



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, December 4, 2023

Meeting was held in the basement of St Luke Church, 16-34 Clintonville Street Whitestone NY 11357

PRESENT

Charles Apelian

Kim Cody

Kaily Cheng

Michael Cheng

Nicholas Corrado

Arlene Fleishman

Richard Forman

Fred Fu

Cody Herrmann

Jeff Huang

Lawrence Hughes

Eugene Kelty

Phil Konigsberg

Esther Lee

Frank Macchio

Betsy Mak

Barbara McHugh

Michelle Miao

Selma Moses

Sergio Nicolich

John Park

Terence Park

Yacov Pshtissky

Frank Quatela

Kris Ram

Paul Rifino

Warren Schreiber

Josh Sussman

Joseph Sweeney

Saleem Syed

John Tsavalos

Peter Tu

Harpreet Wahan

Clarissa Wong

Maggie Wong

Lulu Yang

Dian Yu

Lei Zhao

Jie Zhu

ABSENT: Rev. Richard McEachern

EXCUSED: James Cervino, Doreen Gatanas, Vincent Gianelli, Pablo Hernandez, Wensong Li, Wendy Louie, Millicent O'Meally, Kevin Shields, Matthew Silverstein, Linna Yu

COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager

Mary O'Neill, Community Coordinator

Anne Krzyzanowski, Community Assistant

Elected Officials

Susan Liu – Congresswoman Meng's office

Mabel Tso – Congresswoman Ocasio-Cortez's office

Koshy Thomas - Assemblyman Braunstein's office

Charles Wohlgemuth – Assemblyman Berger's office

Sandro Navaro – Senator Ramos' office

Richard Hurskamp – Senator Stavisky's office

Tony Chau - Assemblyman Kim's office

Xin Wu – Councilwoman Ung's office

Councilman Moya

Councilwoman Paladino

Anthony Iuliano – Mayor's office

Georgia Katsalis - 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.

Attendance was taken with (39) Present (1) Absent (10) Excused
Announcements from Chairman Kelty
Announcements from Elected Officials.

First Vice Chairman Charles Apelian announced that Deputy Mayor Philip Banks wrote a letter stating there will be a new precinct to supplement the 109 PCT. Apelian thanked everyone involved who helped make this happen, especially Mayor Eric Adams.

Councilwoman Paladino spoke about the work she has done to help secure the new precinct.

Public Hearing

ULURP for Willets Point Phase II - Charles Apelian, Land Use Chair

- Zoning Text Amendment to Section 124-05, 124-31, 124-40 and 124-60
- Special Permit pursuant to Section 74-14: Arena, Stadium or Trade Exposition of greater than 2,500 seats
- Special Permit pursuant to Section 74-802: Transient Hotel in a commercial district
- Special Permit pursuant to Section 124-60: Special Permit to Modify Use or Bulk Regulations
- Changes to the City Map (primarily to map the Phase 1 streets)
- Certification pursuant to Section 124-05: Certification for large developments

Councilman Francisco Moya made opening remarks about the Willets Point project. He spoke about the Soccer Stadium, jobs, and the housing that Willets will provide to our community.

Melissa Román Burch, Chief Operating Officer NYC EDC made opening remarks about the potential of Willets, and how it has been a long and thoughtful process. The Stadium will be entirely privately funded by the NYC Football Club. She thanked everyone involved and announced that the ground-breaking for Phase I will be held soon.

Ethan Goodman, Queens Development Group/Director Planning and Project Management at Fox Rothschild, LLP. Willets Phase II is divided into four areas: the Triangle Parcel, The Stadium, The T-Parcel, and the Northern Parcel. There will be 1,400 affordable housing units, 250 hotel rooms and 3.7 acres of public space. The Soccer Stadium will be the center of the project. The Developers are still working to find an operator for the hotel, but it will have a 24-hour front desk, a fitness center, and other amenities.

Martin Edelman, Vice Chair New York Football Club: Spoke about how he first met with Councilman Moya to build a soccer stadium in NYC, and they worked together to find a location. Building and operating the new stadium will create over 4,000 union jobs.

Jennifer O’Sullivan, Chief Operating Officer, New York Football Club: We are grateful to continue working with CB #7 on this project. The approval process is important to our Club and our fans, including many who live in this community. We believe that this project will bring economic opportunities to this area. The stadium will be completely union built and we will partner with local business in Queens. NYFC will move our staff of over 100 people to Willets Point. Local community groups will be provided rent-free spaces to meet, and NYC FC will offer many programs for underserved youth. This will be the first all-electric stadium in NYC, and it will be built using sustainable practices.

Joseph Sweeney: Will there be any other games played at the same time as the soccer games?

Charles Apelian: They will coordinate their games schedules with MLB and USTA so that does not happen.

Joshua Sussman: I would like to include a condition that this hotel will never house migrants or homeless people.

Charles Apelian: We can accept that as a friendly amendment to our motion.

Cody Herrmann: How much space will be for community use?

Ethan Goodman: 31,000 SF.

Lei Zhao: Will people in the community be exposed to the traffic noise?

Ethan Goodman: Yes, we did an environmental impact study about noise. Additional soundproofing would be needed near the Subway at Roosevelt Avenue and near the highway at Northern Boulevard to factor noise from cars, trains, and airplanes.

Terance Park: Considering that there will be a lot of people in this area, do you have any plans for a medical facility?

Ethan Goodman: We had extensive conversations with all the emergency services to make sure that during game days they will be on-site and available.

Numerous union members, local residents and soccer fans came and spoke in support of the project.

A few speakers spoke in opposition.

Charles Apelian: The Willets Point Quarterly Task Force has met regularly for the past few years. We had a few concerns during our review process. We wanted assurances that the Hotel will not be converted into housing for the homeless or into a migrant shelter and that the Developer identifies a level of Hotel service. We wanted assurances that adequate parking will be provided. Although a parking agreement has been crafted, it has not been officially validated between the NYC Football Club, NY Mets, and the NYC Parks Department. A motion was made in Committee to approve the Willets Point Phase II ULURP by **Frank Macchio**, amended by a friendly motion with the following stipulations:

1. NYC Football Club must obtain written agreement from NYC Parks & NY Mets prior to expiration of ULURP for permission to park 4,000 cars on the Citifield Parking Lot during NYC Football Club games or events.
2. NYC Football Club shall not have any games/events at the same time as NY Mets or USTA games/events or any other sporting events within Flushing Meadows Corona Park.
3. The Hotel will not be converted into a Homeless or Migrant Shelter.

Community Board 7 voted:

37 – In Favor

2 – Against

The motion with stipulations was approved.

Meeting ended: 09:25 PM

Respectfully Submitted by

Anne Krzyzanowski,

Community Assistant