



# Community Board 7

## Borough of Queens

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

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Donovan Richards, Jr.  
Queens Borough President

Chuck Apelian  
Chairperson

Marilyn McAndrews  
District Manager

### PUBLIC HEARING AND REGULAR MEETING

DATE: **MONDAY, MAY 4, 2026**

TIME: **\*\*\* 7:00 P.M. SHARP \*\*\***

PLACE: **ST. LUKE – MSGR. TOSI PASTORAL CENTER  
16-34 CLINTONVILLE ST.  
WHITESTONE, NY 11357  
PARKING ACROSS THE STREET**

- |   |                  |
|---|------------------|
| 1) Pledge of Allegiance.  | 7:00 - 7:01 P.M. |
| 2) Roll Call Attendance.  | 7:01 - 7:05 P.M. |
| 3) Announcements from the Chair.  | 7:05 - 7:15 P.M. |
| 5) Approval of April Minutes.   | 7:15 - 7:20 P.M. |
| 6) New York State Liquor Authority will discuss Bars, Karaoke/Cabarets Bars and individual Lounges. | 7:20 - 7:50 P.M. |

### PUBLIC HEARING

- |   |                  |
|---|------------------|
| 7) <b>RE: 158-06 Northern Boulevard Flushing Rezoning (ULURP No. C260171ZMQ)</b> – To establish an R7A zoning district with a C2-4 commercial overlay and MIH on the south side of Northern Boulevard between 158th and 159th streets. The rezoning would include a new ten-story, mixed-use building with approximately 70,765 square feet of floor area (5.0 FAR) with 61,483 square feet of residential floor area for approximately 76 dwelling units, including 19 units pursuant to MIH. There will be approximately 9,282 square feet of commercial floor area for local retail. | 7:50 - 8:30 P.M. |
|---|------------------|

**Public Participation** - It is recommended that speakers sign up at the back table prior to our meeting with your name and phone number. 8:30 - 8:45 P.M.

**All speakers must respect the 3-minute time limit.**

A sign language interpreter is available upon request. Please call or email the Community Board Office on or before April 29, 2026.

**\* Time is approximate. Next Public Hearing is JUNE 8, 2026 \***