



Melinda Katz  
Queens Borough President

# Community Board 7

## Borough of Queens

Bay Terrace, College Point, Beechhurst, Flushing  
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Eugene T. Kelty Jr.  
*Chairperson*  
Marilyn McAndrews  
*District Manager*

COMMUNITY BOARD #7 PUBLIC HEARING & REGULAR MEETING  
MONDAY, APRIL 8, 2019  
UNION PLAZA CARE CENTER  
33-23 UNION STREET  
FLUSHING, NEW YORK

### PRESENT

Charles Apelian  
James Cervino  
Kaily Cheng  
Michael Cheng  
Chin-Hsiang Chiang  
John Choe  
Kim Cody  
Nicholas Corrado  
Arlene Fleishman  
Richard Forman  
Fred Fu  
Vincent Gianelli  
Pablo Hernandez  
Jeff Huang  
Lawrence Hughes

Eugene Kelty  
Phil Konigsberg  
Esther Lee  
Wensong Li  
Frank Macchio  
Rev. McEachern  
Barbara McHugh  
Selma Moses  
Sergio Nicolich  
Kim Ohanian  
Millicent O'Meally  
John Park  
Terence Park  
Kris Ram  
Paul Rifino

Belal Salim  
Marc Schiffman  
Warren Schreiber  
Kevin Shields  
Joseph Sweeney  
Alison Tan  
John Tsavalos  
Peter Tu  
Harpreet Wahan  
Clarissa Wong  
Maggie Wong  
Dian Yu  
Linna Yu  
Lei Zhao  
Jie Zhu

### ABSENT

Alfredo Centola  
Christine Colligan

Wendy Louie  
Matthew Silverstein

Joshua Sussman  
Peter Sutich

### COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager  
Mary Zuliani, Community Assistant  
Mary O'Neill, Community Associate

### GUESTS

Barbara Baruch-State Senator John Liu's office  
Joyce Choi-Councilman Peter Koo's office  
Justin Connor-Councilman Suozzi's office  
Maria Barlis-State Senator Ramos's office  
Isabel Pulgarin-Assemblywoman Nily Rozic's office  
Tony Cao-Assemblyman Ron Kim's office

Sandra Ung-Congresswomen Grace Meng's office  
Tim Thomas-Assemblyman Daniel Rosenthal's office  
Vito Tautonico-Councilman Vallone's office  
Jason Antonopoulos-Assemblyman Edward  
Braunstein's office

Since Chair Eugene Kelty will be late this evening, First Vice Chair Chuck Apelian opened the meeting at 7:15 pm with the Pledge of Allegiance followed by a moment of silence to honor the men and women serving our country abroad and at home.

Roll call was taken with **(42 ) Present ( 2 ) Absent (4 ) Excused** and included some of our new members, i.e.; Kaily Cheng, who owns a restaurant at 42-33 Bowne Street; Wensong Li, a Doctor of Anesthesiology; Sergio Nicolich, retired Police Officer, and Maggie Wong who lives in Manhattan and works in Flushing.

Vice-Chair Apelian introduced Justin Connor from Congressman Tom Suozzi's office who spoke about the recent (7) citations given on March 26<sup>th</sup> to (7) recipients, one of which was our District Manager Marilyn McAndrews (Mac) at Borough Pres. Melinda Katz's Women's History Month Celebration. So as not to intrude on the Borough President's evening, he came to our meeting to graciously honor our District Manager Marilyn McAndrews (Mac) with Congressman Suozzi's Certificate of Appreciation. Photos were taken.

Vice Chair Apelian gave the following announcements:

- \* MTA Job Openings:  
Assistant Chief of Design & Construction- \$100,000 – 140,000
- \* NYPD Police Summer Youth Academy- Ages 10-15 - Allows them to train with police officers during the summer ([communityaffairs@nyp.org](mailto:communityaffairs@nyp.org))
- \* Community Volunteer Day at Flushing Meadow Park – April 27th, 9 am-1 pm
- \* Rain Barrel giveaway at Queens Botanical Garden – April 14, 10 am – 1 pm
- \* Poppenhusen Institute Events ([Poppenhusen@juno.com](mailto:Poppenhusen@juno.com))  
Cinco de Mayo Celebration  
Wheels Across the Borough  
(We will re-announce all the May Events next month)
- \* Local Flushing Development Corporation having a fundraiser at CITI FIELD on May 21, 2019 Mets Game. Individual tickets are \$500 and includes a buffet and dinner. E-mail for further information at [fwcldc.org](http://fwcldc.org).

**ITEM #5 U.S. TENNIS OPENING** - Kathleen **Cassino** gave her annual USTA end of year recap and what's planned for 2019. On Friday, April 26, 2019 recruiting of seasonal positions for the 2019 US Open will take place, followed by a tour of the Ashe/Site, lunch and then tennis lessons at the Louis Armstrong Stadium Court. You must **RSVP by Friday, April 19<sup>th</sup>**. Last year out of 280 ball person positions filled,

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100 were from Queens. They hope to recruit more from Queens this year. The USTA fills approximately 7000 jobs for the US Open annually. They are in discussion with the Queens Borough President's office to possibly hire veterans also. They will notify us of the Job Fair dates. Starting April 17, 2019 kids under age 14 can submit a cappella without music online by uploading a YouTube video singing all or a portion of America the Beautiful with call backs on site. There are 13 hotels and many restaurants in Queens that will be available to those attending the US Open. The Queens Kiosk will be there again to hand out pamphlets with information on everything from Queens's cuisine to cultural destinations. Queens Day will be on August 21, 2019 and continue for the whole week free to the public from Tuesday to Sunday. There will be special happy hours, concerts, local kids learning to play tennis from the champions, face painting, artwork, etc. Complimentary tickets will be given out to many Queens's organizations in advance to ticketed events. During the year, USTA will host many health causes and initiatives, as they've done in the past.

Q. Warren Schreiber asked if you will have special signs thanking Community Board #7 and other boards for their support? Also, how would Senior Centers get in touch with you?

A. I think it's a very good idea for signage or maybe inviting the Board on a Special Day. Also I'll give you my card so the Centers can call me.

First Vice-Chair Apelian stated he believes only Community Board #7 supported the USTA expansion. It is appreciative, if the Board is recognized.

**ITEM #6 – 32-18 UNION STREET – BSA Cal. #2018-190-A - Committee Chair Jeff Huang 's 3/7/19 report-** Applicant is requesting BSA to direct Dept. of Buildings to renew all building permits originally filed in 2005, under # 402141516-01NB, which were recently denied by the DOB. The original building plans and building permits were approved in compliance with R-6 on July 20, 2005 with permits routinely renewed from 2005 to 2009. The premises was rezoned to R-5D on April 22, 2009, with the foundation work said to have been completed before rezoning. Construction work continued under valid permits from year 2009-2011. These permits lapsed on April 22, 2011 with no record of final inspection of construction, (which was said to be 70% complete), plumbing or electrical, and no C.O. or T.C.O. Foreclosure judgement was issued December 22, 2015 and new ownership began on March 15, 2016. The current attorney, Sheldon Lobel, said remaining work includes water, sewer, and interior fixtures and would take approximately 4 months to complete. The committee voted to approve the application eight to two.

**The motion on the floor this evening by Vice Chair Apelian is to approve the application, seconded by Warren Schreiber.**  
DISCUSSION FOLLOWED:

Vice Chair Apelian summarized the new owner is asking for an extension to vested rights, which means he was already grandfathered in under previous law, even though the permits lapsed, and is looking to extend them under vested rights.

Q. Millicent O'Meally– So what's the plan for the building.

A. Atty Rosenberg - To finish the building. It can't stay the way it is. The entire exterior of the bldg. is done and the inside work is more or less complete. Remaining includes water and sewer connections. There are no changes except R-5D is slightly smaller, but not by much.

Q. How many apts. and how large are they?

A. Eight units, reasonably small with two units per floor.

Q. Parking spaces?

A. Was not required.

Vice Chair Apelian reminded everyone that we are not judging the plan, only whether the building was vested before the change and allowing it to go forward.

Q. Is the building vested or is it a question of loss?

A. A little of both. First was the construction done pursuant to validly issued permits? (Yes) Were there substantial expenditures? (Yes) Also If the building is not vested, will the owner have a serious Loss. (Yes)

**THE VOTE TAKEN WAS (40) APPROVED ( 2 ) AGAINST**

**ITEM #7 – 7-05 152<sup>ND</sup> STREET – BSA CAL # 114-07-BZ - Committee Chair John Tsavalos** - This is an instant application to approve the enlargement of the existing daycare facility occupied by Kiddie Academy by converting the third floor offices and outdoor area into a Group 3 daycare space and allowing 25 children and 4 staff members in area B, and 60 children and 12 staff members in area C The building will remain with the existing 15,625 square ft. with 8 on-site parking spaces and 15 to 17 parking spaces in the cellar. The property is at a dead-end "T" intersection and predominately in an M1 zoning district. The owner obtained a permit to build this daycare in 2009. At that time there were objections to having the facility, and presently has 190 students enrolled, but are not all there at the same time. The age range is 6 weeks to 5 years and the hours of operation 6:30 am to 6 pm, 5 days a week. At the committee hearing on 4/4/19 the major concern was traffic congestion during pickup and drop-offs. Although most of the parents live in Whitestone, they do drive their children to and from. Changes to the third floor are considered minimal and getting rid of the office can possibly reduce parking, although parking is not a problem. The attorney said there haven't been any complaints from the neighborhood over the years. Other questions asked at the committee mtg. were "Will 152<sup>nd</sup> street be an entrance to Edgewater, the contaminated site? Also will it help if 152<sup>nd</sup> is changed to a one-way? Both answers were "possibly". It was confirmed with the owner that there only will be an additional 25 students.

Q. Barbara McHugh – Is the building two stories?

A. Its setback from the second.

Q. Gene Kelty – Borough President rejected this proposal 10 years ago. What’s changed?

A. Although most schools do not have off-street drop-offs, there is a need for universal pre-K. It’s heavily used by all communities.

**Gene Kelty** said then nothing’s changed since 2007, except they’ll be 25 more students. Atty Palatnik responded no one has been complaining in the years since then.

Q. James Cervino. Why not have a safety guy out there during pick-up and drop-off?

A. They have curbside pick-up and drop-off except with parents with infants.

Q. Warren Schreiber – What type of manufacturing uses are around?

A. Tropicana, Kinray.

Q. Phil Konigsberg – Were the concerns mentioned by Chair Kelty the only ones?

A. Gene Kelty – They originally were supposed to use 6<sup>th</sup> Avenue, but instead they used this ‘T’ Intersection. Garage ingress/egress was messy.

Lei Zhao made a motion to approve the community proposal, which was seconded and approved unanimously.

**The motion now on the floor is to approve the application to enlarge the existing daycare facility by allowing it to expand into the existing third floor office space with no change in total floor area.**

DISCUSSION ON THE MOTION

**Kim Cody** canvassed the neighborhood and left notices with the residents. He was able to speak to two residents who said they had no issues with it.

**Arlene Fleishman** - Every school is inundated with cars during pick-up and drop-off.

**Kevin Shields** – I checked out the facility. The building is first grade with a professional staff. I know there are traffic concerns. I live right there, but I still voted for it.

**Phil Konigsberg** – Have you looked at staggered arrival and departure?

**Warren Schreiber** – Most daycares have staggered arrivals and departures because it depends wholly on the parents work hours. Day care centers will always be a problem for the community because most of the parents drive the children to school and drop them off, and then linger to speak to other parents or teachers at length.

**First Vice Chair Chuck Apelian** - I understand the **Chair’s** sensitivity. We have a daycare facility in the same building as the Board’s office. When we have small meetings at the Board’s office, it’s impossible to get down the street, which is a narrow street with parking and also a terminal for the Q58 Bus as well. We’ve had these discussions for years, and it’s frustrating. At 152<sup>nd</sup> Street, it’s a little different. It’s a wider street and it’s a dead-end. The only people who drive there are those who live there or the parents who bring their children to daycare. I originally rejected the first proposal for this site, but I’ve been there recently and the traffic isn’t that bad. I will support this application.

**Chair Kelty** – 152<sup>nd</sup> Street isn’t a large block. We turned the application down the first time. However, I wouldn’t compound the problem by adding another 25 students. We didn’t give the community enough time to react to this. It’s been there for years and we’re not taking it away, but I don’t want to make it worse by adding 25 more students, and feel it’s inappropriate for the area.

**The vote on the motion was taken with (45) Approved (3) Disapproved**

**P U B L I C   P A R T I C I P A T I O N**

**Chair Kelty** asked the Board members to fill out the Flushing Hospital survey form given you this evening to help them out. Please fill it out and bring it back to our office or to our next meeting.

**Barbara Conatio** - Can you enlighten me as to why LaGuardia Airport has changed their flight route, which is now coming over North Flushing?

**It is suggested you speak with Board member Warren Schreiber who is on the advisory board of the Aviation Roundtable.**

**Kim Ohanian** – If anyone is interested, The Community Alliance meeting on Flushing Meadows Corona Park is being held on April 17, 2019 at the Queens Museum. All are welcome.

**Kim Ohanian** also reminded new members must appear at the Borough President's office on April 30, 2019 for their appointment. If you can't be there you must contact their office and let them know.

The meeting ended at 8:15 pm

**Respectfully submitted**

**Mary Zuliani**