



Community Board 7

Borough of Queens
Bay Terrace, College Point, Beechhurst, Flushing
Malba, Queensborough Hill, Whitestone and Willets Point

133-32 41st ROAD · 3rd FLOOR · FLUSHING, NY 11355

(718) 359-2800

Fax: (718) 463-3891

email: qn07@cb.nyc.gov

Melinda Katz
Queens Borough President

Eugene T. Kelty Jr.
Chairperson

Marilyn McAndrews
District Manager

COMMUNITY BOARD #7 PUBLIC HEARING & REGULAR MEETING

MONDAY, June 12th, 2017

UNION PLAZA CARE CENTER

33-23 UNION STREET

FLUSHING, NEW YORK

PRESENT

Charles Apelian
Kevin Shields
Kris Ram
Joseph Sweeney
Arlene Fleishman
Barbara McHugh
Vana Partridge
Millicent O'Meally
Tyler Cassell
Peter Kwiath
Michael Cheng
Terence Park
Richard Forman
Jeff Huang

Warren Schreiber
Matthew Silverstein
Rev. R. McEachern
Nicholas Corrado
Kim Ohanian
Arnold Wagner
Lawrence Hughes
Marc Schiffman
Belal Salim
James Cervino
Vincent Gianelli
Peter Sutich
Li Li Mei
Jie Zhu

Alison Tan
Joshua Sussman
Kim Cody
Selma Moses
Pablo Hernandez
Harpreet Wahan
Eugene Kelty
Linna Yu
John Tsavalos
Peter Tu
Phil Konigsberg
John Choe
Lei Zhao

ABSENT

John Byas
Esther Lee
Arthur Barragan

Frank Macchio
Carlos Talisaysay
Chin-Hsiang Chiang

Clarissa Wong
Fred Fu

COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager
Mary Zuliani, Community Assistant
Mary O'Neill, Community Assistant
Sherine Perez, Community Service Aid

GUESTS

Jason Antonopoulos - Assemblyman Braunstein's office

Tim Thomas – Assemblyman Simanowitz

Isabel Pulgarin – Assemblywoman Nily Rozic

Devin Wellspeak – Congresswoman Grace Meng

Joyce Choi – Councilman Peter Koo's office

Justin J. Connor – Councilman Tom Suozzi

Kevin Gleason – Councilman Tom Suozzi

Vito Tautonico – Councilman Paul Vallone

Since Chair Eugene Kelty was expected to be a little late, First Vice Chair Charles Apelian opened the meeting at 7:15 pm with the Pledge of Allegiance followed by a moment of silence to honor our brave armed forces all over the world keeping us safe.

Roll was taken with (41) Present (1) Absent (6) Excused

First Vice Chair Apelian read the announcements for the month which board members can review at the end of the meeting or tomorrow at the Board's office. The minutes of March 27th, 2017 were approved and seconded by **Matt Silverstein & Linna Yu** with **Josh Sussman** abstaining because he was not present at the March meeting. The May 8, 2017 minutes had one correction with the spelling of our new board member, Li Li Mei, which will be corrected on the minutes as well on the office records. The May minutes were then approved and seconded by **Arlene Fleishman** and **Selma Moses**.

ITEM #5 – NYS DEPT OF ENVIRONMENTAL CONSERVATION – James Gennaro, Deputy Commissioner was called to Albany and could not make it this evening.

ITEM #6 - TSI NY TRANSITIONAL SERVICES OF NEW YORK - Uche Abolo, Michelle Hall and Simone Walker. **Ms. Walker**, who works in mental health services, spoke of the Miele Respite Center established in 1975 as an alternative to long term hospital placement for the mentally ill. Their administrative office is at 10-16 162 Street, Whitestone; Tel: 718-746-6647, email www.tsiny.org. Recent medical breakthroughs, improved diagnostic techniques, targeted medications and treatment programs have greatly helped individuals with mental illness. The TSINY programs includes 24 hour supervised living settings, an apartment program, supported housing live-in apartments, a crisis center for those experiencing a psychiatric or emotional crisis, an outpatient clinic and an educational program providing assistance in literacy, GED, college and alternative training preparation. In addition there is TSINY PRO service with a strength-based approach to recovery by using inherent strengths; a TSINY Empowerment Center to expand their health and recovery; a Community based outreach and case management service; and a Behavioral Health Care program to increase their capacity to manage their health. In addition, also, is an Adult Protective Services for those who are unable to manage their resources and daily living and protect themselves from abuse. Case manager, **Uche Abolo** said there is voluntary enrollment by the individual going through a crisis or by a caring family member, friend or physician. You must be 18 years of age, medically stable, a resident of NYC, not a danger to self or

others, and have a safe place to return to after a stay. The APS division tel. is 212/630-1883 and email is APSrefer@hra.nyc.gov. Brochures were given to board members.

Q. Are you involved with the Mayor's wife's "Drive NYC"?

A. No, we are not.

Q. If someone is qualified, are they required to produce medical documentation?

What is the requirement?

A. It's not required all the time and depends on the situation.

Q. Is your organization an independent non-profit?

A. Yes, TSI NYC is a non-profit with many different programs touching every facet involving mental health.

Q. As a non-profit, you are not a City agency, but are you getting funding from the City?

A. We are funded by the Dept. of Health & Mental Health.

Case Manager, **Michelle Hall**, spoke about **TSINY's Mobile Outreach** which provides case management, psychiatric services and help for mentally ill adults in accessing essential services in central and western Queens. Their aim is to minimize re-hospitalization and to strengthen the coping skills of these adults on a weekly basis for a six to eight weeks

Q. Do you need a referral?

A. No!

Q. Is that Borough wide or City wide?

A. Borough wide presently.

Q. Does this include referrals from the hospital?

A. No, only community based referrals.

Q. Any financial requirements?

A. No!

Q. What does Mobil Outreach actually do? Pickups?

A. Sometimes pickup is from the home, sometimes a facility, or delivery to appointments

Announcement by **Susie Tannenbaum** regarding the annual celebration given by Queens Borough **President Melinda Katz** for new community boards' members and long standing members will be held on **Tuesday June 27, 2017 at 5 pm** at the Borough Atrium, renamed after Helen Marshall, former Borough President. Ten year milestone Service Certificates of Appreciation will be given to **Kris Ram**, **Marc Schiffman** and **Peter Tu**; Fifteen year Certificates to **John Byas**, **Pablo Hernandez**, **Esther Lee** and **Warren Schreiber**; and a Twenty year milestone Certificate to **Frank Macchio**. Congratulations!

ITEM #6A - USTA OPEN– Kathleen Casino – On Monday June 26, 2017 annual tryouts for the ball person will be held at **3 pm**. You must be 14 years of age by 8/20/17 or older. Also, the annual **Job Fair** is scheduled for **July 11 and July 12** from **2 pm to 8 pm** at the National Tennis Center, if anyone is interested. Also, the 4th Year Annual **Queens Day** will be held on **Wednesday 8/23/2017** during qualifications week, and the call is out for local performers, singers, dancers, etc., . Be aware that during qualifications week, which **starts 8/22/2017**, it's absolutely free to get onto the site and get to see great tennis.

Chair Kelty was very upset we were bypassed again for the singer tryouts for the National Anthem, which was held again in Manhattan and find it inconsiderate and very inappropriate. He is not happy!! Also, giving us notice this late gives us less time to assimilate and notify our civic associations and community as to what is available to them. This is not aimed at you Ms. Casino. We very much appreciate your visit to our community.

ITEM #7 – 135-01 35TH AVENUE – Project ID #P2015Q0168 – Committee Chair Apelian had two meetings on the first application of the project, a rezoning of a M1 to a R7A with a C2-3 commercial overlay. In preliminary discussion, however, the community board and the Councilman were under the impression it would not have a commercial overlay and would strictly be a residential project. The Applicant then agreed to rezoning from M1-1 to R7A only with no overlay and will be voted on. There will be mandatory affordable housing, which is part of our recommendation. He then gave the floor to **Eric Palatnik**, applicant's attorney, who asked for rezoning from the small M1 manufacturing district to a R7A residential zone only, surrounded by an R6A residential and retail zone. He described the construction of a 9-story 72,000 sq. ft. building with a 4.6 FAR, 52 self-parking spaces (19 more than required), 93 apartments with 30% of the units as affordable housing.

Q. Is it possible to have solar installation on the roof?

A. **Mr. Palatnik** said it could be considered. However, **Chair Apelian** said No, it is not within the rezoning application requirement.

Q. Who is paying for the installation of water and sewer and electric?

A. It's the developer's responsibility for installation.

Q. Is the affordable housing in perpetuity?

A. Yes!

Q. Is there more than one entrance to the building and are they handicap accessible?

A. Yes, two and they are handicap accessible.

Q. Who is the developer?

A. The Leung Family.

Chair Apelian reminded everyone this is strictly a rezoning application to be voted on, but it doesn't mean you are voting on this particular building being built, just the opportunity. We have on file a letter from the Councilman confirming his recommendation to also remove the overlay. His approval and ours will go forward to the Borough President who may or may not add her approval and ultimately it goes before the BSA. Discussion followed over the four levels of diversified affordable housing required by law and ended with the difference between R7A versus R6A and the level of risk and the accompanying gain or loss, which is negligible in a R7A. The MIH program is not meant to be a profit situation, but a means for

a higher FAR on the one hand and affordable housing for those in need on the other.

Q. How are you qualified for the affordable housing?

A. It's all by statute! Ten percent goes to those who are disabled, fifty percent from Board #7's community and the balance in a citywide lottery.

Q. What is the difference between building additional units in R7A as opposed to R6A?

A. Twenty percent more units can be built under R7A.

Q. Then that means it basically covers the shortfall of affordable housing!

A. I do not have the financials of the project, but can get you the specifics. However the percentage is approximately 3.9 versus 4.6 in the FAR.

Q. What is the percentage?

A. A little under 20 percent, which is a net zero gain for the developer.

Q. But the leftover profit does go to the developer!

A. It's negligible and goes to pay off the debt and not into the developer's pocket. The affordability is done as an incentive but with a higher level of risk and less income.

Chair Apelian added land costs are expensive so the City came up with this idea to raise the FAR, which in essence is air space and considered land that costs nothing. However, the buildable and subsidized cost on the return is very high making MIH unprofitable. He brought up the recent news article about the glaring loophole that surfaced over a subsidized 2 bedroom apt. given to a tenant whose low income status increased 240 times over his original income during the second and third year, and still continuing to pay the low monthly rate of \$722.00, while someone more deserving remains without. This was not meant to be and **Chair Apelian** is sending a strong letter to HPD and elected officials to change the permanent residency rules associated with salary increases. With no further questions, **Chair Apelian** gave his committee report of 5/30 & 6/7/17 (without the C2-3 overlay which was removed by the applicant and will be procedurally handled by the NYC Counsel) to rezone M1-1 to R7A 150 ft. on the north side of 35th Avenue between Linden & Farrington Streets. Checking the area in question, it was found that Flushing Town Hall is using their accessory customer parking lot on the east side of the M1-1 site as a monthly commercial parking site illegally. This will be looked into also! In any case the committee approved the motion made by **Pablo Hernandez** to rezone to R7A seconded by **Linna Yu**. It was also recommended a 30% MIH requirement be provided for the residential units at an average 80% AMI. Motion was approved 8 to 0.

The motion now on the floor is to approve the rezoning to R7A seconded by Millicent O'Meally.

Discussion followed:

Board member **Arlene Fleishman** said she lives in gridlock on 31st Avenue, one block from Linden Place, a major artery to all the highways, and two blocks from Farrington. Traffic is horrendous, schools already are overcrowded and yet more residential buildings are going up. Real estate taxes on her co-op in the area are rising because of the overbuilding. Following suit, other Board members one at a time voiced their opinions, reservations and frustrations either in favor or against what has and is happening to their community. Committee **Chair Apelian** summed up that change is always difficult and we can't look back at what was. Our job is to research the intent of the developers and craft something good from it and work with our elected officials to affect the best change and balance for our community. We can make a difference by making our voices heard.

The motion is made by Committee Chair now on the floor is to approve rezoning from M1-1 to R7A.

The vote counted was (30) FOR (9) AGAINST (2) LEFT BEFORE VOTE

The meeting ended at 9:35 pm.

Respectfully submitted,

Mary Zuliani