



# 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, September 18, 2023

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

#### PRESENT

Charles Apelian

James Cervino

Kaily Cheng

Kim Cody

Nicholas Corrado

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. Richard McEachern

Barbara McHugh

Selma Moses

Sergio Nicolich

Millicent O'Meally

John Park

Terence Park

Yacov Pshtissky

Frank Quatela

Paul Rifino

Warren Schreiber

Kevin Shields

Matthew Silverstein

Josh Sussman

Joseph Sweeney

Saleem Syed

Peter Tu

Harpreet Wahan

Clarissa Wong

Lulu Yang

Dian Yu

Linna Yu

Lei Zhao

ABSENT: Michael Cheng, Jeff Huang, Esther Lee

EXCUSED: Michelle Miao, Kris Ram, John Tsavalos, Maggie Wong, Wensong Li, Jie Zhu

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#### 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

Angela Sherpa- Congresswoman Ocasio-Cortez's office

Susannah Go - Assemblywoman Nily Rozig's office

Anthony Iuliano – Mayor's office

Councilwoman Paladino

Councilwoman Ung

Kate Boehme – Queens District Attorney's office

Lauren Pluguez & Lisa Atkins – Queens Borough  
President's office

**First Vice-chairman Charles Apelian** 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 freedom.

Attendance was taken with (41) Present (3) Absent (6) Excused

Announcements from First Vice-chairman Charles Apelian

Announcements from Elected Officials.

NYC Councilwoman Paladino presented Chairman Kelty with a Proclamation from the City of New York honoring all his life accomplishments and to acknowledge his service to the community.

Approval of June 2023 minutes

## Public Hearing

### **1 – 30-05 Whitestone Expressway, Flushing, NY - Whitestone Lanes ULURP # 230091ZMO**

**Proposed zoning map amendment for Block 43700, Lots 1, 15 & 48 from M1-1 zoning district to R7-A zoning district.**

**Charles Apelian:** The committee discussed several options for this location. The bowling alley building will be demolished. We came up with a solution to build a residential only building. A residential building will have limited traffic compared to a commercial business which could have traffic all day. There is no height limit for this location. This building will have 350 apartment units. We asked them to not have any community facilities and no medical centers. It will be only residential. It will have MIH – Mandatory Inclusive Housing, which requires developers to include affordable housing in areas that are rezoned to allow for more housing development. The developer is not getting funding from the City or State, they will subsidize the affordable units. We have allowed them to have more apartment units and in exchange they will give back by having MIH apartments. There will be a minimum of 300 parking spaces. Parking is a major concern in Community Board #7. There was a recommendation for a garden which will be a Public Access Area.

**Eric Palatnik,** attorney for applicant: This building is a former bowling alley. No one is bowling these days. This is zoned M1, and the proposal is to zone this as R7-A. Ninety-one of the apartments will be affordable housing. They are proposing to have 14,400 sq ft publicly accessible open space which will be on the corner of Linden Place and the Whitestone Expressway. This will be a nice plaza similar to the ones in Manhattan and will have sliding gates which will be closed at night.

The plaza will have a meeting area, tables, and places where people can do yoga or other activities.

The grounds will be landscaped by a professional landscaper. The landscaping will shield the lower floor apartments from the expressway.

The new building will be 9 stories tall. The nearby buildings are about the same height. It will have high-efficiency lights, charging stations for electric vehicles and will be solar-ready. It will be an electric building according to local law 97. All the parking will be below grade.

There will be a place for trucks to pull into to make deliveries.

The building will have a courtyard in the middle for the residents. The majority of the building will be one bedroom and there will also be studios, 2 and 3-bedroom apartments.

The entrances will be from Linden Place & Farrington Avenue will go down-under the building.

**Arelene Fleishman:** There might not be enough parking for all the cars. Are the parking spaces included with the rent?

**Eric Palatnik:** They will pay for parking.

**Chuck Apelian:** People are more likely to buy apartments if there will be parking. The 300 spaces will be under the building.

**Reverend McEachern:** Isn't this a flood area?

**Chuck Apelian:** It is a flood area.

**Eric Palatnik:** The cars will be in the flood area. Building equipment will not be in the flood area. The first floor starts above the flood elevation.

**Yacov Pshtissky:** Will there be a drainage area?

**Eric Palatnik:** There will be dry wells in addition to capture any run-off.

**Larry Hughes:** Linden Place could become a major transit corridor with an increase in bus services and possibly a bus terminal at Linden Place and the Whitestone Expressway

**Warren Schrieber:** MTA is planning to come back to us with their final bus route re-design in 2024. There was nothing formalized.

**Cody Herrmann:** How much water can be retained after a rainstorm?

**Architect:** We have calculations, this depends on the amount of rainfall. The parking lot is on a slope and the water will drain out to the city sewers.

**Cody Herrmann:** Will there be landscaping on the property?

**Architect:** Yes.

**Chuck Apelian:** The central core and the garden are both permeable.

**Arlene Fleishman:** There is a proposed new pump station constructed on Linden Place between 31st Road and 32nd Street starting in 2024. This will help all of us in this area.

**Pablo Hernandez:** You know that there will be issues with flooding here.

**Eric Palatnik:** Our engineer is here who can answer any questions about flooding.

**Chuck Apelian:** We talked about the flood plan in the committee meetings, and we used the FEMA flood maps to be sure that the apartments and the people living here will be safe.

**Phil Konigsberg:** How many years will it take to complete this project?

**Eric Palatnik:** Two or 2 1/2 years.

**Phil Konigsberg:** Will there be electric charges for cars?

**Eric Palatnik:** There will be chargers for cars. We have not come up with an exact number, but I am sure it will be substantial.

**Cody Herrmann:** Will there be outdoor parking?

**Chuck Apelian:** There is an alternative for parking which came up in a committee meeting, it is a recommendation to modify what was approved by City Planning.

**Warren Schreiber:** I think there is a law that states new & renewed leases must state where the property is in a flood plain. What will be stated in the leases for this building?

**Eric Palatnik:** The flood zone is "AE"

**Lei Zhao:** How many affordable apartments will there be?

**Chuck Apelian:** Optional 1 is 25% and option 2 is 30%, the councilmember will negotiate with them about how many units will be affordable.

**James Cervino:** Will there be pumping systems to drain the water?

**Eric Palatnik:** Yes, there will be a pump which will remove the water in an emergency.

**Terence Park:** Is it possible that this building will sink?

**Eric Palatnik:** No, because it will be properly built. The NY Times building is sinking because its foundation was not built properly.

**Chuck Apelian:** Arlene Fleishman bought up the issues of homelessness and vagrancy that will cause the improper use of a public access area. Our former District Manager, who is also on the Land Use committee, brought up an excellent suggestion with the idea of a parking garden. Instead of this being a parking lot it will be more permeable with landscaping and with trees pits.

The recommendation is to approve the project with the following restrictions, there will be community facility on site. The maximum number of dwelling units will be 350. The minimum number of parking spaces will be 300. Access will be from Linden Place and only allow a right turn from the south bound lane and no egress. There will be 2 parking spaces for delivery trucks. Provide a parking garden with approximately 34 on-grade parking spaces which will have landscaping and lighting.

**Cody Herrmann:** Do any of the MIH units be for Community Board #7 residents?

**Chuck Apelian:** Fifty percent is the standard. Later they will negotiate the final deal with the Councilmember.

**Lulu Yang:** Why is it rezoned to residential from commercial? Residents use more sewer lines.

**Chuck Apelian:** The EIS (environmental impact statement) *(not sure what Chuck said)*

**Harpreet Wahan:** What restriction can be placed on Linden Place north-bound traffic?

**Chuck Apelian:** Nothing now, after the residents move into the building, we will see the situation, then we can talk to DOT about mitigation issues.

**James Cervino:** If this building is not approved, will this be a medical center?

**Chuck Apelian:** It could be, or maybe a community center could be built. We had many discussions about the type of building to eliminate the impact of traffic and affect the entire neighborhood.

**Lei Zhao:** Can we put something in here to encourage the developer and councilwoman to maximize the number of MIH units?

**Chuck Apelian:** The councilwoman is here and listens to our discussion. The MIH might be about 100 units.

**Chuck Apelian:** There is a motion on the floor to approve with the restrictive declaration that we agreed. Seconded by **Millicent O’Meally**.

The motion is to approve:

**40 – In favor**

**1– Against**

**0 – Abstentions**

**0 – No vote**

**9 - Absent**

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

## **2 – Community input on Capital, Expense & Preliminary Budget – FY 2025**

**Frank Macchio:** We sent to the City our recommendations for the Capital, Expense & Preliminary Budget. Community Board #7 let the public know that we will submit our budget. We got back about a dozen pieces of input, mostly from community & civic groups. We are working in committee to put those into effect.

**Harpreet Wahan** asked that lights for the Meditation Garden in Kissena Corridor Park be included in the budget.

**Lei Zhao:** Can we include Tidal Gate Bridge resurfacing, this is an embarrassment to the community, especially during the US Open. The roads that go into the Meadow Flushing Meadows Corona Park get flooded. These are not usually used by cars but bicycles and people walking, there are many trip hazards.

**Chairman Kelty:** We were planning to have a meeting on this bridge.

**Frank Macchio:** We will go into committee about the budget. We have a list which gets carried over every year.

### **Public Participation**

**Cody Herrmann:** Friends of Flushing Bay will have an event to Celebrate Flushing Waterways. I am also working with Rebuild by Design. They are doing an exploration of the flooding issues around Kissena Park and in College Point. Let me know if you or your neighbors have experienced flooding in those areas.

**Chairman Kelty:** Please call the Community Board office first if you have flooding issues.

**George Stein, NW Bayside Civic:** We have the largest overflow tank under the fields, going from the Van Wyck to College Point Boulevard. When the area that used to be Flushing Airport was re-graded the opportunity for flooding. There is a massive over-flow area behind the movie theater. I came here to thank you for the bicycle paths from Union Street all the way down to Crocheron Park.

**Chuck Apelian:** We are very well aware of the CSO under the Avery Fields. Unfortunately, it was not built to full capacity and is over capacity now.

We are continuing to advocate for a new police precinct. I have spoken to the Mayor and the Police Commissioner and the EDC. Willets Point will be certified October 2nd for 25 units of housing, a hotel, and a soccer stadium.

**Phil Konigsberg:** The new vaccines for COVID are available in local pharmacies.

**Meeting ended: 9:45 PM**

**Respectfully Submitted**

**Anne Krzyzanowski,**

**Community Assistant**