



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

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

Monday, March 11, 2024

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

Vincent Gianelli

Pablo Hernandez

Cody Herrmann

Lawrence Hughes

Eugene Kelty

Phil Konigsberg

Esther Lee

Frank Macchio

Betsy Mak

Rev. Richard McEachern

Barbara McHugh

Selma Moses

John Park

Terence Park

Yacov Pshtissky

Frank Quatela

Kris Ram

Matthew Silverstein

Josh Sussman

Joseph Sweeney

John Tsavalos

Peter Tu

Harpreet Wahan

Maggie Wong

Dian Yu

Jie Zhu

Absent: Dr. Wensong Li, Wendy Louie, Lulu Yang

Excused: Kaily Cheng, Michael Cheng, Jeff Huang, Sergio Nicolich, Paul Rifino, Warren Schreiber, Kevin Shields, Saleem Syed, Clarissa Wong, Linna Yu, Lei Zhao Board member

Millicent O'Meally resigned from the Board last month.

COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager

Mary O'Neill, Community Coordinator

Anne Krzyzanowski, Community Assistant

Elected Officials

Councilwoman Paladino	Charles Wohlgemuth – Assemblyman Berger’s office
Susan Liu – Congresswoman Meng’s office	Koshy O. Thomas - Assemblyman Braunstein’s office
Jeff Montoya – Congresswoman Ocasio-Cortez’s office	Kelly Luo - Assemblyman Kim’s office
Ian Kaplan – Congressman Suozzi’s office	Xin Wu – Councilwoman Ung’s office
Wei Lu Su - State Senator Liu’s office	Georgia Katsalis - Queens Borough President’s office
Richard Gus Huiskamp – State Senator Stavisky’s office	Sola Olosunde - Queens Borough 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 (34) Present (3) Absent (11) Excused
Announcements from Elected Officials.
Announcements from Chairman Kelty
Approval of February 2024 minutes
Daniel Jeong, representative from Con Edison spoke

Public Hearing

27-24 College Point Boulevard, Flushing (CEQR No. 23DCP106Q ULURP No. 220185ZMQ) - Applicant seeks a zoning map amendment to rezone Block 4292, portions of Lots 10, 11, 12, 60, and 75 from the current R5B or R4 zoning districts to a R5B/C2-3 zoning district. A one-story, commercial building will contain a Use Group 6, eating and drinking establishment, with a drive-through and five accessory parking spaces with a total floor area of 2,541 gross square feet. **Frank Macchio, Committee Chair**

This is a vacant lot. The applicant will also use the two adjacent commercial properties. They plan to construct a one-story commercial building, with a fast food restaurant with a drive-thru and 5 parking spaces in the back. This site was a gas station until 2010. The underground gas tanks were removed.

Richard Lobel: Daiena D'Arpino is the applicant. The two buildings adjacent to this property are grandfathered legal commercial uses. The new commercial overlay allows them to become conforming-use instead of their previous non-conforming use. In 2012 this property obtained a variance from the BSA or a two-story bank with a drive through. The entire site is approximately 58,000 sq ft.

Victor Filletti (project architect): The building footprint is about 25,000 sq ft. It will be one-story, approximately 18 ft high with a parapet wall and a full cellar for accessory use. The main entrance will be on College Point Boulevard and the exit will be on 20th Avenue. There will be elevated signs showing the entrance and exit.

Kim Cody: Customers will walk across the drive-through lane and could be struck by the vehicles.
Joseph Sweeney: We mandated the McDonalds on Francis Lewis Boulevard to install a stop sign and a speed bump.

Joseph Sweeney: Was the ground tested after the tanks were removed? What is under the ground now?

Frank Macchio: The old soil was removed and NYC DEP approved remediation of this site.

Frank Macchio: The committee visited the site and was unanimously in favor.

Joseph Sweeney: I make a friendly motion hey provide a lighted Stop Sign at the end of the drive-through.

The motion is to approve the above amended friendly motion, seconded by **Arlene Fleishman.**

32 – In favor

2 – Abstention

14 - Absent

0 – Against

0 – No vote

New Yorkers for Parks - One of their primary advocacies is to push for increased maintenance and operations funding for parks – 1% of the overall City Budget for Parks.

Matthew Silverstein, Parks Committee Chairman

City Parks get between .5% & .6% of the City’s budget. Other major cities spend more on their parks.

Kim Cody: Why are they only asking for 1%? If they ask for 10%, they might get 1%.

Chairman Kelty: Elected officials can also provide discretionary funding

The committee made a recommendation to send a letter of support, and our vote was unanimous.

The motion is to send a letter recommending the 1% increase to the city budget for parks, seconded by **Joseph Sweeney**

32 – In favor

0 – Abstentions

15 - Absent

0 – Against

1 – No vote

Regular Meeting

NYC Parks Department presented the following (3) Park Restoration Updates (no vote was required)

1. Leonardo Ingravallo Playground Reconstruction Design.
2. Flushing Memorial Fields - Baseball Field 15 and Soccer Field 16 Reconstruction Designs.
3. Powell’s Cove Park Shoreline and Upland area Restoration Designs.

Matthew Silverstein, Parks Committee Chairman

Alex Berryman, Landscape Architect NYC Parks, Consultant with NV5: Design for the new Leonardo Ingravallo playground is to maintain the green space and protect the existing trees, upgrade the play equipment for children of all ages, improve the park’s accessibility and make the park more welcoming. There is a public restroom building. The old flagpole will be replaced and will have mosaic pavers. There will be new benches & tables, replacement of the swing set and a new spray shower area. Bluestone pavers will be placed around the existing building instead of the old concrete. There will be new drinking fountains.

Kin Cody: Will the area around the water fountains be skid proof?

Alex Berryman: Yes, the pavers will be non-skid, they meet the ADA compliance.

Pablo Hernandez: Will the bathroom be accessible?

James Mituzas: The bathroom is accessible, but we will renovate it to make it more accessible.

Joseph Sweeney: Will the sprinklers be on all day?

Alex Berryman: There will be an activation switch. We might be able to program this so that sometimes the water jets come on and sometimes the bubbles will come on for the smaller children.

Matthew Silverstein: The Parks Committee held a meeting about the playground reconstruction, which will cost \$4.7 million with planned completion in 2027. The entrance will be redesigned. The permeability will be increased from 19% to 22%. The committee asked for increased security, which includes lights and cameras.

Chairman Kelty: Is it too late to ask for cameras?

Matthew Silverstein: Councilwoman Paladino will arrange a meeting with the Parks Department about this.

Alex Berryman: Another project in the same park is Baseball Field 15 and Soccer Field 16. The fields and baseball diamond will be reconstructed, facilities will be upgraded and drainage will be improved. Dead trees will be removed. We need approval from NYC DEP because this project will require over 20,000 SF of soil to reconstruct the field that got flooded. The running path around the soccer field will be improved. New benches & bleachers will be added. The grass field will be completely re-sodded. A new adult-fitness area, bicycle racks, new trees and other plantings, new lighting and new storage containers will be added.

Josh Sussman: When will this project be completed?

Alex Berryman: We are still in the design phase. We have a year to get all the permits and contract documents afterwards. The project might be completed in 2027.

Matthew Silverstein: Both projects will be worked on at the same time.

Vella Chan, Consultant Project Manager, NYC Parks Department: This project will compensate for alienation of parkland at Flushing meadows Corona Park. This project will integrate approximately 2.6-acres of property acquisition, a sewer pipeline into the natural area, expansion of the ecological habitat and provide waterfront access to the community. Since the park is in a flood zone, much of this project area is within the NYS DEC jurisdiction. We will need tidal wetlands and United States Army Corps of Engineers permits which will add time to this project. Some trees will be removed because of design and some trees will be replaced. There will be a new entrance on Powells Cove Boulevard. They have \$2.8 million for the first phase and will need another \$2 million for the second phase.

Phase II will include an improved entrance on Seventh Avenue which will include seating and a trail that will connect the new portion to the existing park. The trail will be improved and made more accessible. The fencing will be replaced, and gates will minimize access to ATVs.

Matthew Silverstein: We brought up the possibility of a canopy shelter.

Vella Chan: That will require additional funding and it would have to be approved by the NYS DEC.

James Cervino: Any possibility for an oyster farm, similar to the one MacNeil Park? It wouldn't cost anything.

Vella Chan: I don't have an answer. I would have to check on that.

Phil Konigsberg: Will the path be accessible?

Vella Chan: If we make it fully accessible to everyone it would destroy the natural resources. We will make both entrances accessible. We might put in rails for people to hold one to.

Department of City Planning “The Green Fast Track” the environmental review process for small and medium-sized residential developments. **Betsy Mak, Committee Chair**

Betsy Mak: Green Fast Track Committee was held. **Scott Solomon, Senior Planner, Dept. of City Planning** described the eligibility for developers to qualify for the Green Fast Track. Green Fast Track helps developers bypass legal and environmental fees in order to build more affordable housing.

Chairman Kelty: Motion is to oppose this program and send a letter to DCP. There are too many issues with the Green Fast Track program that bypasses the normal review process. Seconded by **Joseph Sweeney.**

28 – In favor
0 – Against

0 – Abstentions
0 – No vote

20 - Absent

Public Participation:

David Kupferberg, representing Passenger United spoke against the MTA Bus Network Redesign

John Kelly, Kissena Park Civic Association: They will have an event in Kissena Park on July 4th.

Meeting ended: 10:15 pm
Respectfully Submitted by
Anne Krzyzanowski,
Community Assistant