



# Community Board 7

## Borough of Queens

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

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Donovan Richards, Jr.

*Queens Borough President*

Eugene T. Kelty Jr.

*Chairperson*

Marilyn McAndrews

*District Manager*

COMMUNITY BOARD #7 PUBLIC HEARING & REGULAR MEETING

MONDAY, MAY 10, 2021

AUDIO AND VIDEO TELECONFERENCE

### PRESENT

Charles Apelian  
James Cervino  
Kaily Cheng  
Michael Cheng  
\*\*John Choe  
Kim Cody  
Arlene Fleishman  
Richard Forman  
Fred Fu  
Doreen Gatanas  
Vincent Gianelli  
Pablo Hernandez  
Cody Herrmann  
Lawrence Hughes

Eugene Kelty  
Phil Konigsberg  
Wendy Louie  
Frank Macchio  
Betsy Mak  
Rev. R. McEachern  
Barbara McHugh  
Michelle Miao  
Selma Moses  
Sergio Nicolich  
Kim Ohanian  
Millicent O'Meally  
John Park  
Terence Park

Yacov Pshtitsky  
Frank Quatela  
Kris Ram  
Paul Rifino  
Warren Schreiber  
Kevin Shields  
Matthew Silverstein  
Joshua Sussman  
Joseph Sweeney  
John Tsavalos  
Clarissa Wong  
Maggie Wong  
Dian Yu  
Lei Zhao

### ABSENT

John Choe  
\*Nicholas Corrado  
Jeff Huang  
Esther Lee

Wensong Li  
Peter Tu  
Harpreet Singh Wahan

\*Linna Yu  
Jie Zhu

### COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager  
Mary O'Neill, Community Associate  
Anne Krzyzanowski, Community Aide

### GUESTS

Susan-Congresswoman Grace Meng's office  
Mabel Tso-Congresswoman Alexandria Ocasio-Cortez's office  
Susan Soojin - State Senator John Liu's office  
Brian Lam-Assemblywoman Nily Rozic's office  
Amber Yoon -Assemblyman Edward Braunstein's office

Vito Tautonico-Councilman Paul Vallone's office  
Joonyong Ahn-Councilman Peter Koo's office  
Elizabeth Bian-Queens District Attorney Katz's office  
Katherine Brezler-Queens Borough President's office

\*Excused

\*\*Left Early

Chair Kelty opened the meeting at 7 pm via audio and video teleconference. He thanked Board Members in attendance, and asked us all to Pledge Allegiance to our Flag in honor of those who fought for our Freedom, and to never forget those who died for us and those who came home seriously injured and in need of special care. A reminder, the public can only speak during Public Participation at the end of the meeting.

The attendance was taken with **(41) Present (6) Absent (2) Excused\* (1) Left Early\*\***

**ANNOUNCEMENTS** from Chair Kelty, including a list of job offers and the Governor’s edict that the subways will be back to 24-hour service effective May 17, 2021. Call our office for details regarding all announcements.

**UPDATE -First Vice-Chair Apelian** reported the Queens Borough Board (comprised of the Borough President, all Queens County Councilmen and Community Board Chairs) met to discuss and vote on the Phase I Willets Point Development 384 (b)(4) business terms. Discussion centered around the ongoing remediation for the school site, which we felt wasn’t stringent enough; an agreement that there would be no smoking allowed in the affordable housing units, and a codicil to ensure that 50% of affordable housing units will be allocated for current residents of our CB7Q district. The Borough Board voted to approve **9 to 0** with one abstention.

**Education – Richard Forman** – Instructional days will continue through June 25<sup>th</sup> on all levels, i.e., high school, middle school and elementary schools. Regent exams (one per day) will be given between June 17<sup>th</sup> to June 24<sup>th</sup> in English, Algebra and Science. There will not be any Regents in August. Summer School for High School students will be held July 6<sup>th</sup> to August 13<sup>th</sup>, Monday to Friday 8am to 1pm. There will be academics and camp like activities in Summer School for Pre-K to Grade 8. In September, school will resume in-person learning, five days a week.

**APRIL 2021 MINUTES** – Approved unanimously.

**QUEENS BOTANICAL GARDEN – Redoing & Designing the Education Building** – Speaker Joan Previn described the designs while Project Mgr., Evan Singer showed the designs of each planned phase where the current Education building is being completely redone. Outdoor restrooms will be easily accessible in several locations. Also planned are (4) ground floor classrooms which can open into each other to accommodate larger groups as needed. There will be a teaching kitchen which connects to the garden. You can view out through the glass to see the backdrop of planting and outdoor seating. On the south edge, a secondary farm is planned. The redesign of the building includes a plaza area, glass walls out to the garden and the plantings, a solarium and, parts of the roof and rooms are green or solar paneled and the entry into the building has an overhang to showcase and welcome visitors.

Q. Kim Ohanian (KO) - Do you need any kind of approval for this plan?

A. (JP) - No, only notified Public Design Commission.

A. Chair Kelty - It’s the Parks Department’s domain and does not need approval by anyone. I suggested cushions for the outdoor chairs. Otherwise a Great Job!

**36-21 Prince Street – BSA #2021-10-BZ – Committee Chair Rev. McEachern** – *Application seeks a special permit pursuant to ZR Section 73-66 to waive height restrictions near airports imposed under Section ZR 61-20 to permit the development of an 11-story building.* Rev. McEachern introduced the attorney for the applicant, Richard Lobel, who stated the building is as-of-right in all aspects, except it requires a

special permit to waive the height restrictions in airport areas. In February of 2021 the FAA gave their approval of a no hazard determination.

Q. Frank Macchio (FM) - Was the Port Authority brought in on this also?

A. (RL) - Yes, the Port Authority was notified, but as of today we're still waiting for their response.

Q. Warren Schreiber (WS) - With all these new buildings going up and the flight paths over them, are any noise proceedings being taken at the building sites?

A. Mike Kang (Architect) - None taken at sites. We are installing high quality windows to prevent overhead noise from planes being heard in the building. We are following OER regulations in all our projects.

Q. Cody Herrmann (CH) - As a BSA application, my understanding it was denied by another agency. Is this an appeal of another kind, and why was it denied and what stage in the process?

A. (RL) - Thirty days prior to sending it to BSA, the applicant requires going to DOB who can make an objection. With that objection, the applicant can go forward.

Q. (CH) - What is being built there and will residences be built on the top?

A. (GK) - The Chair explained the application is only to waive the airport height restrictions. It's out of order for us to involve anything else. As a new member, you will be attending orientation shortly where you will learn what we can or cannot do.

Q. Frank Quatela (FQ) - What will be the actual height of this building?

A. Amanda Ianotti (AI) - The building will be 186 ft. tall. Others in the vicinity are higher, some reaching 200 ft.

Q. James Cervino (JC) - What's the height difference between an as-of-right building and the variance?

A. (AI) - As-of-right is 165 ft. and the variance 186 ft., a difference of 21 ft.

Q. Pablo Hernandez (PH) - Are we voting tonight?

A. (GK) - Yes Pablo, pending the approval letter from the Port Authority.

Chair Kelty asked for Public comments. With no further response, he gave the floor to the Committee Chair.

**Committee Chair McEachern gave his May 5<sup>th</sup> Committee Report, which unanimously approved the application. The motion on the floor is to approve the Special Permit to waive height restrictions near the airport as approved by the FAA, and pending an approval by letter from the Port Authority. Seconded by Pablo Hernandez.**

#### DISCUSSION ON THE MOTION

Warren Schreiber - In the future I'd like to see the development of noise monitors in downtown Flushing during construction. Only LaGuardia airport has one.

Chair Kelty asked Warren to draft a letter to OER, which the Board will then send.

Q. Phil Konigsberg asked if they plan to use a crane on the top of the bulkhead? If so will it interfere?

A. Mike Kang (Architect) we will not need cranes. We will use the freight elevator to the roof, as required.

First Vice-Chair Apelian added if a crane is needed, a separate submission for approval is needed.

**The vote taken to approve the special permit this evening pending Port Authority is  
(40) For and (1) Against**

Richard Lobel thanked the Community Board for their thoughtful consideration.

**PUBLIC PARTICIPATION**

**Terence Park** - On behalf of the Asian American Borders Alliance, I want to extend my gratitude and praise for the swift verdict against Patrick Mateo's hate crime given by the community on Feb. 19<sup>th</sup>. It's a clear message that there is no room for hate crimes towards any races.

**Kris Ram** - The 109<sup>th</sup> Precinct's Community Council Meeting is May 12, 2021 at 7 p.m. Please R.S.V.P. or Call 718-321-2269.

The Borough President sent us the EEO forms to be filled out by board members. Please e-mail, mail or drop it at our office soonest possible.

Meeting ended at 8:42 p.m.

Respectfully,

Mary Zuliani