



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 Queens

PUBLIC HEARING & REGULAR MEETING

Minutes

Monday, October 21, 2024

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

Board Members Present:

Charles Apelian

Kaily Cheng

Kim Cody

Nicholas Corrado

Arlene Fleishman

Richard Forman

Cody Herrmann

Lawrence Hughes

Eugene Kelty

Esther Lee

Frank Macchio

Betsy Mak

Rev. Richard McEachern

Barbara McHugh

Selma Moses

John Park

Yacov Pshtissky

Frank Quatela

Maureen Regan

Paul Rifino

Kevin Shields

Warren Schreiber

Matthew Silverstein

Josh Sussman

Saleem Syed

Joseph Sweeney

John Tsavalos

Peter Tu

Harpreet Wahan

Clarissa Wong

Lulu Yang

Dian Yu

Linna Yu

Lei Zhao

Absent: James Cervino, Dr. Wensong Li, Wendy Louie, Dr. Vipul Patel, Maggie Wong

Excused: Fred Fu, Doreen Gatanas, Vincent Gianelli, Jeff Huang, Phil Konigsberg, Sergio Nicolich, Terence Park, Kris Ram, Rachel Zhang

Community Board #7 Staff

Marilyn McAndrews, District Manager

Mary O'Neill, Assistant District Manager

Anne Krzyzanowski, Community Service Aide

Elected Officials

Jeff Montoya - Congresswoman Ocasio-Cortez

Wei Lu Su - State Senator Liu's office

Marco Cruz - Assemblyman Berger's office

Koshy O. Thomas - Assemblyman Braunstein's office

Alan Ong - Assemblywoman Rozic's office

Alie Ziraschi - Councilwoman Paladino's office

Michael Calier - Queens Borough President's office

Georgia Katsalis - Queens Borough President's office

Chairman Eugene Kelty opened meeting at 7 pm. Pledge of Allegiance to our Flag and a moment of silence to honor all who fought for our country and to never forget those who gave their lives.

Announcements from Elected Officials.

Announcements from Vice Chair Charles Apelian.

Approval of September 2024 minutes.

Public Hearing

122-03 14th Avenue, College Point – (ULURP No. 240311ZMQ & N240312ZRQ) The applicant seeks a rezoning from R4A/C1-3 to R6A/C2-4 Zoning District.

- **Joseph Sweeney, Committee Chair**

A plan to construct a new six-story mixed-use building with approximately 94 apartments, 6,186 SF of ground-floor retail space and 62 parking spaces. They are also applying for a zoning text amendment in order to establish a Mandatory Inclusionary Housing (MIH) area.

Frank St Jaquez from Akerman LLP representing the Applicant: After the September CB7 LU Committee meeting, requested changes were made to the project - Ten (10) parking spaces were added, Nine (9) units were removed, a package delivery area was added in the parking garage, and landscaping was added. Nine (9) apartments will be set aside for residents who make 60% of this area's median income, ten (10) for 80% of the median income, and nine (9) for 100% of the median income.

Frank Quatela: Can you guarantee that you will build this and not something else after you are re-zoned?

Frank St Jaquez: The developers are here tonight, they are local. We met with the Community Board a couple of times. We assure you that we are re-zoning in good faith to build this development. We have built what was portrayed for our other projects.

Lei Zhao: Can you explain why this is not an instance of spot zoning?

Frank St Jaquez: Spot zoning is a land use action that would only benefit a single person or entity.

Kim Cody: Won't there be a problem for cars to get in and out of the garage?

Frank St Jaquez: We don't anticipate having an issue. We did a traffic analysis.

Kim Cody: When everyone is going to work, this could create a traffic nightmare as everyone is trying to get out of the garage. What hours did you study?

Frank St Jaquez: The study is included in the application materials. They studied the peak transit hours. They looked at the traffic and the number of tenants.

Barbara McHugh: This is a short block, and this street has heavy traffic. Many trucks go down this street and this is a bus route. There will be a traffic problem when cars come out of the garage,

Frank St Jaquez: We hear you. We did the environmental due diligence with respect to traffic. Our traffic engineers determined that there wouldn't be an issue.

Cody Herrmann: Did the councilmember approve the MIH?

Frank St Jaquez: The councilmember has the ultimate authority over the MIH option. Thirty percent of the units at a weighted average of 80 % AMI.

Andrew Esposito: I am a business partner with Leon Chan, and we are co-owners of the property. We are familiar with what is happening on the block and the logistics. We took this into consideration with the architectural design and the environmental traffic engineers. We fully intend to develop this as presented.

Joseph Sweeney: How long will it take to construct this building?

Andrew Esposito: About 20 months.

Joseph Sweeney: Will it be a LEEDS building?

Andrew Esposito: The entire building, including heating and cooling will be electric, and solar panels.

Arlene Fleishman: Will there be amenities?

Andrew Esposito: We are planning to have a recreational room and a room with gym equipment.

Warren Schreiber: Where will the construction staging area be?

Andrew Esposito: We won't have cranes. NYC DOT will determine where we can place the construction equipment. We will utilize the site mostly because we have a 20,000 foot footprint.

Joseph Sweeney: Our LU Committee held two meetings about this project. The Committee does not want any bars, restaurants, or cannabis in the retail areas. The applicants addressed all of the Committee concerns. Our Committee voted 9-1 to approve this project with those stipulations.

Seconded by **Frank Quatela.**

There was no discussion.

31 – In favor

2 – Against

1 – Abstention

0 – No vote

14 – Absent

A.K.A – Street Co-Naming corner of 17th Avenue and Utopia Parkway as Miss Irene's Way.

Bonnie Honya, (Irene's sister): Irene was a dedicated teacher, she was always there for her friends, family and especially her children. She made sure that her child received a quality education. She was co-president of the PTA at PC 209 and co-president of President's Council of District 25. My daughter became a special education teacher. Co-naming the street will honor her dedication to teaching and will be a beacon of inspiration for others.

Michelle Gaff: I am the Education Director at Morningside School. I had the pleasure of working with Irene for ten years. I started my career as an Early Childhood Educator. Irene was my mentor. She is truly missed by everyone who knew her.

Arlene Fleishman: I have known Bonnie and Irene for about 40 years. Irene was a dear friend. District 25 became outstanding because of the work she did for the District. I saw how she developed the Northside School, and the Superintendent was astonished by what she accomplished.

The Motion is to approve the street co-naming as Miss Irene's Way.

Charles Apelian: The committee met to discuss the co-naming and our vote was unanimous. Seconded by **Warren Schreiber**.
There was no Discussion.

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|---------------|----------------|-------------|
| 34 – In favor | 0 – Abstention | 14 – Absent |
| 0 – Against | 0 – No vote | |

A.K.A – Street Co-Naming corner of 25 Drive and Parsons Boulevard as Antonella Mattina Way.

Leo Mattina (Antonella’s Brother): Antonella was 12 years old when she was kidnapped in 1984. She was kidnapped on her way walking back from the shopping center. This was a tragedy for the neighborhood.

Carmine Famiglietti: I was one of her classmates and a good friend.

Charles Apelian: This was an extremely tragic situation. I reached out to Antonella’s family because I had (2) young children and was deeply concerned. I became the spokesman for the family during the search for her. Unfortunately, her mutilated body was found a few years later. Soon afterwards, missing children’s faces were a common sight on milk cartons.

The committee met to discuss the street co-naming and we voted unanimously in favor.
Seconded by **Frank Quatela**

Discussion

Arlene Fleishman: This is a tragedy. I think that Antonella also deserves to be remembered and honored with a plaque near the school that she attended.

Frank Macchio: She represents every child that is missing.

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| 33 – In favor | 0 – Abstention | 14 – Absent |
| 1 – Against | 0 – No vote | |

Capital & Expense Budget Submissions for – FY 2026 Frank Macchio, Committee Chair

Frank Macchio read our Budget Items:

The new Police Precinct has been approved. We request increased personnel for the Department of Buildings and for the Parks Department. We asked that the Department of Environmental Protection investigate noise complaints at specific locations. There is a need for traffic improvements and funding for curb replacement programs. We requested to increase the staff at the Department of Environmental Protection to handle repairs and general cleaning. Additional DSNY personnel is needed for street bucket pick-up during the weekends. Increased funding for senior day-care centers. Allocate funds for additional personnel for the 109th Pct. More funding for the Parks Department of their public programs and tools for the Park Rangers. Funding for parking scofflaw car boots and heavy-duty tow trucks. Traffic improvements. More funding for the FDNY. Funding for the DSNY for the weekly recycling pickup.

Chairman Kelty: Queens always get the least amount of funding amongst the boroughs for Cultural Affairs.

The Motion is to approve the Capital & Expense Budget for FY 2026

Seconded by **Joseph Sweeney**

There was no Discussion.

32 – In favor

0 – Abstention

15 – Absent

1 – Against

0 – No vote

Public Participation

Frank Strein: President of the Northwest Bayside Civic Association: They will have a Trunk-or-Treat event.

Kim Cody: The American Legion Post on Clintonville Street will have a Veterans Day Celebration.

Meeting ended: 9:40 pm

Respectfully Submitted

Anne Krzyzanowski,

Community Assistant