



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, May 4, 2026

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

Board Members Present:

Chuck Apelian
Blyss Buitrago
James Cervino
Kaily Cheng
Kim Cody
Nicholas Corrado
Arlene Fleishman
Richard Forman
Fred Fu
Doreen Gatanas
Zhi Keng He
Cody Herrmann
Jeff Huang
Kathy Huang

Yoon Joo Lee
Li Mei Li
David Kwang
Esther Lee
Betsy Mak
Frank Macchio
Barbara McHugh
Selma Moses
Sergio Nicolich
John Park
Terence Park
Nestor Pastor
Santiago Porras Ruiz
Yacov Pshtitsky

Frank Quatela
Kris Ram
Maureen Regan
Warren Schreiber
Joseph Sweeney
Peter Tu
Lulu Yang
Christine Yi
Linna Yu
Dian Yu
Lei Zhao

Excused: Phil Konigsberg, Rev. Richard McEachern, Paul Rifino, Matthew Silverstein, Saleem Syed

Absent: Dr. Vipul Patel, John Tsavalos, Harpreet Wahan, Clarissa Wong, Maggie Wong

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**.

Announcements from Elected Officials' representatives.

Approval of April 2026 Minutes.

New York State Liquor Authority spoke about the agency's role in regulating the sale of alcohol.

PUBLIC HEARING

158-06 Northern Boulevard Flushing Rezoning (ULURP No. C260171ZMQ) – To establish an R7A zoning district with a C2-4 commercial overlay and MIH on the south side of Northern Boulevard between 158th and 159th streets. The rezoning would include a new ten-story, mixed-use building with approximately 70,765 square feet of floor area (5.0 FAR) with 61,483 square feet of residential floor area for approximately 73 dwelling units, including 19 units pursuant to MIH. There will be approximately 9,282 square feet of commercial floor area for local retail.

Frank St. Jacques representing Northern 158 Holding LLC.

Questions:

Lei Zhao: Will the entrance to the parking garage cause congestion on 158th Street?

Frank St. Jacques: No, this project is part of the City's Fast track screening process and should not cause impact.

Joseph Sweeney: Were there any changes to the building plan since this first came before our Board?

Frank St. Jacques: Initially the plan was to have 76 apartments, now it will be 73 apartments.

Joseph Sweeney: How many parking spaces will there be?

Frank St. Jacques: In the cellar there will be 56 spaces if CB7Q supports this project. If CB7Q does not approve this project, there will be zero parking as required by NYC.

Chairman Apelian: Applicant agreed to provide (1) parking space for every market-rate apartment.

Blyss Buitrago: What was done to account for the additional sewage generated by this building?

Frank St. Jacques: This building will comply with all City regulations that require new buildings not to create additional impact on the City's sewage system.

James Cervino: Why didn't they do any Environmental Impact Statement (EIS) or Environmental Assessment?

Frank St. Jacques: This project is part of the City's Green Fast Track for Housing program. Projects that are less than 250 units are not required to do the EAS or a full EIS.

David Kwang: Were the neighbors of this property notified about the new project?

Frank St. Jacques: We spoke with the Imam at the Islamic Center and another neighbor. We tried to contact other neighbors but couldn't reach them. We are not obligated by law to contact anyone, but we tried.

Chairman Apelian: I spoke with representatives of Broadway-Flushing Homeowners' Association and St. Andrew Avellino School.

Public Speakers:

Ed Delsaen: Opposed. Telling us there is a housing crisis means there are apartments people cannot afford.

Ray Ciccolilli: Opposed. Are the residents going to be limited to have only one car? We are over congested. Drivers use 158th Street to get to Northern Boulevard from Sanford Avenue and I can't get out of my driveway. If this building goes up there will not be any parking on the nearby streets.

Barbara Ciccolilli: Opposed. The size of this project is too much for this neighborhood. This will tower over my home, which is directly adjacent and block light from the north side as well as me having to look at a brick wall.

Janet Schneider: Opposed. It is very difficult to make the turn from Northern Boulevard into 158th Street. A lot of my neighbors have experienced flooding in their homes.

Catherine Lang: Opposed. Murray Street & 158th Street are the only two thoroughfares for Fire Department.

Cecilia Chian: Opposed. If this building goes up, will someone build another 10-story building on 157th, 159 or 160th Streets? We want to stay in Queens because we love our neighborhood.

Bonnie Harper: Opposed. I grew up here and I am horrified by this project. This project will open the door for other buildings to go up in this strip. This building does not fit the character of the area.

Joanne Zbravos: Opposed. There is zero requirement that we change the zoning. No one is forcing you to change the zoning. There are buildings on Northern Boulevard that are 4 and 6 stories.

Marco Shmerykowsky: Opposed. I grew up here and my child goes to school here. When I heard about the scale of this project I was horrified. This is the first step in the demise of this area.

Maria Becce: Opposed. This building is out of character to nearby 2-story commercial buildings. The land is governed by deed restrictions which supersedes NYC zoning. A mixed-use building with 4-stories is more amenable to the surrounding area. What will the eastern end of Northern Boulevard look like in the future?

Franchesca Tsatsakos: Opposed. Some of the small business owners had to close because the rent was too high. We need more housing, but we do not need a 10-story building.

Carole Kramer: Opposed. I was born here and this area of Flushing is part of our history. This area will be destroyed by the greed of the developer. This will be just the start, the next building will 15 stories.

Fred Herrmann: Opposed. There is nothing about this project that is of any value to anyone who lives here.

Kristen Farren: Opposed. I urge you to vote against this. We are equating progress with high-rises, instead of quality of life. The City should provide necessary infrastructure before they allow this development.

Janet McCreesh: Opposed. The proposed rezoning is impossible because the area is covered by the Rickert-Finlay covenant in Deed Restriction. The court always rules in favor of private deed restrictions.

Discussion:

Chairman Apelian re-explained the complete ULURP process. Twenty years ago, this Board was very supportive of down-zoning and we passed (13) neighborhood contextual re-zonings. The tone of City Government is drastically different than what used to be. Please understand we do not send requests to developers - projects come to us.

We are concerned about parking and want to eliminate residents from driving around the neighborhood looking for parking. The City came up with the “L” shape of the rezoning, and we were concerned that there would be commercial development on the side streets. If the City Council ultimately votes ‘No’ on and it gets approved on appeal, there won’t be **any** parking in the building.

Therefore, we make the **Motion** to approve with (1) parking space for each market rate unit for every property in the re-zoning, and limit the re-zoning area to the (2) lots that front Northern Boulevard.
Seconded by **Frank Macchio**.

Kathy Huang: One of the concerns I had was the ‘L” shape of the re-zoning. I was told that the City can rezone any property and not tell the neighbors. Another concern was the houses on the other side of the “L”.

Lei Zhao: I hear the community and it is our job to represent our community. We are in a housing crisis and disapproving this proposal will mean we are not creating new affordable housing. I would be doing a disservice to myself and my role at this Community Board by supporting this.

Yacov Pshtissky: How many people here approved NYC 2025 Ballot Amendments 3, 4 & 5? That allowed the City to do anything they want.

James Cervino: Working with the developer could have positive impact on the community, but the increased density causes more problems.

Cody Herrmann: The increased density will damage the infrastructure. It is irresponsible to keep building Affordable units are not really affordable and market rate units are astronomical which causes displacement.

Blyss Buitrago: If we believe in the project, we should approve with recommendations – or we should vote ‘no’.

Chairman Apelian: If CB 7 disapproves this project and if the City Council eventually did so also, the developer could appeal. A majority vote of Mayor, Queens Borough President and Council Speaker will then approve it. If we vote ‘no’, they will eliminate the parking.

Vote:

10 – In favor

2 – Abstention

11 – Absent or left early

26 – Against

0– No vote

The motion is denied.

PUBLIC PARTICIPATION

George Stein: Recommended more residents call their City Council members to stop projects from being built.

Jason Bhmani: Has some ideas for Metropolitan Park and renovations for the World’s Fair Marina.

Lei Zhao: Social Media Chair, please submit photos and events to post to our Facebook and Instagram accounts.

Meeting ended: 10:08 pm
Respectfully Submitted
Anne Krzyzanowski,
Community Assistant