



Community Board 7

Borough of Queens

Auburndale, Bay Terrace, Beechhurst, Clearview, College Point, Downtown Flushing, East Flushing, Flushing, Malba, Murray Hill, Queensborough Hill, Whitestone, Linden Hill, and Willets Point

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Donovan Richards, Jr.
Queens Borough President

Chuck Apelian

Chairperson

Marilyn McAndrews

District Manager

Community Board #7 Queens

PUBLIC HEARING & REGULAR MEETING

Minutes

Monday, March 10, 2025

Meeting was held in the basement of St Luke Church, 16-34 Clintonville Street, Whitestone NY

Board Members Present:

Charles Apelian
James Cervino
Kim Cody
Nicholas Corrado
Arlene Fleishman
Richard Forman
Fred Fu
Doreen Gatanas
Cody Herrmann
Lawrence Hughes
Esther Lee
Frank Macchio

Betsy Mak
Barbara McHugh
Selma Moses
Sergio Nicolich
John Park
Terence Park
Dr. Vipul Patel
Yacov Pshtissky
Frank Quatela
Kris Ram
Paul Rifino
Warren Schreiber

Kevin Shields
Matthew Silverstein
Joseph Sweeney
John Tsavalos
Peter Tu
Harpreet Wahan
Maggie Wong
Lulu Yang
Dian Yu
Linna Yu
Rachel Zhang

Excused: Kaily Cheng, Jeff Huang, Eugene Kelty, Phil Konigsberg, Rev. Richard McEachern, Josh Sussman, Clarissa Wong, Lei Zhao

Absent: Maureen Regan, Saleem Syed

Community Board #7 Staff

Marilyn McAndrews, District Manager
Mary O'Neill, Assistant District Manager
Anne Krzyzanowski, Community Service Aide

Chairman Charles Apelian opened the meeting at 7 pm. Pledge of Allegiance to our Flag and a moment of silence in honor of all who fought for our freedom and to never forget those who gave their lives.

Announcements from the Chairman, **Chuck Apelian**.

Announcements from the Elected Officials.

Approval of February 2025 Minutes.

The Board of Standards and Appeals (BSA) Chair Shampa Chandra and BSA Executive Director Carlo Costanza spoke. They explained what the BSA does and showed some properties as examples of the process.

The BSA was created at about the same time as the zoning standards in 1916, making this the oldest zoning board in the United States. The BSA makes, amends and repeals rules and regulations for the enforcement of the labor law and other laws which relate to the construction or alteration and structural changes in plumbing, drainage, elevators, fire escapes, adequacy and means of exit from, fire protection and many other issues for all buildings in NYC. These rules will not hinder anyone's right to own property. Board members were able to ask questions about the application process.

Public Hearing

136-19 39th Avenue aka 136-21 Roosevelt Avenue – Special permit pursuant to Section 73-44 & Section 73-03 of the Zoning Laws to vary ZR Section 36-21 to reduce the total number of required accessory off-street parking spaces for a Use Group IIIB (ambulatory diagnostic or a treatment facility) within an existing 12-story building. **Paul Rifino, Committee Chair**

Applicant (Elyse Foladare from Eric Palatnik, P.C.): This building is not changing. There used to be a trade school here until recently. Three of the floors are vacant. The building owners believe that a medical office could move into the vacant floors. The Site is located in downtown Flushing where many potential clients could get to by using public transportation. The building has a cellar and a sub-cellar. Given the size of this building, they could apply for a variance for 75 parking spaces. A special permit for the whole building would require 55 spaces. Currently there is a variance for 61 parking spaces, which included the school that no longer exists. They want to maintain those 61 parking spaces.

Paul Rifino: The land use committee unanimously approved the variance for the parking spaces.

Chairman Apelian: The motion is to approve the variance.

Seconded by **Joseph Sweeney**

There was no discussion and no questions on this variance.

35 – In favor

0 – Abstention

10 – Absent

0 – Against

0 – No vote

Regular Meeting

Chairman Apelian asked that all Committee Chairs update him with a summary after all Committee meetings. He also asked that the Health Committee meet to make a list of issues that affect seniors and people who live alone. He would like to have a plan so Board Members can assist each other.

Public Participation

Michelle Amoroso: Lives near Kissena Park. She spoke about having a public garden on the corner of Parsons Boulevard & Rose Avenue. This garden could be used to teach school children about gardening. Also, many people don't have a place to garden and could use this space.

Marc Makris: He said that a person got hit by a car on Main Street because they walked into the street. The sidewalk was too crowded with many vendors.

Beverly McDermott: Also spoke about having a community garden in Kissena Park. She brought with her a diagram showing what the garden could look like.

Richard Forman: He will be going to Albany to advocate for more funds for schools. Many schools do not have funding to hire properly trained employees. Another issues schools face is chronic absenteeism.

Youn Chung: She is running for City Council District 20.

Betsy Mak: The issue with the street vendors on Main Street has gotten worse. The street vendors who were evicted from Jackson Heights came to Downtown Flushing. She spoke Queens Borough President Donovan Richards about the street vendor issues. He told her about a pilot program in Corona which will give more licenses to vendors.

Meeting ended: 9:36 pm

Respectfully Submitted

**Anne Krzyzanowski,
Community Assistant**