



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, September 9, 2024

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

Board Members Present:

Charles Apelian
Kaily Cheng
James Cervino
Kim Cody
Nicholas Corrado
Arlene Fleishman
Richard Forman
Fred Fu
Doreen Gatanas
Cody Herrmann
Jeff Huang
Lawrence Hughes
Phil Konigsberg
Esther Lee

Frank Macchio
Betsy Mak
Rev. Richard McEachern
Barbara McHugh
Selma Moses
Sergio Nicolich
John Park
Terence Park
Dr. Vipul Patel
Yacov Pshtissky
Frank Quatela
Kris Ram
Maureen Regan
Kevin Shields
Warren Schreiber

Matthew Silverstein
Josh Sussman
Saleem Syed
Joseph Sweeney
John Tsavalos
Peter Tu
Harpreet Wahan
Clarissa Wong
Maggie Wong
Lulu Yang
Dian Yu
Linna Yu
Rachel Zhang
Lei Zhao

Absent: Dr. Wensong Li

Excused: Eugene Kelty, Wendy Louie, Vincent Gianelli, Paul Rifino

Community Board #7 Staff

Marilyn McAndrews, District Manager
Mary O'Neill, Community Coordinator
Anne Krzyzanowski, Community Assistant

Elected Officials

Evelyn Li – Congresswoman Meng’s office

Tony Cao – Assemblyman Kim’s office

Wei Lu Su - State Senator Liu’s office

Alan Ong – Assemblywoman Rozic’s office

Assemblyman Sam Berger

Yuxuan Zhu – Councilwoman Ung’s office

Koshy O. Thomas - Assemblyman Braunstein’s office

Georgia Katsalis - Queens Borough President’s office

Vice Chairman Chuck Apelian opened meeting at 7 pm. Pledge of Allegiance 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.

Announcements from Elected Officials. Announcements from Vice Chairman, Charles Apelian.

Public Hearing

Gleason Funeral Home – A zoning map amendment to rezone 10-15 150th Street, 10-25 150th Street and 150-19 11th Avenue Block 4515, Lots 1, 6, and 52 in Whitestone from R2A zoning district to R2A/C2-2 zoning district. The proposed zoning map amendment would permit the conversion of Lot 6 to an as-of-right accessory parking lot for the funeral home. **Kim Cody, Committee Chair**

Richard Lobel, Sheldon Lobel PC, attorney for applicant, architect Kevin Williams, GZA GEO Environmental, John Golden, owner of the funeral home & John Baker, architect: This funeral home has been here for over 100-years and is well known. The site is R4-1 residential zoned. They are applying for the legalization of the current building’s commercial use and accessory parking area. Gleason’s Funeral home owns the lot next door (Lot 6) which they want to use for customer parking. They have (36) parking spaces now. This will add (22) more parking spaces.

Kim Cody: The Committee asked for a Restrictive Declaration, because Gleason could sell their property and the new owner could use the parking lot for commercial use. We would like to protect our community from this. We want to ensure it will always be used as a parking lot.

Frank Quatela: Does the zoning resolution include a restrictive declaration that this property will always remain a funeral home?

Charles Apelian (Land Use Chairman): No, the Applicant’s letter only states the owner will keep this as a funeral home. There is no restriction, even though the owners confirm this is their intention. Without a restriction, they have the right for all commercial use allowed in C2-2 for the lot.

Applicant: We understand the Community Board’s needs and we commit to keeping this as a funeral home.

Betsy Mak: This property has an application with Department of Buildings for an accessory parking lot since 1997. Was it approved by the BSA?

Applicant: The parking waiver was for 2 lots.

Lei Zhao: Will they have to come back for a BSA approval later?

Chuck Apelian: Not for parking.

Frank Quatela: Will any other use be allowed?

Chuck Apelian: No, they are re-zoning for parking.

Theodore Alatsas, Homeowner near the funeral home: I want to make sure that if another owner takes over the property, they will not make it a commercial property.

Chuck Apelian: No, it will remain a parking lot.

Kim Cody: The Committee asked for a stipulation that there will be a restrictive deed on this lot. The vote was 12-4 in favor.

Chuck Apelian: The Applicant also asked for the right to void the agreement if the entire neighborhood (including their property) is re-zoned. We agreed.

The **Motion** is to approve the re-zoning to continue current use as a funeral home with accessory parking. Applicant will provide a Restrictive Declaration stipulating that only a funeral home with a parking lot will be allowed on the Site, which must be provided when they meet with City Council before final approval.

Seconded by **Joseph Seeney**.

Discussion

Kevin Shields: Many of my family members have used this funeral home. More parking is needed for this funeral home. Gleason Funeral Home has been good neighbors.

Terence Park: John Gleason is honorable. I have known him for over 35 years. I am a member of a nearby church which has a large congregation. Gleason’s Funeral Home has kindly allowed the church parishioners to use their parking lot. John Gleason is very community minded.

43 – In favor

0 – Abstention

5 – Absent

0 – Against

0 – No vote

NOTE: Maureen Regan abstained the night of the vote, because she believed she might have a conflict. She is friends with the Applicant, which does not constitute a conflict. Subsequently, she changed her vote to “in favor”, which is reflected in the count above.

Community Input on Capital & Expense Preliminary Budget - FY2026.

Frank Macchio, Budget Committee Chair: We gave out input sheets and have received many requests for quality-of-life issues and many other issues.

Public Participation

Lisa Tamber, resident: I live in Bayside. My current rent is over \$1,200 a month. I live in an apartment with a shared bathroom. There are few affordable apartments. I would like to introduce the concept of tiny home living which will have decent housing opportunities for hard working people like me.

Sara Bruno, Waterfront Alliance: Partnered with Flushing Carona Park. The Park is often flooded. We are looking for input from the public about how to keep this park from flooding.

Kevin Shields: This is about the naval reserve on Sixth Avenue & Clintonville Street. At one time it was used for the Reserves. More recently several different civic groups use it for their meetings. It is now used for the National Guard. Parking was difficult before and now it is worse.

Cody Herrmann: I am asking why the Waterfront Alliance went to a public scoping meeting in December. They are in favor of the proposed casino. They are asking people to fill out their survey.

Meeting ended: 8:30 pm

Respectfully Submitted

Anne Krzyzanowski,

Community Assistant