



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

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

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

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

RE: In-person Committee Meeting October 7, 2026, at the Board Office

DATE OF MEMO: September 28, 2026

October 7, 2026

6:00PM: Meeting

<https://youtube.com/live/fXbVh9PJftE?feature=share>

Note: The Land Use and Zoning Committee will be meeting IN-PERSON at the Community Board Office at 45-02 Ditmars Blvd Lower-Level room1025, Astoria, NY 11105. Please enter on the 45th Street side entrance between Ditmars Blvd. & Astoria Blvd.

6:00pm – Meeting Opens

6:05pm– Agenda Item 1: Halletts North Special Permit Renewal (270006CMQ) Presentation

A renewal of a special permit to modify bulk and authorizations to modify requirements within the waterfront area to facilitate the development of a new mixed-use development. Note: This is a Non-ULURP item.

<https://zap.planning.nyc.gov/projects/2026Q0460>

6:20pm – Committee Member Q&A on the Halletts North Special Permit Renewal

6:35pm– Business Section Item #1: Approval of September 2026 LUZC Minutes

6:35pm - Business Section Item #2: Discussion of Halletts North Special Permit Renewal

6:45pm – Business Section Item #3: Old/New Business- **Review Capital and Expense Budget Items**

6:50pm – Adjournment

The above referenced meeting has been scheduled for **Wednesday October 7, 2026, 6:00 PM at the Board Office**. We require **in-person quorum** of committee members to conduct the committee meeting. Attendance is critical.

If you are unable to attend, please email or call the Board Office. The zoom link provided is for public access, not committee member participation. Members of the public and other board members may also attend the in-person meeting.

We would like to have an idea of how many interested Board members will be present. Zoom information provided on page 2.

Next Scheduled Meeting
November 4, 2026

You are invited to a Zoom webinar!

When: Oct 7, 2026 06:30 PM Eastern Time (US and Canada)

Topic: CB1 Queens Land Use and Zoning Committee

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85198068823?pwd=KhOXSybnDr8LP7JfPFcbmh8uwbsP1f.1>

Passcode:039487

Phone one-tap:

+19292056099,,85198068823#,,, *039487# US (New York)

+16469313860,,85198068823#,,, *039487# 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

+1Webinar ID: 851 9806 8823

Passcode: 039487

International numbers available: <https://us02web.zoom.us/u/kd4dCdkWDq>

<https://youtube.com/live/fXbVh9PJftE?feature=share>