



Community Board 7

Borough of Queens

Bay Terrace, College Point, Beechurst, 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, NOVEMBER 19TH, 2018

UNION PLAZA CARE CENTER

33-23 UNION STREET

FLUSHING, NEW YORK

PRESENT

Charles Apelian	Arlene Fleishman	Barbara McHugh	Marc Schiffman
Tyler Cassell (retired)	Richard Forman	Selma Moses	Kevin Shields Warren Schreiber
Alfredo Centola	Fred Fu	Kim Ohanian	Matthew Silverstein
James Cervino	Jeff Huang	Millicent O'Meally	Joshua Sussman
Michael Cheng	Lawrence Hughes	John Park	Joseph Sweeney
Chin-Hsiang Chiang	Eugene Kelty	Terence Park	John Tsavalos
John Choe (left early-ill)	Peter Kwiath	Kris Ram	Peter Tu
Kim Cody	Li Mei Li	Paul Rifino	Harpreet Wahan
Nicholas Corrado	Frank Macchio	Belal Salim	Singh Clarissa Wong
			Dian Yu
			Lei Zhao

ABSENT

Christine Colligan	Vincent Gianelli	Pablo Hernandez	Phil Konigsberg
Esther Lee	Rev. McEachern	Peter Sutich	Alison Tan
Linna Yu	Jie Zhu		

COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager

Mary Zuliani, Community Assistant

Mary O'Neill, Community Assistant

GUESTS

Lynn Koester – Assemblyman Daniel Rosenthal's office

Joyce Choi – Councilman Peter Koo's office

Brian Lam – Assemblywoman Nily Rozic's Office

Tim Hopper – Congresswoman Meng's Office

Tony Cao – Assemblyman Ron Kim's office

Vito Tautonico – Councilman Vallone's office

J. Antonopovlos - Assemblyman Edward Braunstein's office

First Vice-Chair Charles Apelian opened the hearing at 7:05 in the absence of Chair Kelty who would be delayed because of a prior meeting at Borough Hall. He asked the members for the Pledge of Allegiance followed by a moment of silence for armed forces around the world and our emergency services on our watch daily. The roll call attendance was taken as follows: **(36) Present (12) Absent**

Our next Public Hearing will be held on Tuesday, December 11, 2018 at 6:00 p.m. at the Queens Botanical Gardens followed by our HOLIDAY PARTY at 7:00 p.m.

First Vice-Chair Apelian gave the following MTA job openings available now until mid-December, with only some showing salaries.

- * Manager of Certifications
- * Deputy Chief Procurement Officer (\$122k - \$152k)
- * Chief Technology Officer (\$174k - \$216k)
- * Railroad Controller Trainee (\$26/hr)
- * Fleet Manager for MNR (\$75k - \$100k)
- * Yardmaster NY Penn RR
- * B&B Mechanic/Ironworker (\$25/hr)
- * Deputy Director GCT Facilities (\$100k-\$132k)
- * Elevator Mechanic
- * Hearing Officer (\$85k - \$110k)
- * Manager for Troubled Tickets
- * Manager for Administration (\$65k - \$84k)
- * Regulator Compliance (\$66k - \$84k)

The above and more can be reviewed after the meeting and at our office tomorrow.

Board Member **Arlene Fleishman** asked how does the new term limits proposal passed recently affect those of us on the Board. First Vice Chair Apelian explained we all start a new slate effective next year, 2019, with the first term being 8 years of service followed with 4 more terms of service, if you were hired during an even year. Those hired during an odd year will have 5 more terms after the first 8 years.

A motion to approve the minutes was put forth by Mark Schiffman and seconded by Kim Ohanian. The vote to approve was unanimous.

Board Member, Tyler Cassel, asked to address the board to let everyone know he is resigning and moving to Florida. He thanked the Board, Chair Kelty, and Vice Chair Apelian for the opportunities given him to serve on the Land Use committee, highlighted his 5 years work on the North Flushing rezoning and encouraged board members to be proactive, get the most out of the experience, go to the sites, take pictures, take it seriously. Your satisfaction will be your participation. He thanked everyone again, especially for their friendship over the years.

Speaker Elaine Fan, City Comptroller's Office, read Comptroller Stringer's statement regarding Amazon's brokered deal to receive nearly \$3 billion incentives from the City and State, and will get to bypass the normal zoning proceedings, which should have been transparent. Although it's a good deal for Amazon, he further stressed Amazon's arrival must benefit our residents without putting a strain on our facilities, housing and mass transportation. The City, State and Amazon should engage in community-based planning initiatives. We welcome the potential economic developments they can bring to our City, but must make their case in a public, transparent way. Ms. Fan added the Comptroller's Office will have a Diwali celebration on November 26, 2018 from 6 to 8:30 pm at the David N. Dinkins Municipal Building, 1 Centre Street North, Mezzanine Level.

ITEM #5 – Holiday Fire Safety – Battalion Chief Charles Lamberta – Statistics year-to-date in CB #7 was 632 structural fires, which means there was at least smoke. Everyone should have a smoke detector and carbon monoxide detector in their home. Recommended are the combo smoke/CO with a 10 year battery life. The FDNY Fire Safety Education Unit is available to do presentations and also bring free detectors. Call them at 718-281-3870. The Red Cross may now be doing the installations because the original funding program ran out. Check resources online regarding holiday cooking safety, space heaters, and kerosene heaters. Be careful with the new turkey fryers, which should never be used indoors. Also more stove fires start from unattended cooking than anything else. Most carbon monoxide emergencies stem from your heating equipment. Make sure your equipment is cleaned regularly and well ventilated. Detectors should be installed in and outside the bedrooms, in the hallway by the kitchen, but not inside the kitchen.

Chair Kelty gave a quick update of the Borough Board meeting. The NYC Charter, the City's constitution, established by the State legislature in 1897 controls how decisions are made about our neighborhoods, how our tax dollars are spent, and the powers of our elected officials. The Charter Revision Commission is reviewing the entire Charter, all 74 chapters, and in the next 2 weeks a draft will be sent to you, the public, asking you to attend the hearings and propose new ways to improve our City government. You can also submit your ideas by visiting, charter2019.nyc/contact.

ITEM #6 – 134-01 20TH Avenue, College Point – Charles Apelian, Chair of College Point Corporate Park Task Force & Land Use Committee – The application is for a special permit to facilitate re-tenanting the applicant's existing retail store with new commercial Use Group #10, as well as partial enlargement of second floor of the existing building to include an additional 10,000 sq. ft. of commercial area. **Chair Apelian** introduced this as the "Staples" site. **Jeremy Candreva**, attorney for the applicant, provided the following background. The site is located in an M1-1 commercial district which allows for Use Group #6, which permits stores like Staples, but not furniture. The current application is to modify the Use Group to allow for a Home Goods store. The ground floor is 24,000 sq. ft. with a 2nd floor of 6000 sq. ft. used by the Mattone Group. The current proposal is to increase the second floor by 10,000 sq.ft. for retail use in the future, but not for Home Goods. Recently we discussed the 9000 sq.ft. Ulta Beauty store building, which is now under construction and will be completed January 31, 2019 and the parking lot overhaul will be completed by June 1, 2019.

Discussion & Questions:-

Q. **Lei Zhao**: What will the second floor expansion be used for?

A. It could be retail, or could be additional office space for the existing tenant, Mattone Group.

Barbara McHugh said she saw a sign the site was still for lease.

A. That lease has now been signed by Home Goods and the sign will be removed.

Mark Schiffman said your design shows the second floor expansion is overhanging the first floor.

A. We just colored the 2nd floor differently to show you, but there is no plan to overhang the roof.

Q. **Selma Moses**: What is the parking situation?

A. The original spaces for parking was 403; 32 spaces were recently added by Ulta, and now with the 33 more spaces, 10 of which being handicapped spaces, the total will be 468. Lot #1 will be resurfaced and restriped by College Point Management (applicant for Ulta) and likewise Lot #50 by Mattone.

Chair Apelian explained the entire center consists of the two lots, lot #1 and Lot #50 which were merged as one zoning lot.

Q. **Millicent O'Meally**: I thought the second floor expansion was only for office space. Is this now being changed?

A. The zoning doesn't prohibit the use for retail or office. It will probably end up being office space.

Q. **Alfredo Centola**: You're adding 10,000 sq.ft. on the 2nd floor without knowing what it'll be used for?

A. The entire site is allowed to have a maximum of 400,000 sq.ft. so the additional space is as-of-right. The special permit doesn't pertain to the square footage, just the usage of that space.

Q. **Alfred Centola**: So if you weren't asking to change the use group from a Staples to Home Goods, you wouldn't even need to come for this permit.

A. Correct.

Q. **Arlene Fleishman**; What about the drive through/cut through. Will that remain?

A. Yes, the cut through and the cross through access actually relieves on-street congestion.

Q. **Kim Cody**: What's the total you're adding to the parking lot?

A. Thirty-Three spaces. Home Goods will have the same staffing levels as Staples.

Kim Cody: You'll be running out of parking spaces because Staples didn't have 60 employees on the floor. The lot is already full on weekend peak times.

A. We knew when Ulta came in, it would exacerbate the existing parking conditions. But this isn't the same scenario, this is vacant space,

Chuck Apelian added there's no parking variance being requested here.

Q. **Barbara McHugh**; what are the recommendations for the now one-way (due to construction by the DOT) and parking spots on the other lane?

A. **Chair Kelty** answered because of construction, the buffer zone between Target and them is now temporarily one-way, but we are talking to the developer to make sure they bring back the two-way.

Q. Richard Forman- Is there going to be a reconfiguration of the roadway entering the lot?

A. Chuck Apelian said we talked about various suggestions about this. These are all ultimately DOT issues and their decisions to resolve.

Q. **James Cervino**: Home Goods will occupy the vacant Staples building. Will the parking that exists accommodate this ground floor retail?

A. After restriping and resurfacing, the total 468 spots for the entire zone will be for *all tenants* on the two lots.

Chair Apelian spoke of the meeting on November 7, 2018 and after discussion regarding employee parking and final approval, the committee recommendation was agreed to by applicant as follows:-

1. Employee parking should be relocated to the side and the rear.
2. Adequate handicapped parking in front of "Staples."
3. The grading into the parking lot has to be redone.

The motion was made to approve the special permit to facilitate re-tenanting existing retail store to new commercial Use Group #10, partial enlargement of existing second floor by an additional 10,000 sq.ft. and with the following recommendations, seconded by Marc Schiffman:-

1. **Regarding employee parking to be relocated to side and rear.**
2. **Adequate handicapped parking in front of "Staples."**
3. **Regarding parking lot entry to be redone completely.**

Vote taken was (35) Approved (1) Disapproval

PUBLIC PARTICIPATION

Speaker Chris Curry - Asked for either a stop sign or Crossing Guards for 138th Street & 58th Road. Parents have been complaining to the 109th Pct about speeding and need something to be done. Also, in the vicinity of College Point near PS 246, there is a homeless shelter near a school. Since he was unsure where, he was asked to check out the location and call the office so we can check it out.

Speaking about homeless shelters, we received information last Friday that one is being considered by the City on **127th Street and 20th Avenue**. **Chair Kelty** said this building was identified as a possibility, but the building was listed as a warehouse in zoning and now it's zoned as a hotel, which raises a red flag. In the past the owner has never given reliable information so we could have problems with this building. Also, the building has fire escapes which are not permitted

anymore, so they'll need sprinklers to be installed at a cost to the owner. The building has to be checked out by the DOB before we can get involved. **Alfredo Centola** noted it will be the largest shelter of its kind if it is going to house 200 men. **Paul Rufino** said if the building's combustible, the renovation is non-compliant. **Chair Kelty** said when all the facts are in, the Board will then respond.

Speaker Diane Janna, Queens Public Library, College Point Branch –Ms. Janna said new programs are now available at their Library for children, teens and adults, and left information and newsletters for board members to review their theme "It's Time for Kind". Their new programs include Knitting & Crocheting, Tech servicing, conversational English, scrabble hour, movie night for adults, food drives, bingo, books to read, etc.

Meeting adjourned at 9 pm.

Respectfully submitted

Mary Zuliani