



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, September 8, 2025

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

Board Members Present:

Chuck Apelian
Blyss Buitrago
James Cervino
Kaily Cheng
Kim Cody
Arlene Fleishman
Richard Forman
Fred Fu
Doreen Gatanas
Zhi Keng He
Cody Herrmann
Kathy Huang
Lawrence Hughes
Phil Konigsberg
David Kwang

Li Mei Li
Frank Macchio
Betsy Mak
Rev. Richard McEachern
Barbara McHugh
Selma Moses
Sergio Nicolich
John Park
Terence Park
Dr. Vipul Patel
Yacov Pshtissky
Frank Quatela
Kris Ram
Maureen Regan
Warren Schreiber

Kevin Shields
Matthew Silverstein
Joseph Sweeney
Saleem Syed
Patricia Toro
John Tsavalos
Peter Tu
Harpreet Wahan
Clarissa Wong
Maggie Wong
Lulu Yang
Linna Yu
Rachel Zhang
Lei Zhao

Excused: Esther Lee, Paul Rifino,

Absent: Nicholas Corrado, Jeff Huang, Dian Yu

Deceased: Josh Sussman

Community Board #7 Staff

Marilyn McAndrews, District Manager

Mary O'Neill, Community Coordinator

Anne Krzyzanowski, Community Assistant

Chairman Chuck 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.

Honored Board Member **Josh Sussman** who recently passed away. His daughter Cheryl came and spoke about her father. **Warren Schreiber** told a story about how **Josh** helped him out with a legal issue. **Phil Konigsberg** talked about their friendship.

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

NYS Assembly Member Sam Berger addressed the audience and discussed his \$200,000.00 grant he presented to the 109 PCT at last month's August 5th National Night Out on Crime Event.

NYS Senator John Liu addressed the audience about the Statewide school cell phone ban and his support for the Metropolitan Park Casino bid which has major benefits for our community.

Announcements from Elected Officials' representatives.

June 2025 minutes approved.

Regular Meeting

18-15 Francis Lewis Blvd Whitestone NY - Applicant seeks a zoning map amendment from R3-2 to R3-2/C1-2 on Block 4748, Lot 35. The Proposed Action would facilitate the legal use of the existing professional office building and enable the Applicant to make renovations to the site plan without the burden of returning to the Board of Standards and Appeals (BSA). No new development is proposed for the Projected Development Site.

Frank Macchio, Committee Chair

Frank Macchio: This building is located on a small triangle on Francis Lewis Boulevard, just north of the McDonalds at Willets Point Boulevard. This lot is fully built. There is no room to expand the building. They are only adding a commercial overlay, which would mean the current variance would not need to be renewed anymore.

Applicant: The lot is less than 3000 sq ft. According to City Planning, this property is not on a commercial overlay. Dr. Scott Friedman has owned this building for over 30 years. Currently, there is a zoning variance that has to be renewed every ten years, and it has been difficult to lease offices or get financing if the variance is near expiration. This rezoning will not allow new construction, but will allow the owner relief from going to the Board of Standard and Appeals every ten years. The building is used by medical specialists and will continue. The commercial overlay is consistent with other nearby properties on Francis Lewis Boulevard.

Frank Macchio: The Land Use Committee met to discuss this re-zoning. This re-zoning action will make the current building as-of-right and alleviate the owner from filing for a variance every ten years. The vote was unanimous to approve.

Chairman Chuck Apelian: The motion to approve this re-zoning was made by **Warren Schrieber** and seconded by **Frank Quatella**.

Vote

44 – In favor

0 – Against

0 – Abstention

0 – No vote

5 – Absent

The motion carries.

Public Participation

Warren Schrieber: The City hired a contractor who opened up the street in Bay Terrace to replace underground utilities. They re-paved the street and then a few days later they re-opened the street at the same location. NYC DOT should come and re-pave the street since it is difficult to drive there.

Betsy Mak: Please make sure that you contribute to the Sunshine Fund, if you haven't already. I have been looking for a location to have a Holiday party dinner.

Meeting ended: 9:02 pm

Respectfully Submitted

**Anne Krzyzanowski,
Community Assistant**