



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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Chuck Apelian
Chairperson

Marilyn McAndrews
District Manager

Donovan Richards, Jr.
Queens Borough President

Community Board #7 Queens

PUBLIC HEARING & REGULAR MEETING

Minutes

Monday, February 09, 2026

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

Board Members Present:

Chuck Apelian	Kathy Huang	Kris Ram
James Cervino	David Kwang	Maureen Regan
Kaily Cheng	Esther Lee	Warren Schreiber
Kim Cody	Li Mei Li	Matthew Silverstein
Nicholas Corrado	Betsy Mak	Joseph Sweeney
Jeff Huang	Frank Macchio	John Tsavalos
Richard Forman	Rev. Richard McEachern	Peter Tu
Fred Fu	Barbara McHugh	Maggie Wong
Doreen Gatanas	Sergio Nicolich	Lulu Yang
Zhi Keng He	Terence Park	Dian Yu
Cody Herrmann	Yacov Pshtissky	Linna Yu
Lawrence Hughes	Frank Quatela	Rachel Zhang

Excused: Blyss Buitrago, Arlene Fleishman, Phil Konigsberg, Esther Lee, Rev. Richard McEachern, Selma Moses, John Park, Paul Rifino, Saleem Syed, Harpreet Wahan, Clarissa Wong, Dian Yu, Lei Zhao

Absent: Dr. Vipul Patel, Patricia Toro

Deceased: Kevin Shields

Community Board #7 Staff

Marilyn McAndrews, District Manager

Mary O'Neill, Community Coordinator

Anne Krzyzanowski, Community Assistant

Chairman Chuck Apelian opened the 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 to never forget those who gave their lives.

Announcements from Chairman, **Chuck Apelian**.

Honoring late Board Member **Kevin Shields**: Chairman, **Chuck Apelian**, District Manager **Marilyn McAndrews** and CB7 Board Member **Kim Cody** told a few stories about their memories of Kevin Shields.

Announcements from Elected Officials.

Approval of January 2026 Minutes.

Joseph Ottomanelli from DSNY gave a talk about Commercial Waste Zoning regulations.

Sheriff Anthony Miranda and **Lt Francesca Rosa**, Commanding Officer NYC Sheriff's Department discussed the role of the NYC Sheriff and illegal smoke shop and illegal cannabis dispensary enforcement.

PUBLIC HEARING

ULURP – CERQ #23DCP025Q (C22415 ZMQ / N220416) for **147-14 Northern Boulevard Flushing NY** Pursuant to Section 197-c and 201 of the NYC Charter for an amendment of the Zoning Map Amendment of the zoning map to eliminate with an R5 district a C2 district. A zoning map amendment from an R5/C1-2 district to R5 and R7X/C2-3 zoning districts and a zoning text amendment to Appendix F to facilitate two new 11-story mixed use buildings, containing 389 dwelling units (128 income-restricted), approx. 36,000 SF of commercial retail space and appx 10,500 SF of community facility space. **Charles Apelian** Land Use Chair

Eric Palatnik We have been working on this project for a few years and met several times with the Land Use Committee. This property is zoned R5 on Northern Boulevard between 149th – 147th Streets. We are asking to re-zone this property to an R7X/C2-3. R5 is an old zoning district going back to 1961 which was made for garden apartment buildings.

The buildings on this block are all one story. We would like to build two eleven-story buildings plus basements with come out to be twelve stories. The two buildings will be identical. There will be 389 apartments with parking underneath for about 280 cars. The ground floor will be commercial. Ninety-seven (97) apartments will be affordable housing. There will be studios, one, two and three-bedroom apartments.

Maureen Regan had a question about the parking spaces.

Eric Palatnik: we are providing nearly twice as much parking as required under this zoning. The existing retail stores do not have any parking spaces.

Chairman Chuck Apelian: We always ask for lots of parking whenever a new project is built.

Kathy Huang: What will happen to the businesses that are currently here?

Eric Palatnik: They know this property will be demolished and they have been offered the ability to come back to the new building. The gas station will also be demolished.

Kathy Huang: What percentage of the building will be affordable housing?

Eric Palatnik: Twenty five (25%) percent.

Jonathan Talledo and **Eric Druiett** from Local 79 and **Theo Perez** from 32 BJ spoke in favor of this project. This will bring in more union jobs and affordable housing to this area.

Maria Farren, a resident, spoke against this project. She said that this area is already overcrowded. It is difficult to park now, and with more buildings it will be even more difficult. And concerns over what will happen to the stores that are here now.

Chairman Chuck Apelian: The Land Use committee met numerous times about this project. The Committee had some concerns about the apartment mix and felt that there were too many studio apartments. The Applicant acknowledged this and agreed to revisit the mix. A motion to approve with that stipulation was made by Joseph Sweeney and seconded by Paul Rifino. The Committee vote 12 – 1 to approve.

Chairman Chuck Apelian: There is a motion to approve, seconded by Frank Quatela.

Discussion:

Terence Park: The United Methodist Church is located one block from there. It is difficult for parishioners to find parking and I am glad the Developers are providing 280 parking spaces for the new units. I strongly support this project.

Cody Herrmann: Building a tall building here will set precedent to allow tall buildings further east along Northern Boulevard. There are no twelve-story buildings in this part of Flushing. We have to make the decision if we want this neighborhood built up or not.

Vote:

30 – In favor

3 – Against

0 – Abstention

0 – No vote

15 – Absent

The motion carries.

PUBLIC PARTICIPATION

Charline Mitchell spoke about her organization Birth by Queens Foundation Inc.

Meeting ended: 9:28 pm

Respectfully Submitted

Anne Krzyzanowski,

Community Assistant