



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

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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
Monday, April 13, 2026

DATE OF MEMO: April 1, 2026

Item #1 Future BSA Variance for 37-07 21st Street, Long Island City

Informational Presentation

Breaking Ground (Applicant) will seek a BSA variance to permit a permanent supportive housing building in an M1-3 zoning district that would provide 124 units for formerly homeless individuals and families and 124 units of low-income housing for individuals and families at or below 60% of AMI.

Item #2 BSA 608-85 BZ 33-56 11th Street, Ravenswood For CB Public Hearing

J C Organization (Applicant) requests an extension of a variance term and waiver of BSA rules pursuant to section 1-07.3(b)(2) for an expired variance. The site is developed with a 3,792 SF building used for general contracting and custom woodworking business, located in an R5 zoning district.

Business Session

- Old Business /New Business
 - a. Approval of Minutes
 - b. City Planning Update
 - c. Subcommittee report on 3/26/26 meetingRE: Area Plans for Ravenswood and Northern Boulevard and Steinway Street
- Adjournment

To insure the health and safety of attendees the above referenced informational session has been scheduled for **Monday, April 13, 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.

Thank you.

Next Meeting:
Please Note: Wednesday, May 6

BOARD MEMBERS (cont.)

Antonio Alfonso

Michelle Amor

Ingrid Baquero

Cristian Batres

Kian Betancourt

Gerald Caliendo

Christina Chaise

Alma Cruz

Jean Marie D'Alleva

Eleni DeSiervo

Julie Drexler Johnson

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Adam Fisher-Cox

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Dino Panagoulas

Phyllis Parra

Juliet Payabyab

RoseMarie Poveromo

Thomas Ryan

Plinia Sarchese

Ryan Van Manen

Mario Vergara

Selena Witcher

Hassan Yousuf

Pablo Zuniga

Community Board 1, Queens invites you to a Zoom Webinar/Session

When: April 13, 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/86949234718?pwd=urWy0H2mBFaaJRuP350x2HwkeQBzRH.1>

Webinar ID: 869 4923 4718

Passcode: 596858

Phone one-tap:

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+19292056099,,86949234718#,,, *596858# US (New York)

Join via audio:

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+1 305 224 1968 US

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