



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, June 20, 2023

AUDIO AND VIDEO TELECONFERENCE

PRESENT

Charles Apelian
James Cervino
Kaily Cheng
Kim Cody
Nicholas Corrado
Richard Forman
Fred Fu
Doreen Gatanas
Pablo Hernandez
Cody Herrmann
Jeff Huang
Eugene Kelty
Phil Konigsberg
Wensong Li

Wendy Louie
Frank Macchio
Betsy Mak
Barbara McHugh
Michelle Miao
Sergio Nicolich
John Park
Terence Park
Yacov Pshtissky
Frank Quatela
Kris Ram
Warren Schreiber
Kevin Shields
Matthew Silverstein

Josh Sussman
Joseph Sweeney
Saleem Syed
John Tsavalos
Peter Tu
Harpreet Wahan
Clarissa Wong
Maggie Wong
Lulu Yang
Dian Yu
Linna Yu
Lei Zhao

ABSENT: Michael Cheng, Vincent Gianelli, Lawrence Hughes, Esther Lee, Rev. Richard McEachern, Millicent O’Meally, Paul Rifino, Jie Zhu

EXCUSED: Arlene Fleishman, Selma Moses

COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager
Mary O’Neill, Community Coordinator
Anne Krzyzanowski, Community Assistant

GUESTS

Susan Liu - Congresswoman Meng’s office
Angela Sherpa- Congresswoman Ocasio-Cortez
Ashely Lin - NYS Senator Liu

Howard Wong - Assemblywoman Nily Rozic
Alie Ziraschi - Councilwoman Paladin’s office

First Vice-chairman Charles Apelian opened meeting at 7 pm via audio and video teleconference. Pledge of Allegiance to our Flag and a moment of silence in honor of all who fought for our freedom and our country and never forget those who gave their lives for freedom.

Attendance was taken with (40) Present (8) Absent (2) Excused

Announcements from District Manager Marilyn McAndrews.

Announcements from Elected Officials.

Approval of May 2023 minutes

USTA/National Tennis Center updates by John Albert from Bolton-St. Johns and Shelby Ponder, Manager of Community Relations & Events, USTA

Public Hearing

1 - “City of Yes Carbon Neutrality” (COYCN) Text Amendment. Presentation, by Hye-Kyung Yang, NYC Dept. of City Planning. Charles Apelian, Land Use Chair

The Land Use Committee met May 17th about this. It is a zoning text amendment to allow 17 carbon-neutral and environmental implementations.

Hye-Kyung Yang: This is first of three City projects for carbon neutrality. Agencies are asked to look at outdated regulations which hold residents from investing in their homes, business, and the City overall. The two other projects which will be started later this summer are Economic Opportunity and Housing Opportunity. The City is trying to limit greenhouse gas emissions and prevent further environmental damage associated with climate change.

Charles Apelian: Any questions from our Board?

Warren Schreiber: NYS is having problems creating clean energy plants to replace the plants that were taken off-line. How do we clean the atmosphere, reduce carbon, and provide electricity in the power grid to support these new proposals?

Hye-Kyung Yang: I’m not sure about the state’s concerns.

Charles Apelian: The NYC Planning role is to provide tools for the zoning resolution so that certain pieces can be placed as we move forward versus the discussion about our concerns about the capacity and ability to provide the electricity and other issues.

Warren Schreiber: The NYC Accelerator program, a loan funding assistance for homeowners to improve energy efficiency but one and two-family homes are exempt from local law 97. Why would these homeowners need the accelerator program?

Hye-Kyung Yang: The Accelerator program website has the answers, not just about the program but it also provides guidance to homeowners.

Yacov Pshtissky: Why are condos and co-ops being targeted for local law 97 and not city buildings and private homes?

Hye-Kyung Yang: Local Law 97 applies 25,000 SF buildings. We would have to follow up on this.

Charles Apelian: This is a ‘slap-in-the face’ to the private buildings which have to follow this law and not the City buildings. Councilwoman Ung is having a meeting about this now.

James Cervino: Can you clarify the part about ‘Electrification retrofits’, increased need for outdoor electrified equipment like heat pumps, is this for new construction or for existing buildings?

Charles Apelian: This is text to allow zoning for these items where they are needed. It is not about construction.

Frank Quatela: The zoning law was recently changed to allow for air-conditioning, compressors, condensing units, heat pumps and generators in side-yards.

Pablo Hernandez: With all the restrictions, are there any incentives for building owners to cut down on energy consumption?

Hye-Kyung Yang: This does not mandate anyone to make changes but, allows for the flexibility.

Frank Quatela: I was at a public meeting recently. All the proposals on the list are energy-saving benefits. Another benefit which DOB allows, and our board proposed, is for new building construction to have robotic/mechanized parking which could be in the basement.

Frank Quatela: About charge sharing, a percentage of residential spaces will be allowed to be shared with the public. Will private gated communities have to allow people to come in to charge their cars?

Hye-Kyung Yang: Private EV chargers will be allowed. If the property is privately owned, they don’t have to let others charge, but they can if they want.

John Kelly, Kissena Park Civic: I am in support of the proposals for this program. The electrical union has spent \$35 million on a training facility so that they can facilitate the changes for carbon neutrality. Right now, FDNY does not allow private residents to have solar panels and a Tesla power charger in their house. This program needs more examination.

Charles Apelian: The CB7Q Land Use Committee met about “City of Yes Carbon Neutrality” program and voted unanimously to oppose this program.

Cody Herrmann: I voted against this because of the revenue involved with the Real Estate Board of NYS. Does the tax abatement legislation recently passed in NYS Assembly & Senate about the help with Local Law 97 issues?

Charles Apelian: The law tax abatement does not address Local Law 97. Local law 97 has to be implemented and within six months fines will start to accumulate. Councilwoman Paladino resented a bill to put a moratorium on Local law 97.

Warren Schneider: This text amendment does not make it easier to comply with Local Law 97 because the costs are still the same. I will be voting against this because I don’t think the electric grid can support this.

Frank Macchio: The local law and the text amendments have to be done with planned obsolescence. Boilers will become obsolete in 20 or 25 years.

Charles Apelian: The conflict about this was that this is strictly a zoning accommodation. The recommendation is to deny this text amendment.

The motion is to deny:

34 – In favor

5– Against

0 – Abstentions

0 – No vote

11 - Absent

Charles Apelian: The motion to deny carries.

2 - 133-09 37 Avenue, Flushing - BSA 2022-84-BZ - Special Permit (73-66) to permit the construction of a new building in excess of height limits in the airport approach established under ZR 61-21.C4-2 zoning district. Charles Apelian, Land Use Chair and John B. Egnatios-Beene, Applicant: Strook & Strook & Lavan LLP
The address is 36-35 College Point Boulevard, between 36th Road & 37th Avenue, Block # 04970 Lot #'s 1, 53. They are proposing a 14-story building, mixed commercial, residential and community facility. This building will be 230 feet high.

Charles Apelian: We did not have a Committee meeting on this item, so there isn't a recommendation.
Frank Macchio made a motion to approve, seconded by **Lei Zhao**.
We have a motion on the floor to approve this special permit.

Motion to approve:

34 – In favor
5 – Against

1 – Abstention
0 – No vote

10 - Absent

First Vice-Chairman Apelian: The motion to approve carries.

Public Participation

Joan Krevlin, Queens Botanical Garden: The garden is proposing a new outdoor pavilion. It will be 1,500 SF. This will be used for education and public programs and workshops.

Sue Peters: She attended a City Council Technology Committee Hearing about the 5G towers. She said that Councilwomen Paladino told people at the hearing to speak-up about the issues involving the 5G towers that might be going up in many places in the city. These 5G towers will have cameras watching people.

Marouna Righi: Civilian Complaint Review Board has monthly meetings that are open to the public.

Kim Cody: NYC Mayor wants retired NYC employees to use a private health insurance company instead of Medicare. If this goes through, retirees will only be able to select doctors from a network.

Kris Ram: Thanked Board members who came and participated in the 109 PCT BBQ.

Meeting ended: 8:30 PM
Respectfully Submitted
Anne Krzyzanowski,
Community Assistant