



# 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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Chuck Apelian

*Chairperson*

Marilyn McAndrews

*District Manager*

Donovan Richards, Jr.

*Queens Borough President*

### Community Board #7 Queens

### PUBLIC HEARING & REGULAR MEETING

### Minutes

Monday, December 1, 2025

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

#### Board Members Present:

Chuck Apelian	Lawrence Hughes	Frank Quatela
Blyss Buitrago	Kathy Huang	Kris Ram
James Cervino	David Kwang	Warren Schreiber
Kaily Cheng	Esther Lee	Matthew Silverstein
Kim Cody	Li Mei Li	Joseph Sweeney
Nicholas Corrado	Betsy Mak	John Tsavalos
Arlene Fleishman	Frank Macchio	Peter Tu
Richard Forman	Barbara McHugh	Harpreet Wahan
Fred Fu	Selma Moses	Lulu Yang
Doreen Gatanas	Sergio Nicolich	Linna Yu
Zhi Keng He	John Park	Rachel Zhang
Cody Herrmann	Yacov Pshtissky	Lei Zhao

Excused: Jeff Huang , Phil Konigsberg, Rev. Richard McEachern, Maureen Regan, Paul Rifino, Kevin Shields, Saleem Syed, Clarissa Wong, Maggie Wong

Absent: Terence Park, Dr. Vipul Patel, Patricia Toro, Dian Yu

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#### 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.

Announcements from Chairman, **Chuck Apelian**.

CB 7 Board elections will take place at the January 20th meeting. Members have until December 22nd to submit their names to be on the ballot. Names can still be submitted on the day of the elections.

Candidates who have submitted their names:

**Chuck Apelian – Chair**

**Warren Schreiber** – First Vice Chair

**Frank Macchio** – Second Vice Chair

**Betsy Mak** – Third Vice Chair

**Sergio Nicolich & David Kwang** – Fourth Vice Chair

Announcements from Elected Officials' representatives.

November 2025 CB 7 Minutes approved with modification.

**Frank Quintanilla**, Capital Projects Manager, Queens Botanical Garden and **Rebecca Wolf**, Deputy Director, gave a brief presentation on the progress of the new education center at the Queens Botanical Garden.

### Public Hearing

**6-05 129th Street, College Point – BSA Calendar # 2018-151-A** - Applicant requests an amendment of an approval granted on January 28, 2020 pursuant to the General City Law §35 with an extension of time granted on January 27, 2025. The amendment seeks to modify the curb cuts, access, parking layout, height and dwelling count in the building and remove the condition of time to obtain a certificate of occupancy in R3-2 and R3-1 zoning districts.

**Barbara McHugh, Committee Chair**, introduced **Elyse Foladare**, Attorney from Eric Palatnik's office who is representing this project.

**Elyse Foladare:**

We obtained approval under GCL§35 to build in the bed of a mapped street. The building construction is complete. Two curb cuts need to be altered. The curb-cut on the northern side was too close to the adjacent property and it will be moved six feet. The other curb-cut will be slightly changed to match the sidewalk. One of the conditions of the BSA approval was that all access to the building should be approved by the BSA & DOT.

The building was built as-of-right. After BSA & DOT approve this project, we will need final approval from the DOB. We need an extension of time on this project to complete the curb-cuts. We plan to have it completed by the end of this Spring in order to get a C of O.

**Barbara McHugh:** Our LU Committee held a meeting and a motion was made for the amendment of a previously approved application permitting development contrary to General City Law §35. Amendment seeks to modify the curb cuts, access, parking layout, height and dwelling count of the building and remove the condition of time to obtain a certificate of occupancy. R3-2 and R3-1 zoning districts. The vote was to approve with one abstention.

**Chuck Apelian:** The motion is to approve, seconded by Frank Quatela.

Vote:

36 – In favor

0 – Abstention

13 – Absent

0 – Against

0 – No vote

**The motion passed to approve this project.**

### **Public Participation**

**Richard Glass** – Spoke about the recent car meetups in Malba and gave suggestions to the issues.

**George Stein** – He thanked the Board for all the work they do. He said that City agencies and private developers should be held accountable to a time frame for their projects.

**Ben Goldberg** – He is a Sustainable and Resilient Communities Specialist, representing “Sea Grant NY”. This organization works with NYC & NYS on various coastal issues. He has been working with Long Island Sound partnership which is federally funded for environmental conservation issues on the Long Island Sound.

**Chuck Apelian** - HPD will soon begin accepting lottery applications for affordable apartments in the Willets Point Commons and residents who live within CB7Q will have preferential status for 20% of the units.

Go to [LiveWilletsPoint.com](https://www.livewilletspoint.com) for further information

Meeting ended: 8:48 pm

Respectfully Submitted

Anne Krzyzanowski,  
Community Assistant