARD

*Chairperson*  
Evie Hantzopoulos  
*First Vice Chairperson*  
Amy Hau  
*Second Vice Chairperson*  
Frank Fredericks  
*Third Vice Chairperson*  
Corinne Wood-Haynes  
*Executive Secretary*  
Daniel Aliberti  
*Sergeant-at-Arms*  
Tyrone Gardner  
*Ex-Officio*  
Marie Torniali

### COMMITTEES & CHAIRPERSONS

*Business/Economic  
Development*  
Brian Martinez  
*Capital/Expense Budget*  
*Co-Chairs*  
Amy Hau  
Corinne Wood-Haynes  
*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

## 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, February 4, 2026**

**DATE OF MEMO:** January 23, 2026

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**Item #1 BSA Cal No. 246-98-BZ 53-15/21 Northern Boulevard, Woodside,  
CD1Q**

Modification to a BSA application filed on behalf of D&F Construction Group, owner, to allow previously-granted Sunday sales at an auto dealership and to review the requested overhead door for the auto showroom.

An earlier application (reviewed in June, 2025) was filed for this site to reinstate and amend a prior variance and special permit, request a change in use from auto sales and repair to exclusively auto sales and to request a variance for open use auto sales.

### **New Business**

- a. Approval of Minutes
- b. Universal Affordability Preference (UAP) development application at 47-07 Broadway

### **Old Business**

Follow-up discussion: Area Plans for Ravenswood and Northern Boulevard Corridor

**Next meeting:** Wednesday, March 4, 2026

### **Adjourn**

### **Old Business**

Follow-up discussion: Area Plans for Ravenswood and Northern Boulevard Corridor

**Next meeting:** Wednesday, March 4, 2026

To insure the health and safety of attendees the above referenced informational session has been scheduled for **Wednesday, February 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  
Huge Ma  
Athanasios Magoutas  
Stella Nicolaou  
Dino Panagoulias  
Phyllis Parra  
Juliet Payabyab  
RoseMarie Poveromo  
Thomas Ryan  
Plinia Sarchese  
Judy Trilivas  
Ryan Van Manen  
Mario Vergara  
Pablo Zuniga

You are invited to a Zoom webinar:

When: February 4, 2026 06:30 PM Eastern Time

Topic: Community Board 1 Queens Land Use Zoning Committee

**Join from PC, Mac, iPad, or Android:**

<https://us02web.zoom.us/j/84454346147?pwd=botpIMKqAwxK6sW39SluxB1V2tqlbr.1>

**Passcode:**964311

Phone one-tap:

+19292056099,,84454346147#,,,\*964311# US (New York)

+16469313860,,84454346147#,,,\*964311# US

**Join via audio:**

+1 929 205 6099 US (New York)

+1 646 931 3860 US

+1 305 224 1968 US

+1 309 205 3325 US

+1 507 473 4847 US

+1 360 209 5623 US

+1 386 347 5053 US

**Webinar ID:** 844 5434 6147

**Passcode:** 964311

International numbers available: <https://us02web.zoom.us/u/kqtHeKnmc>