



Community Board 7

Borough of Queens

Auburndale, Bay Terrace, Beechhurst, Clearview, College Point, Downtown Flushing, East Flushing, Flushing, Malba, Murray Hill, Queensborough Hill, Whitestone, Linden Hill, 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, October 17, 2022

AUDIO AND VIDEO TELECONFERENCE

PRESENT

Charles Apelian
James Cervino
Kaily Cheng
Michael Cheng
Kim Cody
Nicholas Corrado
Arlene Fleishman
Richard Forman
Jeff Huang
Doreen Gatanas
Pablo Hernandez
Cody Herrmann
Lawrence Hughes
Eugene Kelty

Phil Konigsberg
Esther Lee
Wendy Louie
Frank Macchio
Betsy Mak
Rev. Richard McEachern
Barbara McHugh
Michelle Miao
Selma Moses
Sergio Nicolich
Millicent O’Meally
Terrance Park
John Park
Yacov Pshtissky

Frank Quatela
Paul Rifino
Warren Schreiber
Matthew Silverstein
Joseph Sweeney
Saleem Syed
John Tsavalos
Peter Tu
Harpreet Wahan
Maggie Wong
Dian Yu
Linna Yu
Lei Zhao

ABSENT

* Derick Fang
* Fred Fu
* Vincent Gianelli

Wensong Li
* Kris Ram
* Kevin Shields

* Josh Sussman
* Clarissa Wong
Jie Zhu

*** Excused**

COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager

Mary O’Neill, Community Coordinator

Anne Krzyzanowski, Community Assistant

GUESTS

Angela Sherpa - Congresswoman Ocasio-Cortez’s office
Soo Jin - State Senator Liu’s office
Gilbert Hoe - NY State Senator Stavisky

Amber Yoon- Assemblyman Braunstein’s office
Xin Wu - Councilwoman Ung’s office

Chairman Eugene Kelty opened the Public Hearing at 7 pm via audio and video teleconference. Pledge of Allegiance to our Flag in honor of all who fought for our freedom and our country and to never forget those who gave their lives for freedom.

Announcements from Elected Officials, Mayor’s Office, and Queens Borough Hall

Attendance was taken with (41) Present (2) Absent (7) Excused

Announcements from Chairman Kelty.

Board Member Kaily Cheng will be honored for his years of service to the community.
Board Members Betsy Mak & Dian Yu and several others did a wonderful job organizing the Flushing BID Gala.
Thank you to Board Members Joseph Sweeney Kim Cody for representing Chairman Kelty at a NYPD meeting.

Approval of the June 2022 meeting minutes

Lei Zhao: Community Board 7 now has a Facebook page. The purpose of the page is to disseminate information about local events. This is not an open forum for discussions. We now have a Social Media committee which met to establish policies. The post will be made by the office staff. The Chairman will reserve the final right for the posts.

Chairman Kelty: Our Facebook will not be political; it will be used to put out information from our office and Civic groups.

Public Hearing

- 1. 40-01 169 Street – BSA Calendar #2022-48-A: Application has been filed at the Board of Standards & Appeals (BSA) for permission to enlarge an existing building within the bed of a mapped but unpaved street.**

Chaired by Pablo Hernandez, Land Use Committee, Attorney, Adam Rothkrug, Rothkrug Rothkrug & Spector, LLP

Pablo Hernandez: The Land Use Committee met in September to discuss this.

Adam Ruthburg: This is a one-family house. On the North side of the property is a mapped street, Station Road. The property sits on a mapped street. The city will never use this street. [§ 1-01.6 General City Law - NYS General City Law (GCL) § 35 sets forth the BSA’s authority to hear an appeal regarding objections issued by the DOB related to a permit for a building located within a mapped street] This will increase the side of the building from 1,720 to 3,705 sq ft. The building addition complies with the local zoning.

Pablo Hernandez: At the committee meeting Betsy Mak asked to clarify the 25 ft rule in the M1 zone

Adam Ruthburg: In addition to being on a street bed, this property rests in two types of zones. A portion of the property is in a manufacturing zone and more than 50% is in a residential zone, so the zoning applies to the larger district.

Pablo Hernandez: The applicant should have an approval letter from the NYS DOT.

Adam Ruthburg: There is little or no chance that the DOT will use Station Road at this location. The BSA has 60-90 days to review the application and move forward with a decision.

Barbara McHugh: Is this a one family home? I see three entrances.

Adam Ruthburg: This is a one-family home. It is restricted by BSA resolutions. It was filed as an addition.

Pablo Hernandez: Another comment brought up at the meeting was consideration for the neighbors. This house has been abandoned. The grass is very high. If the owners are planning to expand the house, they should keep the outside clean. I was on that block this weekend to distribute letters about this meeting and did not see any improvement.

Adam Ruthburg: We communicated that concern to the property owner.

Pablo Hernandez: Committee report: The motion was presented by Lei Zhao to approve the application to enlarge an existing building bed of a mapped but unpaved street. The motion was seconded by Betsy Mak. The vote was 6-0 to approve.

Chairman Kelty: The motion is to approve. Seconded by Kim Cody.

40 – In favor

0 – Against

0 – Abstention

1 – No vote

9– Absent

Chairman Kelty: The motion carries.

- 2. 154-11 Horace Harding Expressway – BSA Calendar # 615-57-BZ Applicant proposes to extend the term of variance for an additional 10 (ten) years, for an existing gasoline service station with a convenience store accessory use.

Chaired by John Tsavalos, Land Use Committee, Hiram Rothkrug, Vassalotti Associates Architects, LLP

John Tsavalos: We had a Land Use Committee meeting about this property. At the meeting present were Hiram Rothkrug, Vassalotti Associates Architects, LLP and Vicky Garvey, Acting Director of Planning and Development from the Queens Borough President’s office. This site has been a gas station for 60 years. There are no open issues.

Hiram Rothkrug: The existing variance expires next October. This is a 24-hour gas station with a convenience store. It is a straight extension with included conditions: the signage conforms with zoning, no vehicles will be parked on the sidewalk, all curbs will be maintained, and it will clean & free of graffiti. All these conditions will be shown on the C of O. Betsy Mak asked about any open spills at this site. There has not been any open spill here since 2009.

John Tsavalos: I distributed flyers to the neighbors about this variance extension. At the Committee meeting someone asked if there were any changes since the last extension. No changes. Another member asked about the zoning.

Mr. Chang: I live next door to this property. I have no concerns.

Phil Konigsberg: What hours are the vacuum cleaners operating? Have there been any complains about noise?

Hiram Rothkrug: The vacuums are 24 hours. We have not received any complaints.

John Kelly: I use this gas station. They have always been a very legitimate business. It is kept clean. I would support their continuous service in business.

Saleem Syed: This is a well-kept gas station.

Betsy Mak: In the future, when there is this type of variance, can all neighbors be notified? Whenever a gas station applies for a variance, I would like to see an up-to-date environmental spill incident report.

Chairman Kelty: We will look into this.

Chuck Apelian: John Tsavalos handed out flyers, as we do this for all our applications. Unless there is an existing spill or someone sees it, it is difficult with a site this large, to bore and check for spills. We would not recommend to move forward if there was an open spill without a complete clean-up & remediation.

Kim Cody: Are the entrance & exits impacted when someone is using the vacuums & air station?

John Tsavalos: I was there today. There were cars both the vacuum & air station. These did not obstruct the exits.

John Tsavalos: Committee report: A motion was made by Pablo Hernandez to approve the variance, seconded by Warren Schreiber. Six in favor, zero against.

Chairman Kelty: The motion is to approve. Seconded by Selma Moses.

39 – In favor
0 – Against

0 – Abstention
0 – No vote

11 – Absent

Chairman Kelty: The motion carries.

Capital & Expense Budget submission for 2024

Chairman Eugene Kelty: Any questions or issues from Board Members about any of the Capital Budget line items?

Arlene Fleishman questioned the item about construction of sewers in the Michell-Linden area to prevent future flooding. Mitchell-Linden was severely flooded during Ida. This has been on the budget since 1984. This was moved from #8 to #2.

Harpreet Wahan: Item #3 states that the lighting in the Meditation Garden was completed. There is no lighting in the garden. Parks Dept started to put lighting on the pathway and did not complete the project.

Warren Schreiber: This is #31, resurfacing the Cross Island Parkway service road. Whenever it rains this area gets flooded.

Lei Zhao: The area off Kissena Boulevard between Peck Avenue & 56 Avenue was severely flooded during Ida. Three people died from flooding in their basements.

Chairman Kelty: We received a message from Cody Herrmann requesting a seawall on the private property behind Skyview Mall to be added to the Capital Budget. We did not get a proposal about the project. This will not go into the Capital Budget until we get a proposal.

Millicent O’Meally: Item #9, about the basketball court. My son & his friends play there. It is badly in need of upgrading.

Cody Herrmann: I am unclear as to why we want to continue suggesting increased funding for the NYPD. Especially under this administration, when we are not getting the commitment to parks that we thought we would get, when education is being slashed. We are putting more & more money into policing and at the same time we are talking about crime rates getting worse. I don’t see the correlation of investing in local precincts or thinking that we might invest in local precincts., when it seems that so much money is going into Strategic Response Group (SRG) which are not necessarily going to make our communities safer.

Kim Cody: I attended the Community Council of the 109TH Precinct. The deputy commander said crime is up 61%. Burglaries, robberies, larceny, identity theft. Cops from the 109th Precinct recently arrested someone who was breaking open mailboxes in apartment buildings, and he had a loaded gun.

Pablo Hernandez: I strongly believe that the police need more money

Arlene Fleischman: About the education funding, NYC is down 400,000 students. If the budget for education is cut, it is because funding is per student. The education budget should not be cut.

Arlene Fleischman made motion to approve the Capital Budget with corrections, seconded by **Richard Foreman**.

FY 2024 Capital Budget

38 – In favor
1 – Against

0 – Abstention
0 – No vote

11 – Absent

Warren Schreiber made motion to approve the Continue Support Budget seconded by **Frank Macchio**

FY 2024 Continue Support Budget

37 – In favor	0 – Abstention	12 – Absent
1 – Against	0 – No vote	

Selma Moses made motion to approve the Expense Budget seconded by **Pablo Hernandez**

FY 2024 Expense Budget

36 – In favor	0 – Abstention	13 – Absent
1 – Against	0 – No vote	

Public Participation

Phil Konigsberg: Bayside Historical Society will have their annual Totten Trot kids run.

Kim Cody: The NYPD academy had 650 new graduates.

Harpreet Wahan: Last weekend the Interfaith Council had our Annual Interfaith Walk. We visited five houses of worship, almost 55 people came with us on this walk.

Richard Forman: Last Saturday I held an open forum for parents and Superintendents. A lot of students from migrant families are coming to the schools. There are many courses and programs for the migrant adults. There is a large shortage of Spanish-speaking teachers.

Arlene Fleishman: There is also a need for French -speaking teachers.

Cody Herman: DEP is looking for more information on their proposal to modify the designated use and corresponding water quality of saline water from the Atlantic Ocean and LI Sound and up to the Bear Mountain Bridge. We need the public to comment on how they use NYC waterfront recreationally. People can mark where they go fishing. That will help us to make sure that the water quality standards around Flushing Bay & Creek and the East River are not changed.

Meeting ended: 09:48 PM

Respectfully Submitted

**Anne Krzyzanowski,
Community Assistant**