



# 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*

Chuck Apelian

*Chairperson*

Marilyn McAndrews

*District Manager*

### Community Board #7 Queens

### PUBLIC HEARING & REGULAR MEETING

### Minutes

**Monday, May 12, 2025**

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

#### Board Members Present:

Chuck Apelian  
Blyss Buitrago  
Kaily Cheng  
Nicholas Corrado  
Arlene Fleishman  
Richard Forman  
Fred Fu  
Doreen Gatanas  
Cody Herrmann  
Zhi Keng He  
Kathy Huang  
Lawrence Hughes  
Phil Konigsberg

David Kwang  
Esther Lee  
Frank Macchio  
Betsy Mak  
Barbara McHugh  
Selma Moses  
Terence Park  
Dr. Vipul Patel  
Yacov Pshtissky  
Frank Quatela  
Kris Ram  
Maureen Regan  
Warren Schreiber

Kevin Shields  
Matthew Silverstein  
Josh Sussman  
Joseph Sweeney  
Saleem Syed  
Costanza Toro  
John Tsavalos  
Peter Tu  
Harpreet Wahan  
Lulu Yang  
Dian Yu  
Linna Yu  
Rachel Zhang

**Excused:** James Cervino, Kim Cody, Li Mei Li, Rev. Richard McEachern, Sergio Nicolich, John Park, Paul Rifino, Clarissa Wong, Maggie Wong, Lei Zhao

**Absent:** Jeff Huang

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#### **Community Board #7 Staff**

Marilyn McAndrews, District Manager

Mary O'Neill, Community Coordinator

Anne Krzyzanowski, Community Assistant

**Chairman Charles Apelian** opened the meeting at 7 pm. Pledge of Allegiance to our Flag and a moment of silence in honor of our late Chairman Eugene Kelty who passed away March 16th. Since Kelty was our First Vice Chair; as per our Charter, Warren Schreiber moved up to replace him as our 1st Vice Chair, Frank Macchio moved up to become the 2nd Vice Chair and Betsy Mak moved up to become the 3rd Vice Chair and Secretary. Chairman Apelian indicated he will not fill the vacant 4th Vice Chair position.

Announcements from the Chairman, **Chuck Apelian**.

Announcements from the Elected Officials.

March & April Minutes approved

**USTA** spoke about the upcoming US OPEN at the USTA Billie Jean King National Tennis Center. They will host a Job Fair in June.

**MTA** spoke about the new Bus Routes and Route changes that will affect Queens buses, and about OMNY payment to replace Metro Cards.

**Alfonso Lopez**, Queens Borough Commissioner for the NYC Department of Environmental Protection (NYC DEP) spoke about flooding conditions, sewer back-ups and City water mains.

### **Regular Meeting**

**37-18 138th Street** – Special permit application pursuant to Section 73-66 of the Zoning Resolution to permit a new nine-story, 171-foot tall building containing commercial and community facility uses which would exceed the height limits established in Section-21 of the Zoning Resolution. **Chuck Apelian**, Committee Chair

This is an FAA waiver for the height of the building. The applicant has a letter of approval from the FAA and from the Port Authority of New York and New Jersey.

**Mitch Ross, Esq**, attorney for the property: This is an aviation safety application. This building is located within the flight path of planes flying to LGA. There are several buildings that are taller nearby. The underground garage will have 220 spaces. It will have a cellar and 2 sub-cellars. All use will be commercial.

**Chuck Apelian:** We did not have a Committee Meeting on this application as it is straight-forward.

**Chairman Apelian:** The Motion to approve this Special Permit was made by **Frank Macchio** and seconded by **Joseph Sweeney**.

### **Vote**

26 – In favor

9 – Against

The motion carries.

1 – Abstention

0 – No vote

14 – Absent

### **Public Participation**

**Matthew Silverstein:** The Bay Terrace Community Alliance will have a Community Brunch on June 7th at the Bay Terrace Shopping Center. Elected officials and mayoral candidates will speak at the event.

**Ruth Hernandez:** A roof-top club on the corner of Main Street & Northern Boulevard is playing their music extremely loud. This has destroyed our quality-of-life.

**Betsy Mak:** Attended a meeting at Borough Hall about licenses for restaurant outdoor seating. Sidewalk seating is licensed year-round, but the Roadside dining is only licensed from April 1st - November 29th. The City is considering more street vendor licensing, even though we filed complaints with the Mayor's NST office about the vendors in downtown Flushing.

**Minyie Zen:** An engineer who used to work with the NYC DEP. Our sewers are required to carry 3.5 inches of water per hour. They are very under designed to only carry 1.5 -1.75 inches of water per hour.

**Phil Konigsberg:** Appreciates that Chuck Apelian reinstated the Sunshine Committee.

**Meeting ended: 10:02 pm**

**Respectfully Submitted**  
**Anne Krzyzanowski,**  
**Community Assistant**