



# 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

30-50 Whitestone Expressway, Flushing, NY 11354 Ste. 205

Ph: (718) 359-2800

Fax: (718) 463-3891

Email: [gn07@cb.nyc.gov](mailto:gn07@cb.nyc.gov)

<https://www1.nyc.gov/queenscb7>

Donovan Richards, Jr.  
*Queens Borough President*

Eugene T. Kelty Jr.  
*Chairperson*  
Marilyn McAndrews  
*District Manager*

### COMMUNITY BOARD #7 PUBLIC HEARING & REGULAR MEETING

Monday, November 20, 2023

Meeting was held in the basement of St Luke Church, 16-34 Clintonville Street

#### PRESENT

Charles Apelian  
James Cervino  
Kim Cody  
Nicholas Corrado  
Arlene Fleishman  
Richard Forman  
Fred Fu  
Doreen Gatanas  
Cody Herrmann  
Lawrence Hughes  
Eugene Kelty  
Phil Konigsberg

Frank Macchio  
Betsy Mak  
Barbara McHugh  
Sergio Nicolich  
John Park  
Terence Park  
Yacov Pshtissky  
Frank Quatela  
Kris Ram  
Paul Rifino  
Warren Schreiber  
Kevin Shields

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

ABSENT: Esther Lee

EXCUSED: Kaily Cheng, Michael Cheng, Vincent Gianelli, Pablo Hernandez, Jeff Huang, Wensong Li, Wendy Louie, Rev. Richard McEachern, Michelle Miao, Selma Moses, Millicent O'Meally, Matthew Silverstein, Clarissa Wong, Linna Yu

---

#### COMMUNITY BOARD #7 STAFF

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

#### Elected Officials

Angela Sherpa – Congresswoman Alexandria Ocasio-Cortez  
Susan Liu – Congresswoman Meng's office  
Xin Ying Wu – Congresswoman's Ung's office  
Ashley Lin - State Senator John Liu's office  
Weilu Su - State Senator John Liu's office  
Koshy Thomas - Assemblyman Braunstein's office

Charles Wohlgemuth – Assemblyman Berger's office  
Tony Chau - Assemblyman Kim's office  
Assemblyman Ron Kim  
Anthony Iuliano – Mayor's office  
Councilwoman Vicky Paladino  
Lauren Pluguez, Queens Brought President's office

**Chairman Eugene Kelty** opened meeting at 7 pm. 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 our freedom.

Announcements from Elected Officials.

Attendance was taken with (35) Present (1) Absent (14) Excused

Announcements from Chairman Kelty

## Public Hearing

### **1 – City of Yes for Economic Opportunity proposal (N250010ZRY and N240011ZRY) Presentation by**

#### **Charles Apelian, Land Use Chair**

Over 200 people from the public attended this meeting.

**Cameron Burrows - Queens Department of City Planning**, outlined the ‘City of Yes’ Zoning for a more equitable and sustainable City. NYC plans to modernize and update our City’s zoning regulations to support small businesses, create affordable housing, and promote sustainability. It includes Carbon Neutrality, Economic Opportunity, and Housing Opportunity. This is an attempt to make our homes, businesses, electric power grid and even waste streams much cleaner. It will affect the transportation we use, how homes are built, the energy we use. It is about using less water and wasting less food. Businesses are encouraged to contribute to making active, safer, and walkable streets.

**Warren Schreiber:** Currently there are restrictions on the type of businesses that people can run out of their homes. Will this proposal remove the restrictions? And who will enforce the health codes?

**Cameron Burrows:** It does not remove all restrictions but expands the type of businesses. Enforcement will be conducted by the same agencies.

**Frank Macchio:** Will residents in co-op apartments be allowed to run businesses and have different types of people coming into the building?

**Cameron Burrows:** No, co-ops will still have their rules about what type of businesses people run from their homes. This proposal expands the type of businesses people can run from their residence and increases the square footage they can use.

**Terence Park:** I don’t see any provisions for public safety.

**Cameron Burrows:** The proposals lift some of the restrictions that were put in place originally and are now outdated. This will become part of the zoning resolutions.

**Joseph Sweeney:** Commercial districts will be expanded. If there is a commercial district around the corner from a residential street, the noise will affect the people who live there. We have that situation in CB #7 now. This will impact the residents all over NYC.

**Cameron Burrows:** The proposal will not affect residential districts. This will lift restrictions on cabaret. Bars are not allowed to have dancing. The proposal will remove the cabaret laws.

**James Cervino:** How can a low-density neighborhood be prepared to handle a life-science organization? What is a life-science?

**Cameron Burrows:** Life-science organizations are no longer heavy polluters. These are more appropriate in an office setting. These are research facilities.

**Councilwoman Paladino** said that certain residual districts will be eliminated, and that councilmember dereference will be eliminated for zoning. She told everyone to call their council representatives.

Residents **Sheryl Kleven, Janet McCreech, Arlene Schlesinger, Pasquale Masullo, James Mooney & Robert Ellis** spoke against the 'City of Yes' proposals.

**Charles Apelian:** We are rejecting the all proposals in the 'City of Yes', as many do not make sense.

**Charles Apelian:** The motion is to disapprove, seconded by Warren Schreiber.

**34 – In favor**

**0 – Abstentions**

**16 - Absent**

**0– Against**

**0 – No vote**

**Chairman Kelty:** The motion to disapprove carries.

**2 – Re: 163-69 24th Road, Flushing – BSA Calendar #2023-39-BZ** – Development of a new single family detached home, contrary to front yard regulations ZR 23-45.

**Frank Quatela Committee Chair**

**The applicant nor their representative did not attend.**

This is a triangular property which has been vacant for over twenty years. The applicant applied to have a front yard waiver along Frances Lewis Boulevard & 24th Road. We asked that they move the building closer to the northerly lot line, to line up the building with those on 169<sup>th</sup> Street and to provide a covered garage inside the building. The new building will be a benefit for the nearby homes.

**Frank Quatela:** The motion is to approve. Seconded by **Joseph Sweeney**

**33 – In favor**

**0 – Abstentions**

**17 - Absent**

**0– Against**

**0 – No vote**

**Chairman Kelty:** The motion to approve carries.

**3- Re: 138-30 & 138-23 Northern Boulevard, Flushing -BSA Calendar #2023-52-BZ** – Special permit application pursuant to Section 73-66 of the zoning Resolution to permit a new 14-story community facility building and a new 17-story residential building to exceed the height limits established in Section 61-21 of the Zoning Resolution.

**Charles Apelian, Land Use Chair**

**Charles Apelian:** We have a letter from the FAA and from PANY approving the height of this building.

**Christopher DeNicola, Attorney for the applicant:** This is a special permit application because it exceeds the height limit near the airport. The building is otherwise as-of-right.

**Terence Park:** How many parking spaces will there be?

**Christopher DeNicola:** 425 parking spaces.

Several board members asked about parking and where do the cars enter or exit this site.

**Architect:** We are proposing a 20-foot curb-cut. There will be a parking attendant. The car queuing space will be on the ramp under the building. There will be a 70-foot landing where cars can wait for the attendant.

**Dian Yu:** How many apartments will there be?

**Architect:** About 130 units, which will be commercial, residential and community facility.

**Maria Becce,** Chair, The New York Community Aviation Roundtable: When planes take off and land, by law they should have 1,000 feet altitude but FAA gives them a waiver for less than 1,000 feet. In this area, the 17-story building will only be a couple of hundred feet below the planes. The people living there will file many noise complaints against the planes. The planes leave and take off almost every minute for about 18 hours per day.

**Architect:** We did a noise study which was approved.

**Chairman Kelty:** I am very uncomfortable with the number of cars that will be queuing to get into the building.

**Charles Apelian:** The motion is to approve, seconded by Warren Schreiber

15 – In favor

17 - Against

1 - Abstention

0 - No vote

17 - Absent

**Chairman Kelty:** The motion to **disapprove** carries.

**Public Participation:**

**Simon Gerson of Gerson Properties:** His family owns the Chamber of Commerce Building. He spoke against the illegal street vendors. He said there are multiple violations daily caused by the street vendors.

**Kim Cody:** I emailed all NYC Councilmembers to vote against City of Yes and I hope all CB #7 Members do the same.

**Meeting ended: 10:30 PM**

**Respectfully Submitted**

**Anne Krzyzanowski,**

**Community Assistant**