

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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November 9th, 2020
Start: 10:17 a.m.
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HELD AT: Remote Hearing

B E F O R E: Francisco Moya
CHAIRPERSON

COUNCIL MEMBERS:
Barry Grodenchik
Rory Lancman
Stephen Levin
Antonio Reynoso
Donovan Richards
Carlina Rivera

A P P E A R A N C E S (CONTINUED)

Ross Moskowitz, Counsel on behalf of Applicant
Stook and Strook and Langan

David West
Hill West Architects

Jim Gilday
Moss Gilday Group Landscape Architects

Chris Vitolano, Civil Engineer Principal
Langan Engineering

Ron Kim, Assembly Member
New York State

Seonae Byeon, Lead Housing Organizer
MinKwon Center for Community Action

Sunny Lee
MinKwon Center for Community Action

John Park, Executive Director
MinKwon Center for Community Action

Ying Yu Situ, Youth Organizer
MinKwon Center for Community Action

Eugene Kelty Junior, Chairperson
Community Board Seven

Joseph Sweeney, member
Community Board Seven

Rev. Richard McEachern, Pastor
Macedonia Amy Church

Thomas Grech, President and CEO
Queens Chamber of Commerce

Cassandra Carrillo, Representative
32 BJ

David Tan
Flushing Resident

Daniel Carpenter Gold
Take Root Justice

Michelle Miao
Community Board Seven

Bill Seto, President
Chinese American Real Estate Association

George Xu, President
Chinese Business Association

Howard Wei, Board Director
Flushing Business Association

Eudrey Gutierrez
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Salvador Hernandez, member
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Wendy Polanco, member
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Steve Chen, President
Crystal Window

Lance Freeman, Professor of Urban Planning

Yi Kuang
Small business owner

Jesse Masyr, Partner
Fox Rothchild

Michael Wang
Flushing Resident

Paula Segal, Senior Staff Attorney
Take Root Justice

William Spisak, Director
Chya CDC

John Choe, member
Community Board Seven
Executive Director, Greater Flushing Chamber of
Commerce

Thomas Devaney
Municipal Arts Society

Howard Freilich, Owner and President
Blondie's Treehouse Inc.

Susan Lacerte
Queens Botanical Gardens

Rebecca Pryor, Program Coordinator
Guardians of Flushing Bay

Robert Young
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Tiffany Chen
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Sandra Choi
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Mark Lee
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Cody Herrmann
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Audrey Chou
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Sarah Ahn
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Linda Mazzola, Vice President
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Christopher Barone
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Jenny Lei
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Betsy Mak
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139 Seafood Bar

Bo Miao
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Jeffrey Wong
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Alice Chang
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Michael Mei
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Kenley Liu
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Frida Sui
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Benjamin Lee
Flushing Resident

Yang Cao
Flushing Resident

Denny Tang
Flushing Resident

Shi Peng
Flushing Resident

Ping Young
Flushing Resident

SERGEANT-AT-ARMS: Cloud recording is up.

SERGEANT-AT-ARMS: Backup recording good.

SERGEANT-AT-ARMS: All right. Sergeant Bradley, you may begin. Thank you.

SERGEANT-AT-ARMS: Okay. Good afternoon and welcome to today's New York City Council hearing of the Subcommittee on Zoning and franchises. At this time, will all panelists please turn on their videos? To minimize disruption, please place electronic devices on vibrate or silent mode. If you wish to testify, you may do so at testimony@Council.NYC.gov. Again, that is testimony@Council.NYC.gov. Thank you for your cooperation. You may begin, Chair.

CHAIRPERSON MOYA: Thank you.

[Gavel]

CHAIRPERSON MOYA: good morning. I am Council member Francisco Moya, Chair of the Subcommittee on Zoning and Franchises. I would like to acknowledge that we have been remotely joined by Council members Levin, Richards, Reynoso, and Grodenchik. As a preliminary important information, I note, first, that the Council is in receipt of a letter from the Department of City Planning dated

November 2nd, 2020 stating that the proposed Union Square South zoning text amendment, also known as the proposed hotel special permit text amendment application filed under ULURP number C 200102 ZMN and N 00107 ZRM has been withdrawn pursuant to title 62 chapter 2 of the rules of the city of New York and that such application is now void. Pursuant to rule 11.6 B of the Council rules, no further processing of such applications needs to be taken. Moving on to today's agenda, we will vote on a rezoning proposal in Corona Queens and I will hold a public hearing for another Queens rezoning proposal in Flushing. Before we begin, I want to recognize the subcommittee counsel to review the remote meeting procedures. And also-- I'm sorry. Before you begin, counsel, I would like to state that we have been joined by Council member Peter Koo.

COMMITTEE COUNSEL: Thank you, Chair Moya. I am Arthur Huh, counsel to this subcommittee. Members of the public wishing to testify were asked to register for today's hearing. As part of the registration process for today's hearing, Council staff have made and continue to make efforts to facilitate language translation services for those

who request such services. We ask that all speakers bear with us as we work to ensure that everyone has their opportunity to testify. If you wish to testify and have not already done so, we asked if you could please visit the Council's website Council.nyc.gov to register. For members of the public viewing this meeting online, the Council is providing multilingual livestream viewing [options at council.nyc.gov](http://options.at.council.nyc.gov) with audio translations in Cantonese, Mandarin, Spanish, and Korean, as well as ASL interpretation and [inaudible 00:03:27] translation services. Once again, these options can be found at the Council's main website at www.council.nyc.gov. We also ask that anyone registered to testify who requires translation services, please tune into one of the live stream channel options on the Council website in order to keep track of where we are in terms of the overall meeting schedule and to anticipate the approximate time of your own testimony. When called and admitted into the virtual hearings space, individuals about to testify before the subcommittee will remain muted until recognized by the Chair to speak. Witnesses, that is members of the public who have signed up to testify will be called in groups or

panels. The applicant panels will be called first followed by witness panels from the public who will be called in groups of four names at a time. Once the Chair says that you may begin speaking, your microphone will be on muted. Please take a moment to check your device to make sure that it is on muted before you begin speaking. There will be a slight delay in that process. Public testimony will be limited to two minutes per witness. If you have additional testimony you would like the subcommittee to consider, or if you have written testimony you would like to submit instead of appearing before the subcommittee, you may email it to land use testimony@council.nyc.gov. Please indicate the LU number or Special Flushing Waterfront Proposal in the subject line of your email. During the hearing, Council members with questions should use the zoom raise hand function. The raise hand button should appear at the bottom of your participant panel. Council members with questions will be announced in order that they raise their hand and Chair Moya will then recognize members to speak. Witnesses are reminded to remain in the meeting until they are excused as Council members may have questions.

Finally, there will be pauses over the course of this meeting for various technical reasons and we ask all participants to be patient as we work through any issues. Chair Moya will now continue with today's agenda items.

CHAIRPERSON MOYA: Thank you, Arthur.

Today we will vote to approve, with modifications LU numbers 689 and 690 for the 110 - 40 Sautell Avenue rezoning related to property in my district in Corona Queens. The application seeks a rezoning map amendment to raise all and an R6B zoning district to an R6 district, as well as a zoning text amendment to establish a mandatory inclusionary housing area utilizing options one and two. The proposal is intended to facilitate the development of a new six story plus cellar mixed-use community facility and residential building including 25 dwelling units, approximately 2300 square feet of community facility space at the ground and 6900 square feet of community facility use at the cellular level. The ground floor would also include 13 accessory residential parking spaces accessed through an entrance on Corona Avenue. Our modification would strike the MIH option to wall retaining option one and I am in support of the

project as modified. I now call for a vote to approve with modification as I described LU 689 and 690. Counsel, please call the role.

COMMITTEE COUNSEL: Chair Moya?

CHAIRPERSON MOYA: I vote aye.

COMMITTEE COUNSEL: Council member

Levin?

COUNCIL MEMBER LEVIN: I vote aye.

COMMITTEE COUNSEL: Council member

Richards?

COUNCIL MEMBER RICHARDS: I vote aye.

COMMITTEE COUNSEL: Council member

Reynoso?

COUNCIL MEMBER REYNOSO: I vote aye.

COMMITTEE COUNSEL: Council member

Grodenschik?

COUNCIL MEMBER GRODENCHIK: Aye.

COMMITTEE COUNSEL: Council member

Rivera?

COUNCIL MEMBER RIVERA: Aye.

COMMITTEE COUNSEL: By a vote of six in

the affirmative, zero in the negative, and no abstentions, the item is recommended for approval to the full land use committee.

CHAIRPERSON MOYA: Great. I also want to recognize that we've been joined by Council member Rivera. And now I would like to open the public hearing on into pre-considered LU items for the Special Flushing Waterfront District relating to the property in Council member Koo's district in Queens. The ULURP application numbers for these pre-considered items are 20033 QM-- ZMQ and 20034 ZRQ. The application includes a zoning map amendment to establish the special flushing waterfront district, including the rezoning of existing C42 and M31 districts to and M12/R71 district, as well as a zoning text amendment to create special district rules regarding use, bulk, and parking and related modifications to the underlining district regulations, including the establishment of a mandatory inclusionary housing area utilizing options wanted to. If approved, the proposal would facilitate the development of approximately 1,600,000 square feet of residential space including 1725 dwelling units, 1.4 million square feet of commercial space, and 22 square feet of community facility space. The new district would include a new private road network to facilitate access to and throughout

the various development sites, as well as to the Flushing Creek waterfront. And new waterfront regulations, in order to create 2.8 acres of publicly accessible open space and a new public plaza and a 40 foot wide sure public way along the waterfront in the district between 36th Avenue and Roosevelt Avenue and 48th Road. Due to the number of speakers who have signed up today, we will be limiting the public testimony to two minutes per person. We will hear first from the applicant's and then from the panels for public speakers alternating panels in favor and in opposition. But first, we will go to my colleague, Council member Peter Koo for statement remarks. Council member?

COUNCIL MEMBER KOO: Okay. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

COUNCIL MEMBER KOO: Thank you, Chair Moya. Today, the subcommittee is hosting a hearing on an application whose beginnings date back to the 1990s. To provide some quick background, the area we are talking about was historically a manufacturing district with houses [inaudible 00:10:46] on Addison [inaudible 00:10:49] all along the Flushing Creek.

For years, those industries polluted the land and water. Combined with CSO outfalls, this pollution contributed to making the Flushing Creek one of the most polluted waterways in our city. In the early 2010s, the state awarded a grant to study what kind of environmental remediation would be needed to hopefully clean and activate our waterfront so that we could finally put the space to public use. In 2015, the Mayor propose Flushing West, a 30 block, 47 acre rezoning with 118 [inaudible 00:12:14] but this project failed for many reasons. I am for zone [inaudible 00:12:23] of the MIH [inaudible 00:12:26] but there was also a [inaudible 00:12:30] investments by the city relative to the size of the rezoning. This was despite a year and a half of community leader and stakeholder [inaudible 00:12:44]. Today's application is much different. Flushing West sought to rezone a huge area of 47 acres. This application seeks to rezone only 3.9 acres. Where Flushing West is 118 tax lots, the special waterfront district contains only five. Every news story has called this the 29 acre rezoning, but that is just not true. We are only considering 3.9 acres to be rezoned. The remaining 25 acres will be included in the text

amendment that will facilitate [inaudible 00:13:41] network and extended waterfront. But I want to be clear. The vast majority of this project is not actually being rezoned. While smaller than Flushing West, this private application still builds upon years of studies, community meetings, and proposals. Like the other proposals, it shares-- it shares the potential to transform what is [inaudible 00:14:36] and isolated and polluted ground into inactivated waterfront community of open space. And a 40 foot promenade open to the public. I believe the proposal has many merits. There is an MIH component, workforce development, [inaudible 00:15:01] the open space and opportunities to engage our community and our environmental education. At long last, our community will have an accessible waterfront. I also believe this proposal certainly has its share of criticisms. Our communities affordable housing and community facilities. We need jobs and economic recovery. There are concerns about displacement and the impact of this project on the surrounding community and environment. At the end of the day, whatever is ultimately built will need to enhance the downtown Flushing Community and open up the currently

an accessible waterfront. And so much as it is realistically possible. Our community has been cut off from this waterfront far too long. I look forward to hearing from the applicant's and how they plan on addressing the community concerns from 2015 and today. Thank you, Chair Moya, committee members, and entire land use committee, those who came to speak today, then all the translators we have on hand today to help make this hearing happened today. Thank you very much. Thank you, Chair Moya.

CHAIRPERSON MOYA: Thank you, Council member Koo. Counsel, if you can please call the first panel for this item.

COMMITTEE COUNSEL: The applicant panel will include Ross Moskowitz, land-use counsel, James Gilday, landscape architect, David West, Master Plan architect, and Chris Vitolano, lead environmental review consultant. Those will be the four main prisoners. Also available for questions are Adnan Pasha and Rachel Belski of the Environmental Consultants, Julia Chow, project architect, Ashley Dukas, land-use counsel, and Richard Siu, William Xu, John Leong, Steve Briman, and Helen Lee. The last five of whom were appearing on behalf of ownership.

Panelists, if you have not already done so, please accept the unmute request in order to begin to speak.

CHAIRPERSON MOYA: Counsel, if you could please administer the affirmation?

COMMITTEE COUNSEL: Panelists, please raise your right hand. Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before this subcommittee and I answer to COUNCIL member questions? And if you could answer in some sort of someone's of order?

ROSS MOSKOWITZ: Yes.

UNIDENTIFIED: Yes. I do.

CHRIS VITOLANO: Yes. I do.

UNIDENTIFIED: Yes.

ADNAN PASHA: Yes.

UNIDENTIFIED: Yes.

RICHARD SIU: Yes.

WILLIAM XU: Yes.

UNIDENTIFIED: Yes.

COMMITTEE COUNSEL: Thank you.

UNIDENTIFIED: Yes.

COMMITTEE COUNSEL: Thank you.

CHAIRPERSON MOYA: Thank you. We are in receipt of your slideshow presentation for this

proposal. When you are ready to present the slideshow, please say so and it will be displayed on the screen for you by our staff slides will be advanced for you when you say next. Please note that there might be a slight delay in both the initial loading and the advancing of slides. As a technical note for the benefit of the viewing public, if you need an accessible version of this presentation, please send you an email request to land use testimony@council.nyc.gov. That is land use@council.nyc.gov. And now, panelists, please state your name and affiliation for the record and, with that, you may begin.

ROSS MOSKOWITZ: Good morning, Chairperson Moya. My name is Ross Moskowitz. I would ask Council staff to please put the presentation on.

CHAIRPERSON MOYA: And I'm just going to take one quick moment. I just want to acknowledge that we have also been joined by the Chair Salamanca in this hearing. Thank you, Chair. You may proceed.

ROSS MOSKOWITZ: Thank you, Chair Moya. My name is Ross Moskowitz with the law firm of Strook and Strook and Langan and with my colleagues, Ashley

Dukas, we are counsel to the owners and applicant for the special flushing waterfront district. Myself, David West, Jim Gilday, and Chris Vitolano will present this morning and we have our full team available to answer any questions from the committee that may come up during today's hearing. We are extremely excited to be before the subcommittee today. As Council member Koo said eloquently, this has been a long time coming and so many in the community have worked hard to have this vision presented today. As the committee knows, over 330 letters of support have been delivered to the committee and its members. From flushing residence, small businesses, construction workers, the support is communitywide and we are really, really pleased to see before the committee today. Next slide, please. Flushing project area today, just so everyone gets context, as you can see to the north is Northern Boulevard, to the east is College point Boulevard, to the west is the Creek and to the south is Roosevelt Avenue. And this is how we exist today. As we have discussed, this is currently zoned C42 with an M31 to the north. Next slide please. The site has significant shortfalls and site constraints. The

current zoning does not provide the coordinated site planning nor connection to the waterfront. As you can see, there is no integrated street network off of College Point Boulevard. Because of its proximity to LaGuardia Airport, there are significant development height restrictions and, because of its proximity to the Flushing Creek, there is a high water table and, in fact, the great change from College Point Boulevard down to Flushing Creek is significant, as you will see later, we have dealt with that. The existing waterfront access plan, under the current zoning has a minimal public walkway of 20 feet wide. They are very narrow sidewalks and there are no publicly accessible streets or street networks into the waterfront. And, indeed, the visual corridor from downtown Flushing to the waterfront does not exist. Next slide, please. Council member Koo touched on this. The genesis of this has been a community driven plan. There have been comprehensive planning efforts for over 20 years to try to figure out how to make this happen and it is only possible by extensive collaboration between the public and the private stakeholders, the local community, and the residents that we are here today. And, in fact, the

report that came out in 2017, known as the BOA report, set forth significant recommendations and, in fact, those recommendations are what are before you today. They form the basis for this application. That is coming out of the BOA recommendations. Access to the waterfront from downtown Flushing, additional open space, alleviation of traffic and creating a public waterfront. So you'll also be noted that one of the reasons why this is happening today and it hasn't happened until now is because these three owners who are stewards of these properties who have been pillars in the community who have been decades living and working in Flushing came together. These are competitors, market competitors, who have come together for the first time with separate properties and decided that, for the better of the community, for holistic planning, for better integration of the planning and the waterfront, that they would come together. That's why this is happening today and that's why it hasn't happened up until today and, thankfully, the BOA recommendations are being implemented as we speak. Next slide, please. The current zoning, as discussed, is a C4-2 with a majority of in the C4-2 and the northern

portion, as you can see on the left is an M3-1. On the right, as proposed, is an extension of the M-- excuse me. Is a rezoning of the area to the north. More than 75 percent of the zoning, as Council member Koo has stated, will remain as a C4-2. That is, again, the significance here is the majority of the site, over 75 percent of it, will remain as it currently exists today. Next slide, please. To highlight this even further, we have divided the site into four. Site one, as you see, under the current density, stays the same as proposed. Site two similarly. Site three similarly. The only change in density-- the only increase in density with a mandatory inclusionary housing would be is to the north. And it is a slight increase. So, overall, this increase, in terms of the square footage is just under-- is just over 200,000 ft.². It's very important to keep remembering this. Next slide, please. Some of the highlight points that we should go through. The current as of right, as we'll know does not require any affordable housing. Affordable housing will be on the north side. The public open space under the current as of right is just over three a-- just around three acres. It will more

than double under the special district. There is no street network required, as we just saw. It will be a privately funded publicly accessible street network that will be open throughout this project. Community facility spaces. There are none currently scheduled in and as of right. Working with Council member Koo's office, there will be spaces dedicated to local groups. In terms of waterfront programming, education and programming will be provided where none is required here. In terms of environmental oversight, very limited under the current as of right because of what is being done on the site and because the city is doing the special district, there will be full city oversight on the site remediation. Workforce training is not required now. We have ventured into an agreement with the Queens Chamber of Commerce to do local workforce training and development. No trafficking monitor plan. Traffic monitoring plan will be provided. The infrastructure. And there will be extensive conversation later about the infrastructure all privately funded. Next slide, please. Option one and option two for the mandatory inclusionary housing. The Council gets to side to this. This is

only applicable to site four. As you can see under option one, it will yield 75 units. This is out of approximately 300 units. On option two, there will be 90 units. Again, 50 percent dedicated to CB seven residents. Next slide, please. This is a really key facts. Why are we emphasizing this? It's because there have been some miscommunications out there. For whatever reason, we don't know. This is all private land. Again, this is an up zoning only to the northern part. It is to enhance the existing zoning. The northern area will have the affordable housing. This new street network will alleviate the traffic and connect to the downtown Flushing. This is a public waterfront. This is not a private waterfront. Again, there are comments out there that seem to indicate that it is private. It will be open to the public 6 AM till 1 AM. These streets will not be private, either. And as an important-- we know to this subcommittee-- there is no public subsidy. Again, miscommunication out there. That is why we want to make sure everyone has the facts in front of them. With that, I will now turn to my colleague, David West, who will walk you through the specific master plan.

DAVID WEST: Slide, please. Thank you. I am David West from Hill West Architects, the master plan architects for the project. This project stems from the BOA study which sought to spur the revitalization and redevelopment of this environmentally challenged area near the Flushing Waterfront. The land-use recommendations are consistent with community goals and objectives which were identified through a robust public engagement process with stakeholders within the community. Along with the chief desire of the community to create a publicly accessible recreation destination along the Flushing Creek shoreline, what needed to be addressed our shortcomings of large, internally focused full block developments which the as of right plan, which comes out of underlying waterfront zoning text, shown on the left, would produce. Visually evident is a lack of any overarching planning strategy, without which, the result would produce not only limited east-west connections, but also building shapes consisting of large podiums on which numerous towers above are jammed closely together. So, with all of these predecessors in mind, we embarked on our master plan proposal, shown on the right, by

considering a site planning strategy that is conducive to supplement the quality of life we envision for this special district. We look to improve the actual quality of pedestrian circulation through widening of sidewalks, setbacks of towers, building articulation, and a coordinated ground-floor realm between the buildings that we believe will achieve in inviting, vibrant, and diverse new neighborhood for the residents of downtown Flushing. With the introduction of a road network which seamlessly connects to and extends the downtown Flushing street grid into the site, the result is more human scale, walkable blocks with reduced podium sizes, more active street frontage is, and a reduced number of individual towers. The geometry and relationships between the buildings becomes much clearer than it would be otherwise. I should emphasize that it was a close, collaborative approach between the three principal developer groups which took place to allow this master plan framework and magnitude of a project to come to fruition. It is, as a result of this rare opportunity and collective development vision, that we are able to present this coordinated neighborhood design proposal before you

today. Next slide, please. Let's take a look at how we arrived at the final master plan. The left image is the transportation infrastructure on the site today. As you can see, there is none. On the right is how the special district is planned. With the creation of a privately funded network of publicly accessible streets. The major benefit of this street network is the porosity and connectivity to the waterfront from downtown Flushing that would otherwise be unlikely or impossible to achieve under current zoning. Lastly, these streets will be built to DOT standards to signal to the public that this is a public domain. Next slide, please. Shown here is a 3D comparison of the as of right shown on the left with the proposed building massing. Current zoning text would translate into a chaotic buildout that would be permissible only under current waterfront zoning text. While the more rational, well-coordinated plan achieved under the special district text considers breaking up the massive podiums and ensuring articulation of buildings for a better pedestrian experience. Next slide, please. Shown-- This is a detailed master plan of subdistrict B, which is the core subdistrict. As shown here with

the new proposed street network. The benefit of two new north-south streets, the transverse road, and the extension of Janet place is that they break up each superblock into two separate blocks which will be pedestrian scaled with active frontages on all sides. The east-west streets at 37th, 38th, and 39th avenues are extensions of the existing public street network in downtown Flushing. They enhance both visual and physical conductivity from downtown Flushing to the waterfront. Collectively, the result is an inviting, walkable, pedestrian scale waterfront neighborhood, 20 years in the planning, to complement the growth of downtown Flushing. The geometry of the site permits the streets and buildings to fan out gradually, terminating in the dramatic curving form of the building shown on site three. This generates a variety of urban forms at varying heights while still feeling organized and coordinated. Each block contains midrise buildings the top commercial podiums limited to 245 feet above mean sea level, which translates into 18 or 19 stories within the core subdistrict. Building massing has been tailored to the specific constraints and regulated by minimum base height, setbacks, and street wall requirements.

Street walls are required along primary street frontage is of 25 to 75 feet high. Towers are limited with facing the shoreline to 100 feet and, along the street, to 250 feet maximum. For sought articulation is required, as is tower top articulation. Next slide, please. Shown here is a composite of the four mixed used proposed development sites. There is a high level of architectural design and variety between them, yet they were each designed with respect to their neighbors. These designs are varied, but share commonalities of scale, articulation, and architectural expression that would only be possible with the coordinated master plan and body by the enactment of these special district. Site one, on the upper left, is being developed by United Group. Designed by Peter Poon Architects, the project includes offices, a hotel, and residential atop a two-story retail podium. The transverse road bisects the site into two blocks. The designated visual corridors on Roosevelt Avenue and on 39th Avenue encourage visual conductivity from downtown Flushing. Janet place and Roosevelt Avenue are widened to use pedestrian circulation down to the waterfront which opens up to provide a generous

landscape and playground area. Site two on the upper right is being developed by YNG Group designed by Pei Architects, it is an elegantly detailed to building composition linked by a robust articulated two-story stone façade. It includes a generous plaza at the intersection of 39th Avenue and Transverse Road.

Site three on the lower left is being developed by F and T Group. Designed by Kelly Architects, this project counters more orthogonal buildings to the south and in architectural variety to the subdistrict by introducing an elegantly curved waterfront

building. Site three includes a hotel, office space, and to residential buildings, each with a distinctive façade. And overlooking the ground floor activated pedestrian friendly retail frontage and hotel uses are included. F and T Group is also developing the northernmost parcel, site four, shown on the lower right. This is designed by Hill West Architects.

The project is located within the new MIH area and will add 25 to 30 percent mandatory affordable housing supply to the neighborhood. This project adds an additional 400 linear feet of shore public walkway to what is currently required under the current lap and over 40 percent of the lot area is

designed to be publicly accessible waterfront open space via an upland connection. The multitier's building form that addresses both the waterfront and College Point Boulevard frontages. Next slide, please. This is the ground floor plan. All four development sites have highly active ground-floor programming with multiple lobbies and generous amounts of retail. The retail is shown in pink. The retail is highly flexible, due to multiple frontages and levels. There is a preference given to local service retail. Most of the buildings have both a ground-floor and a lower level which have frontage because of the sloping site. Site one has lobbies on all frontages and includes two instances of sidewalk widening on Roosevelt Avenue and on Janet Place to enhance pedestrian circulation and a setback grade along Roosevelt Avenue to create a visual corridor. Site two transforms the transverse road into a shared pedestrian and vehicular area with the general public access area at the juncture of 39th Avenue and Transverse Road. Site three has a vehicular lay by area to serve the hotel and tree off of Janet Place. Both sites two and three have hotel accessory spaces on the ground floor, as well as retail. Parking for

all the sites is primarily below grade or, in the case of site one, at the second floor. Loading bursts have been coordinated and plan to be mostly on the north-south streets off of the upland connection streets for a better pedestrian access down to the waterfront. Next slide, please. These vignettes show a vision of everyday moments that will occur across the streetscape. One of the public benefits mandated by the special district text is the controls on ground-floor transparency and building articulation amidst a great variety of programming, open space, and retail fronting on the street network. This takes us to the next portion of the presentation which is a description of the public access and waterfront designs by Moss Gilday landscape architects. Jim Gilday, your turn.

JIM GILDAY: Good morning. Thank you. My name is Jim Gilday, a principal of Moss Gilday Group Landscape Architects. Again, this is a rare opportunity to plant and designed for individual development sites owned by three individual developers as a single, fully coordinated project which required thoughtful cooperation between the public and private organizations and governmental

agencies. The renderings illustrate some of the components of the design that create the new neighborhood along with Flushing Creek Waterfront always been walking distance of downtown Flushing. The renderings of site one and four provide a snapshot of the proposed enhanced shore public walkway which includes a significant increase in the publicly accessible amenities and landscape open space directly accessible from the upland connections, as well as from the adjacent buildings. The renderings of site to show the integration of the coordinated streetscape and publicly accessible plazas which are integral to the overall design and reinforces the direct relationship of the buildings, the streetscape, and waterfront connections. The waterfront is significant component that drove many of the design considerations we you just heard. The waterfront master plan for the special district establishes the new framework that will be the mechanism to guide and promote the unified design for the Flushing Creek Waterfront that incorporate many of the goals and improvements of previous stakeholders in studies. Next slide, please.

Understanding that each property has unique site and

environmental constraints, the ownership, along with guidance from City Planning agreed to evaluate the existing waterfront zoning and identify what aspects of the current zoning did not work with these unique site features. The guidelines established a network of smaller streets that creates a new neighborhood that activates the public realm while emphasizing the importance of the pedestrian experience and circulation while providing greater access to the Flushing Creek waterfront open space. The primary goals, which were established and incorporated into the schematic waterfront design are also consistent with City Planning policy and include the creation of a fully connected pedestrian circulation path the entire length of the shore public walkway with strategically located upland connections and visual corridors. It incorporates shoreline protection and resiliency strategies using elevated changes, varied shoreline protection solutions and including natural vegetated edges, riprap, bulkheads, and low level relieving platforms. It enhances, restores, and expands environmentally sensitive adjacent open space areas for increased environmental habitats. It increases open space and landscape opportunities

resulting from the creative placement of walkways and amenities that embrace the site topography and shoreline geometry will responding to the unique building envelopes and street networks. Finally, it coordinates the aesthetic for sight amenities, signage, and provides for a waterfront educational markers with local community groups, while allowing flexibility for each site to provide unique design elements and amenities that respond to the individual site architecture. It also provides for a coordinated, energy-efficient site lighting, including the use of LED lights and [inaudible 00:42:07] fixtures where possible. Next slide, please. For comparison of pedestrian access, the image on the left shows the requirements for the waterfront access following the current zoning. The image on the right shows the greatly enhanced requirements for the waterfront that, along with the new Street network, provides for a significant increase in pedestrian access to the waterfront by increasing the number of required pedestrian access locations from three to five, extends the length of the shore public walkway to the 1933 linear feet, it doubles the width of the shore public walkway from 20

to 40 feet wide and significantly increases the landscape open space and direct access to the waterfront. Next slide, please. Here is a side-by-side comparison of the components of the existing and proposed shore public walkway. As you can see from the chart, the new district significantly increases the shore public walkway and size, length, and access points. The overall areas more than double and the length is increased by more than 22 percent. For perspective, shore public walkway under the new district will be the equivalent of a four-lane street for the length of six and a half football fields. A significant amount of open space along the waterfront with great benefit to the community. Next slide, please. Another benefit to the new district is the overall open space. Under current as of right development, 3 acres of protected open space will be provided. Following the guidelines of the special district and as a result of the new Street network, expanded waterfront and the inclusion of site four to the north, the projected open space is more than double for a total of 6.64 acres. Next slide, please. The majority of publicly accessible site amenities are located within the waterfront area and

shore public walkway, indicated by the red circles. The pedestrian experience from College Pointe Boulevard and within the street network are carefully considered to include public spaces along the upland connections and visual corridors, indicated by the orange circles. The rendering and the view from site one to the north illustrates the meandering circulation path within a large shore public walkway which also includes secondary pathways, a multitude of seating opportunities, a playground, exercise equipment, coordinated site lighting landscaping that enhances and directs views to the Flushing Creek Waterfront. In addition to similar waterfront amenities, site to provides a unique, publicly accessible plaza located at the intersection of 39th Avenue and Transverse Road which, as shown in the rendering, provides an important landscape open space between College Pointe Boulevard and the waterfront. The Plaza will contain a sculptural focal point at the core of the district with fixed and open-air seating, landscape plantings, and site lighting that engages the streetscape. Next slide, please. The 37th Avenue upland connection located on the north side of site three provides a pedestrian walkway

along the adjacent retail uses. The extra wide walkway with seeding and landscaping terminates within over look at the shore public walkway. Pedestrians are guided from the 37th Avenue overlook to the shore public walkway by way of a grand, meandering staircase that creates a mid-level Vistas towards the Flushing Creek and opens to the waterfront retail level. Site four, located at the north end of the district takes advantage of the configuration of the existing low level relieving platform by placing the circulation path immediately adjacent to the waterfront outside of the building and provides publicly accessible seating areas and water's edge overlooks. The site provides for a significant amount of landscape open space on their southern portion of the site. The 20 foot wide upland connection leading from College Point Boulevard to the waterfront is also provided along the south side of site for which provides public access to the shore public walkway. Next slide, please. Incorporating flood resiliency measures is a major aspect incorporated into the design of the waterfront. The design of the waterfront coordinates a variety of site-specific shoreline stabilization

measures as mentioned earlier and places the proposed shore public walkway amenities above respected anticipated flood elevations. To protect the lower levels of the building, the foundations have been designed to be as the dry proof foundation, essentially, bathtub. The combination of the adjusted variation in the elevation of the shore public walkway and dry proof foundations, along with the use of natural and restored vegetation and responsible stormwater management to protect the proposed waterfront improvements against current anticipated weather events. Just the next slide and then-- for Chris, please.

UNIDENTIFIED: We go to the next slide and Chris Vitolano, please?

CHRIS VITOLANO: There we go. Thank you for allowing me to unmute. I appreciate it. So, I'll speak a little bit about the environmental. My name is Chris Vitolano. I am a civil engineer principal at Langan Engineering who are the civil and environmental engineers for the project. I'm going to talk a little bit about environmental cleanup on the site and then a bit about infrastructure and its sewer affects with the Flushing Creek. So,

currently, the site, as mentioned earlier, we know its industrial history on the site. There has been petroleum storage facilities, industrial facilities on the site. It's been contaminated. I think we all realize that. It was acknowledged and noted during the BOA process 10+ years ago and so there will be an extensive cleanup on the site, all four sites, under this program. A little bit about the sort of mechanics on how the cleanup works. For the city, New York City, the way that New York City regulates in overseas cleanups, it's through what is called the E designation program. The site gets identified with a little E which gets attached to the tax lot, attached to the zoning so it is acknowledged and has to go through the city program for oversight on the cleanup. It is a little different from the state program. There are two different programs. There is also a state program for cleanups. It is called the state brownfield cleanup program. That state program is a voluntary program separate and apart from the city. The city's program. One of the sites has already gone through that program and gotten its approval and the others are looking to do so. But, I want to talk a little bit more about the city program

because it is very important that-- it's a good opportunity here, essentially, to get all these sites under the complete and comprehensive overview of the city. Currently, there is only limited E designations. One site has none at all. So this would give us an opportunity to publish again, to get all four sites under a complete oversight of the cleanup program. When we are looking at-- when we do cleanup, there is really three components. There is soil, groundwater, and sewer vapor. Again, there is metals, VOCs, and contaminants from historical uses. All three of those would get designed and addressed during the cleanup. And really, it is a step-by-step process where each step of the way the city has the, not just opportunity, but the developer has the obligation to get the cities buy-in and sign off on every step of the way. What that means is that, before you go into an investigation, the city has to review and approve it. Then we go into a-- before we can do a cleanup, the city has to review and approve the cleanup plan. The approach. Once that plan is approved, then the city requires full-time oversight by a licensed professional engineer. So, in other words, we would have someone on the site

looking and observing full-time what is happening to make sure the cleanup gets done and in accordance to all the plan and all local and federal regulations. Developers will not get a permit until that work plan is approved by the city and, again, the city-- it is the Office of Environmental Remediation is the technical arm of the city that oversees this. Developers will not get a building permit until that plan is done to the city's satisfaction and then, similarly, at the end of the construction, and the remediation, there has to be, again, a sign off by both the professional engineer and by the city that the cleanup was done satisfactorily, prior to the developer getting a certificate of occupancy. So, really important and good opportunity for us to do one comprehensive of oversight of all these cleanups for all the sites where we don't have that at full level today. Go to the next slide, please. Oh, and also I would mention on the environmental part. There is no public subsidies with the city program. That is just a regulatory program that is a requirement. Again, no city subsidies. I think that might have been asked at one point in time. Stormwater management. So, you know, the reason we

are talking about stormwater management, Inc., again, gives us, when doing a waterfront site, good opportunity to develop smartly and holistically. The stormwater management helps us mitigate and eliminate the issue of combined sewer overflows. I was mentioned earlier. It is a really important topic, as designers and developers. For those who aren't familiar with what that means, combined sewer overflows. You know, the challenge we face in the majority of New York City is that we have combined sewers. What that means is the stormwater goes into the same pipe network as the sanitary sewage and that means, when it rains, unfortunately, we get these events called combined sewer overflows where a mixture of rain water and sewage goes into the water bodies around New York City. That does occur in Flushing Creek. It occurs in East River. All of our water bodies around New York City. So, when we have a site like this, it is an opportunity to mitigate and eliminate that condition. There is too easy mitigate that condition. One is by not putting any stormwater into the combined sewer network and then the other is to not put any sanitary sewage into the combined sewer network. So, this project achieves

both of those initiatives. So, with stormwater management, every drop of water will go to the Flushing Creek. So, not one drop of water will go into a combined sewer that could eventually, you know, find its way into an overflow or contribute to an overflow of sewage elsewhere in the Flushing Creek. So, really, really important opportunity for us here to take every drop of stormwater off-line, so to speak off the city grid, and go directly into the Flushing Creek. But, before you discharge into the Flushing Creek, of course, we are going to be treating water. That is required of New York State which has oversight over the water bodies around the city. So, we treat that by, essentially, capturing all the stormwater and removing particulates, solids, floatable's, garbage, trash, that sort of thing and also promoting filtration. Promoting the concept where, if we can infiltrate a drop of water into the groundwater in an aquifer, that is one less drop that has to get treated or discharged. So, today there is no treatment, of course. It is just paved lots of runoff that goes, you know, uncontrolled and finds its way to the creek, no doubt. But under the full development, we will have various treatment methods.

So, things like green roofs which will absorb water improvement, again, you know, peak flows from going to the creek, permeable pavements and filtration, green spaces, underground treatment devices. And these are not chemical treatment devices. They are manholes and vaults, essentially, that capture and store stormwater allowing for settlement of solid 30 particulates and trash. That sort of thing. Those get cleaned out, you know, and maintained, therefore, adding a clean water stream to the Creek. These are all sustainable measures that are good practice at this point. Honestly, they are standard practice in any good design and, again, it gives us the opportunity to do this now when we are starting with a blank slate, which is really beneficial. And all these components you have seen and sort of the images that Jim Gilday has shown with the landscape and waterfront. So, it is a big, big motivation for the project. And that volume, it is a large volume. It comes up to almost 400,000 gallons in a storm event that gets captured and treated. So, if we go to the next slide, were going to talk a little bit about the other half of that combined sewer story because, again, water quality in the Creek and sewage is an

important topic here. So, the other half of that component, you know, we succeeded in not putting any stormwater into the CSO system. Now we have the opportunity to eliminate any sanitary sewer discharges going to the combined sewers. So, that is really, really important here and, hopefully, this slide can take us through that. All of the sanitary sewage generated from this project will be discharged through a privately funded public infrastructure which we will show on the next slide, but just going directly to the interceptor. This interceptor is the city's trunk line, essentially, that then takes sewage directly to the treatment plant. So, in other words, it is not-- any sewage from this development is not going into a combined sewer network that has the potential to then find its way into the Creek somewhere. Absolutely not happening because we are going directly into the trunk line, which goes directly to the treatment plant. So, we are avoiding the CSO network altogether. The green dots on the plan, just to give some context, show where there are other CSO's in the Flashing area, none of which are in our site. So, again, we are, essentially, not contributing one drop of sewer or stormwater to the

CSO network and there also are no CSO networks within our site, so we are completely sort of, again, taking the opportunity, then, and benefit to be completely, you know, mitigating that type of scenario. The capacity of the treatment plant for sewage itself is something that is studied during the environmental assessment statement process and you can see on the slide that there is ample capacity. This has been reviewed and, you know, data that is coming from the DEP, which maintains the wastewater treatment and system. Again, about 20 million gallons of capacity currently in the treatment plant at Tallman Island. This development, whether it is as of right or proposed, because as mentioned earlier, there is a very, very small amount of [inaudible 00:55:40] to square footage. Both scenarios are about 1 million gallons. So, again, much lower than the 20 million gallon capacity. So, if we go to the next slide, this was the last connection here. I had mentioned to sewer that is being, you know, privately funded. So, what you see here on Janet Place is a new sewer that will be installed, again, if this were to go through. You would see that be installed which would then connect into the existing system that goes right

into the interceptor at College Point Boulevard. So, the sewer, 100 percent privately funded, but it will be public. In other words, the DEP has to review and approve it. Then it gets the same process as before with the environmental. The city then has oversight by DEP to make sure that it is built according to the city standards. At that point, then, once it is accepted and built and signed off by the city, the city takes it over as part of its network. But, again, privately funded across the board 100 percent. So, I think that is the last slide I have here and then I will turn it to my colleague, Ross, who can finish up with a couple of other points, you know, in summary. Ross? Next slide, please.

ROSS MOSKOWITZ: Thank you, Chris. Chair Moya, I just, and wrapping up here, it is important to understand the economic development benefits. This is, obviously, land-use item, but there are significant economic development benefits in terms of number of jobs, as you see. Permanent jobs for Flushing being just over 3700 construction jobs with 5 percent estimated for Flushing residents, north of 6100 and an increase in property tax benefits to 116 million annually. It currently sits, at just so you

understand, just over 1 million. And, of course, 62.8 million in state and local taxes. In addition to all the benefits, as I wrap up, committee, to the committee we have outlined working with Council member Koo and his office, we have also identified additional benefits that the owners are committing to. And it bears a few minutes here. First, they have entered into a memorandum of understanding with the Flushing business improvement District. Just so you understand, one of the sites, site three, and it's only easterly site, is actually in the bid now to contribute to million dollars over the next 10 years to support small business grants and assistance programs marking and community beautification. Additionally, as we mentioned before, they have entered into an MOU with the Queens Chamber of Commerce to oversee a comprehensive workforce development and local hiring initiative facilitating job trading and placement for Flushing residents who will be prioritized, including residents such as the Bland House residents and the Latimer Garden residents. Third, waterfront program and education, and partnership with experts. We are in discussions with one of our supporters, that Waterfront Alliance,

to bring its estuary Explorers program to Flushing Creek. We have also committed, in comments from the community to try to provide access to the Creek via kayaks. It is now a real possibility. We have identified two sites, sites one a and three, and subject to approval from the regulatory agencies, can accommodate that. We have also mentioned the doubling of the size of the open space and the owners have also made commitments to address the local children and senior citizens health and well-being through the children's playground, don't work out areas with equipment along the shore public walkway. All with input from the Child Center in New York to help design these areas. The owners are also committed now to a majority of the community facility space, being available for local use by the community at an affordable cost. Council member Koo's office is identifying the organization for the owners to partner with including such groups as the Child Center you already does programming in the area. And we expect that these spaces will be designed as multipurpose flex spaces in order to serve the widest range of community needs. We have also provided, per the community, accessible public restrooms that will

now be provided in the street-level commercial space, accessible to the public without any requirement to purchase food, beverage, or other items in order to access the restrooms. In sum, Chairman Moya, these are community-based owners who have been hidden in Flushing for decades who have time and time again looked to help it improve this neighborhood. Most recently, when they learned of the cut in federal funding to the [inaudible 00:59:57], the local food pantry, they helped raise tens of thousands of dollars to support La Gernotta's mission to feed the community. These owners are ready to move Flushing forward now and bring economic development without public subsidies to this community. After 20 years of waiting, we believe the community shouldn't have to wait anymore and we urge for your support. Thank you and we are available to answer, of course, any questions.

CHAIRPERSON MOYA: Great. Thank you very much for your testimony today. I have some questions that I want to go through before I turn it over to Council member Koo. If we could go to the affordable housing piece-- but before we go, I believe, Chris, when you were giving the presentation about the OER,

that ye designation program, you said that it's-- you are only opting for the city program. So, just for clarification and just so that I understand it correctly, for the remediation, are you not getting a applying for any state tax credits? Brownfield tax credits?

ROSS MOSKOWITZ: Could you unmute Chris Vitolano, please?

CHRIS VITOLANO: Thank you for unmuting. Chair Moya, so happy to answer the question. So, the answer is both. So, they are separate programs that run in parallel. There is an intention to go through the state program, as well, so the state program is a voluntary program. Site number two has already submitted and gotten its proposal approved, so it would be shovel ready from a state perspective after the conclusion of this process here and the other sites are anticipating pursuing that program, as well. That is the state program that is voluntary and the city program is not voluntary, right? The city program, if you are E designated, they have to go through that process and they will go through that process.

CHAIRPERSON MOYA: Yeah. I just wanted to make sure because I thought that you said in the presentation that you were only seeking the city-- going into the city program and not seeking any of the state. So, you're doing both.

CHRIS VITOLANO: Correct.

CHAIRPERSON MOYA: Great. Thank you. So now I just want to start off, just to go back to the affordable housing piece, Ross, if you can repeat for the public why there is just so few affordable housing units within this project?

ROSS MOSKOWITZ: Sure. And as part of, obviously, all the other community benefits, there is an affordable housing piece here. The only site that is subject to the mandatory inclusionary housing is the northern site. In this case, it is site four. There is a site in between called the [inaudible 1:02:55] site and they are here to testify later, too. I can answer any questions, however, in the interim. So, site four is the only site that is actually before you today that is proposing to increase its floor area and, as we know, the law says that any increase in floor area or any change in use-- in this case, this is a manufacturing zone being

changed to a mixed manufacturing and residential. That is the area that is the only area that is subject to that MIH. The rest of the sites, sites one, two, and three are not increasing their floor area. I think you saw a very clearly in our chart. There is no increase in density, so they are not subject to the MIH requirements, Chairman.

CHAIRPERSON MOYA: And that would be roughly around 75 to, what? 95 units of affordable housing, depending on--

ROSS MOSKOWITZ: Correct.

CHAIRPERSON MOYA: MIH option is taken?

ROSS MOSKOWITZ: Correct. And, as you know, ultimately, it is the Council that makes the call, but that is right. Option one yields 75 units and the units are based on square footage, as you know. An option to yields 90 units.

CHAIRPERSON MOYA: Okay. So, how do you respond to the concerns from the Queens Borough President and members of the public who have been calling for additional affordable housing within this project area?

ROSS MOSKOWITZ: It is a fair commentary, of course. We are not suggesting

otherwise and we know that affordable housing is a component of concern. We think taking, in total, all of the other investments be made, you have to look at this project holistically. And to the extent that the MIH requirements are very clearly stated and precedent by the counsel has been to follow what the MIH rules are, we think we are adding many more things than just, say, affordable housing and if we go back to the BOA recommendations and the BOA report, which clearly but, at the top of the list, the top of the list was access to this waterfront. And open space. We believe that we are addressing, actually, all of the checkpoints. It varies in degree, but, again, if we go back to the recommendations that are only a few years ago by this community and what people have been looking for, they have specifically said we need access to the waterfront. So, not only are we providing access to the waterfront, we are doubling the size of the waterfront. We are creating a whole access to a community that doesn't exist now and, again, you have to look at it holistically. We are not suggesting that the point about affordable housing isn't a fair

point, but I don't think you can look at it in isolation.

CHAIRPERSON MOYA: So, just for clarification, the actual number of units that will be created with this project that are not affordable, it's, what? 1700+ units?

ROSS MOSKOWITZ: No. The affordable is actually--

CHAIRPERSON MOYA: No. It's not be affordable-- without the affordable housing--

ROSS MOSKOWITZ: No. No. No. I'm sorry. I was-- My thought process was a little different than yours. You didn't see it in my head. I apologize. The as of right projects for roughly 1500 units, so we are going to, as you said, 1725. So, the spread is 1500, plus we are up 225 or so. No. Actually closer to 300. So, yeah.

CHAIRPERSON MOYA: Okay. In your conversations with DCP in developing this application, did DCP ever encourage you to speak to HPD about including additional affordable housing within the project area?

ROSS MOSKOWITZ: They encouraged us to speak to HPD in general, obviously, because HPD will

help with this project and we have, obviously, started conversations with some operators who would help us with the third party, you know, with the affordable housing, but they did not specifically say you needed to do more, but we did have a conversation with HPD. Because as you know, Chairman Moya, HPD is a key component of this. So, they are part of this conversation.

CHAIRPERSON MOYA: And how has those conversations gone with HPD?

ROSS MOSKOWITZ: They have been preliminary, to be honest with you. As you know, this project is been a long time coming and it has taken us a few years to get to this point, so, we didn't want to get too far ahead of our skis and we didn't want to assume and be presumptuous. But--

CHAIRPERSON MOYA: When you say preliminary, are you saying like you have had an actual meeting to sit down and discuss that option or are you just saying-- you know, can you be specific on--

ROSS MOSKOWITZ: We have had preliminary conversations. Personally, I have not been part of

them, but we have an advisor who has been having those conversations.

CHAIRPERSON MOYA: Okay. Did DCP, maybe, explore other opportunities with the applicant team to provide additional affordable housing beyond that MIH portion of the project site?

ROSS MOSKOWITZ: No.

CHAIRPERSON MOYA: No?

ROSS MOSKOWITZ: No. I mean, I think, you know, they were open to a bunch of objectives. I think Council member Koo outlined the history here and why Flushing West did not really get out of the gate and why the Special Flushing District has been so universally supported. And I know they felt-- and I don't want to speak for City Planning, but I know that they felt that the overall community benefits, again, coming out of those recommendations, were paramount. So, the affordable housing component is there even if some think it is not enough. Again, you have to look at this project holistically.

CHAIRPERSON MOYA: So, and all these conversations that you have been having with DCP, did they identify any opportunities for the City Council to modify this application to include affordable

housing and also did you see any opportunity to modify the application to include affordable housing in general?

ROSS MOSKOWITZ: There were no conversations about that. Obviously, the Council-- I know the Council rules and regs, so, obviously, if there is a conversation, we would have to-- we would listen.

CHAIRPERSON MOYA: Okay. What is the proposed mix of rentals versus condos expected to be developed on each site?

ROSS MOSKOWITZ: Sure. So, I will make it easy for you Chair Moya. All of the units that are going to be constructed on sites one, two, and three are all going to be condominium units and the rental units-- all the rental units will be located on site four.

CHAIRPERSON MOYA: Into any of the development sites expect to utilize 421A tax benefits in order to provide additional affordable housing?

ROSS MOSKOWITZ: No. The only site that may be eligible for it would be site four, because that is where the affordable housing-- as you know, the current program for Affordable New York would

only provide any kind of real estate tax savings on site four at this point.

CHAIRPERSON MOYA: So, just with you said [inaudible 01:10:09] the only affordable housing site is going to be site four. At the condos, at FNT, in United Construction and the affiliate developments, they have sold for, you know, well over 1 million dollars. Do you anticipate similar pricing for the condos at the Flushing Waterfront development?

ROSS MOSKOWITZ: It's a great question. A lot of this as to do, obviously, that the market will dictate there and I think you raise a really good point because, you know, your this, and about luxury condos and I don't know why anyone would give that characterization. I'm not saying 1 million dollars is a luxury or isn't a luxury. I don't think anyone should really characterize what these-- the values of what these are going to be without actually seeing when they come online, which is hopefully sooner than later and what the market bears at that point.

CHAIRPERSON MOYA: Okay. So, how much do the companies expect to profit from the Flushing Waterfront development?

ROSS MOSKOWITZ: So, I personally don't have that number and we can maybe circle back with you in the committee on that, but I actually don't know if that is really a fair characterization. Look, the owners are benefiting from this project. We are not suggesting otherwise, right? They get better site planning, they get better mix of units, they get better design, their views will be better, they have the ability to view this holistically and as part of their master plan. And we are not suggesting that there is not a narrative that says that they are benefiting from this, but to be very candid with you, Chair Moya, each one has their own economics. You know, that is one of the things that seems to be getting lost. Not what you, but some of the narrative out there is that they are-- these are three separate owners. They are building three separate projects and what the economics for each project will vary depending on what the owners are, as you know.

CHAIRPERSON MOYA: Well, look, I think it is a very fair question. I don't think it is an unfair question to ask given to what you are proposing here. We also are living right now in a

city that has an incredibly high housing crisis that is going on right now. So, as these big developments are coming in and we are seeing the low number of affordable units here, it's only fair for me to ask what is the company's expected profit here? I don't think--

ROSS MOSKOWITZ: Yeah. I--

CHAIRPERSON MOYA: we are at the realm of a bad question. Now [inaudible 01:12:42]--

ROSS MOSKOWITZ: Yeah. Let me be very clear--

CHAIRPERSON MOYA: You know?

ROSS MOSKOWITZ: Yeah. Let me be very clear. It's not a bad question and I didn't mean to suggest it was and if I said it wasn't a fair question, let me be fair back to you. I wasn't suggesting that, either. I guess my point here is each site really you can-- unlike, you know, my 30 years of doing this, any project of this size I had this magnitude, as you know, house only been brought either by a joint venture or by individual owners. So, you know, that question could easily be more easily answered when you have that. Here, each one has their own basis for the land, each one has their

own economics, each one has their own finances. So, I don't know if there is a way to answer that for the total project. Let me think about it, Chairperson Moya, in fairness to you. Let me think about how to answer that and I want to be more thoughtful about it, if that is okay.

CHAIRPERSON MOYA: Great. Thank you, Ross. Also, as you know, we've talked about this, as well. You know, Queens residents need good paying jobs if the community is going to thrive. Do you plan to hire locally? What commitments have you made and what organizations are you working with? And I know you kind of touched upon that towards the end--

ROSS MOSKOWITZ: Yep. Sure. Sure. So, we believe-- and we have said that I said every public hearing, that the Community Board at the Queens Borough President's office-- we believe in good paying jobs and we believe in local hiring and one of the reasons to work with, for instance, the Queens Chamber of Cupboards, what is to create this workforce development. And we estimate-- we hope to get more than 50 percent of these jobs to be for the local residents. We are a strong believer-- these owners, again, these owners have been here for a long

time. They know the area. The you know the residents. They know the work community and they have traditionally historically hired locally. And so, I said before and I think you were citing that we hope that almost 60 percent of the workers will be through the local community.

CHAIRPERSON MOYA: So, just in the numbers you gave-- and pardon me if I get it wrong, but I was writing it down quickly. You said 3716 were going to be permanent jobs, right? Is that correct?

ROSS MOSKOWITZ: Correct. Yes.

CHAIRPERSON MOYA: Okay. Where do you get that data from?

ROSS MOSKOWITZ: We get that data from the economic analysis that we do historically. You know, using programs and inputs that have been looked at you and are, you know, tested by economic analysis and the like. Our consultants line get engineering have used that economic analysis and, in fact, you will have later today, hopefully-- probably this afternoon at this point-- testimony from one of our experts who is an economist who will talk about the jobs and you can actually ask deeper questions and we

will show that, based upon the square footage, based upon the type of work, based upon the type of uses, that those are the jobs that will come out of that. And it is not to the T, obviously. It is an estimate, but it has very good backup and support.

CHAIRPERSON MOYA: So, I would love to see where you got those numbers from and also just to-- so, what do you anticipate those jobs to be?

ROSS MOSKOWITZ: So, those jobs will be across the uses. There is office space. There is retail space. There is hotel space. It will be across the board.

CHAIRPERSON MOYA: Okay. So, when you say retail office, you are estimating that people are going to go in there and then they are going to be hired by the people that--

ROSS MOSKOWITZ: Correct. Right. And, again, we think it was essential--

CHAIRPERSON MOYA: We can't really guarantee that those jobs will be there. It's based on who will rent your commercial space and up to them on who they will hire. Correct?

ROSS MOSKOWITZ: correct. However, two things. One, one of the key components of this

program was to align and set up a workforce development with the Queens Chamber of Commerce so that they will be doing work fairs. They will be going after MWBEs. They will be doing job training. So they will be very active in this community. This is all about this community, so the Queens Chamber of Commerce is going to be all over that. We will be supporting that and finding it and working with them. Secondly, the inputs that drive this conversation are tested. They are not that you are making out of the air. They actually are inputs that, when you put multipliers in, when you put in the type of uses and the amount of square footage, that is what this triggers off. So, the combination of the two-- yes. You're right. The buildings have to be built and the jobs have to be there, but we are confident that we will be able to do that.

CHAIRPERSON MOYA: And I just want to be clear because, when we say 307,016 permanent jobs coming in, it really is dependent on who is coming in to utilize that space. So, I just wanted to make sure that we were on the same page with that.

ROSS MOSKOWITZ: Absolutely. But you have to make some assumptions and, when you have a

commercial facility or retail facility, you can make that assumption.

CHAIRPERSON MOYA: Right. We know retail is on the decline. You know, we know that right now, during the crisis that we have, commercial rent space has been a real problem throughout the city. So, as you are saying this, and you are anticipating to get these numbers of permanent jobs, in that study, was that ever calculated into the total?

ROSS MOSKOWITZ: What was taken into the total was the market, but what the market will be when these, online. And we are all very optimistic and we believe, of course, the commitment by these owners right here. I mean, this is a huge investment by these owners and you are, maybe, posing the question, you know, why do this now, right? But this is actually the perfect opportunity to do this. This is the opportunity to get in to start this project after 20 years and to have it up and running so when the market comes back-- and it will come back-- they will be ready for it and then the Flushing residence can benefit.

CHAIRPERSON MOYA: We always hear that the market in retail is coming back. I don't want to

belabor the point too much. I just wanted to get how this was calculated in the--

ROSS MOSKOWITZ: Sure.

CHAIRPERSON MOYA: retail market and the commercial rent, the crisis that is happening right now was factored into getting these numbers.

ROSS MOSKOWITZ: Yep.

CHAIRPERSON MOYA: You also said 6175 construction jobs were going to come in to this project and I believe you said it was 58 percent of them were going to be Flushing residents.

ROSS MOSKOWITZ: That is what the estimate is. You know, again, that is an estimate, but that is what the goal is, too.

CHAIRPERSON MOYA: So, you are planning on doing an open shop. Is that correct?

ROSS MOSKOWITZ: That is correct. So, you and I have had that conversation. I don't have to educate you. You know better than I do.

CHAIRPERSON MOYA: Yeah. So, the 58 percent of the local hires, where did you get that?

ROSS MOSKOWITZ: That is just based on the estimate that we would, again, run the inputs and it's based on very clear assumptions of what the need

will be and what traditionally has been done also by these owners. And, again, we are supplementing that. So, not only is it the: the objective, but they had made a commitment, financial commitment, as well, to pursue local residents. And that is, again, the whole workforce development training program.

CHAIRPERSON MOYA: All right. And have you made credible commitments to paying prevailing wages and provide meaningful benefits for the building service workers and the hotel workers who would staff these projects once built?

ROSS MOSKOWITZ: We have not made meaningful commitments yet and I don't want to sit here and tell you that we will, but we are actively in conversations with both 32 BJ and HTC and as recently as this weekend and we will continue to continue those conversations.

CHAIRPERSON MOYA: Got it. The Department of City Planning said that the new development must conform to the Brownfield opportunity area plan. If you are to receive the Brownfield credits, do you wish to receive the Brownfield credits and would you receive the

Brownfield credits if you built the development as of right?

ROSS MOSKOWITZ: So, if I could, Chairman Moya, let's distinguish between what you first called the BOA because the BOA-- it's called the Brownfield's Opportunity Area, but is separate and apart from the tax credits. So, the program and the mission in the objective of this project is to meet the recommendations from BOA having nothing to do with the Brownfield Tax Credits. Separately, your question is-- and I think Chris started answer that. Your question is will each site take advantage of the Brownfield Tax Credits? And the only site like right now who will-- you have to remember these owners were actually going ahead and getting ready to build these as of right projects. Site one actually had its building permit and its plan. Site two had its building permit and its plan and actually got approved into the Brownfield Tax Credit Program. So, these sites are ready to go. Bringing it back, being encouraged by City Planning, by Council member Koo, and by other local and stakeholders to try to come together for a master plan is why we are here today. Right? So, I can't tell you if site one and site

three and site for will do it, but they certainly have those options.

CHAIRPERSON MOYA: So, but you would be able to receive the Brownfield Tax Credit if you built the development as of right?

ROSS MOSKOWITZ: Correct.

CHAIRPERSON MOYA: All right. That's all I wanted to know.

ROSS MOSKOWITZ: Okay. Okay.

CHAIRPERSON MOYA: And that I just want to touch upon a couple more things before I turn it over to Council member Koo. In dealing with the school, in your conversation with DCP before this application was certified into ULURP, did they ever encourage you to reach out to the School Construction Authority to discuss including a school within the project area?

ROSS MOSKOWITZ: So, let me be clear. They didn't, but let me also be clear why they didn't. As you know, this was a lengthy environmental review that took place. The environmental review for this project is over 700 pages and, in the environmental review, one of the key questions that is the increase in the floor area

and does that trigger off the need, in this case, for a school? And it did not. And why didn't it? Because, as we have talked about, the amount of square footage here-- the incremental increase between the as of right project today and under this proposed district was incremental and did not trigger off the need for the school. So, to your direct question, City Planning did not ask us to consider it because none of the environmental analysis led us to do that.

CHAIRPERSON MOYA: So, when you spoke to DCP, just so I am clear, they didn't encourage you to conduct the environmental review that would facilitate the inclusion of a school within that project area?

ROSS MOSKOWITZ: If I could say differently, they didn't-- that wasn't required under the SECRA law. It's not that they didn't encourage us. We didn't have to do it. It wasn't there call whether we should or shouldn't. It is what the SECRA law requires.

CHAIRPERSON MOYA: Okay. So, none of that was done for the inclusion of the school?

ROSS MOSKOWITZ: Again, because the SECRA all didn't require it. That's right.

CHAIRPERSON MOYA: Without phasing, what is the phasing plan for construction and which site is expected to develop first?

ROSS MOSKOWITZ: They're going to go sequentially. Site two which is probably most advanced and probably it is going to vary between site two and site one starting first and then the other site will go next and then site three and then site four. Site four can actually start a little sooner, perhaps, because it's not right next to any other site, you know, that is being developed and it is a really good question, if you realize it, too, because one of the things that these owners did was they actually redesigned some of their projects so they could all kind of coexist. What do I mean by that? They actually moved loading bars, they moved parking entrance is so that it didn't conflict with their neighbor. That is something you never would've seen-- I've never seen that before because that is acknowledging another project that you don't have any control of. They spent a lot of time with their master plan architect, a lot of time with the

individual architects just, literally, going through each project. If you think about this, Chairman, this is really one big master plan, but it is also four separate projects. Each project has to have its own identity. Each project has to work. So, the cooperation between these owners is absolutely amazing and that is why this project is so, so good and works so well from an urban planning perspective.

CHAIRPERSON MOYA: And when do you believe that construction will begin for the project and when do you expect it to be fully completed?

ROSS MOSKOWITZ: We would hope everything starts as soon as we can. Again, some are more advanced than others and we hope that everything is online by 2025.

CHAIRPERSON MOYA: Okay. On the U-Haul site--

ROSS MOSKOWITZ: Yeah.

CHAIRPERSON MOYA: Beyond what the U-Haul property owners have committed to you or DCP, what led you to determine, in the environmental review, to believe that that U-Haul site will not utilize the R71 residential FAR to develop their site with preliminary residential uses?

ROSS MOSKOWITZ: Sure. Let's compare it. And so there are two things here. The analysis - and, again, you will have the U-Haul representative who you can confirm this with, so I don't want to speak out of turn, but this is from them. The U-Haul site off of College Pointe Boulevard is not like your Manhattan site which, as you know, they tend to sell because they were soft sites. This is an active site that is part of the portfolio and will continue to be part of the portfolio. So, U-Haul is not indicated any basis for ever converting this to a residential use, selling it or otherwise. So, that is how we did it. And they put that in writing, as well. So, that is why we made that determination.

CHAIRPERSON MOYA: Okay. And beyond what the U-Haul property owners DCP have communicated with you, what led you to determine in your environmental review that there will be an additional 177,000 square feet of commercial building on that site?

ROSS MOSKOWITZ: That was purely, Chairperson Moya, that was just because there is an increase in the floor area for that manufacturing site as part of this. That up zoning and, as you

saw, it goes from the M3 to the M1. So, there is an additional floor area that is allowed on that site.

CHAIRPERSON MOYA: Okay. What was the rationale for removing the need for BSA special permit to build above a certain height within the flight path of LaGuardia airport?

ROSS MOSKOWITZ: I think, basically-- and I know the agency spoke, so I can't say that I have firsthand information, but, the coordination between the BSA and city planning, it is still the same process. The exact same conditions have to be met. It now sits within city planning, however. So, there is actually no difference in terms of the conditions. In terms of FAA approval, in terms of Port Authority approval, there is no difference in the process other than who has jurisdiction.

CHAIRPERSON MOYA: Okay. Last two questions. You mentioned parking before. What are the changes to the required parking in the underlying zoning district that are outlined in the special district text?

ROSS MOSKOWITZ: Sure. We went from C42 district. We are staying in the C42 district, but what the community had asked for, the Community

Board, in fact, had asked for a modification to reduce some of the parking requirements. And so, that is what-- that is specifically what it is. It's a nominal reduction. It mirrors more of the C44 parking requirements, rather than the C42 and that's, but very biddable reduction in requirements.

CHAIRPERSON MOYA: Okay. And, lastly, what are the required mitigation measures that are included in the restrictive declaration?

ROSS MOSKOWITZ: Sure. I am going to give you a ha-- If it is okay, just kind of talk through them at the high level because there is many. But, they, basically, deal with construction. Construction phasing traffic and there will be additional restrictor decks that will deal with the environmental and the waterfront. And, again, these are all tied, as you know, Chairman Moya, to construction and to building permits and each has to be complied with before building permits will be issued and their certification processes to go along the way to make sure that the waterfront is built in accordance with what is been proposed.

CHAIRPERSON MOYA: Okay. Ross, thank you. I am now going to turn it over to Council

member Koo for some questions. Whenever you're ready, Councilman.

COUNCIL MEMBER KOO: Okay. Thank you, Chair Moya. Thank you, Mr. Moskowitz. You gave a very good presentation. So, I have some questions first on open space. Can you confirm that the public access to the waterfront will be required and how will public access and force?

ROSS MOSKOWITZ: So, we will confirm it is public access to the waterfront. We have actually created additional connections to ensure that the public can see where the waterfront is. There will be signage. There will be, you know, wayfinding and the public access will be required pursuant to Park Department rules. We will be entering and, again, to the point before into restrictive declarations that will talk about when it is open and when it closes and it will be open from 6 AM to 1 AM and that will be posted and there will be signage and people will know. There is no gates here. There is no-- you know, you won't have to climb over anything. There is nothing that is going to be locked. You are just going to just walk on.

COUNCIL MEMBER KOO: So, are you working with any organizations on developing a waterfront access programming?

ROSS MOSKOWITZ: Yes. The waterfront access, Council member Koo, did you say?

COUNCIL MEMBER KOO: Yes. Are you--

ROSS MOSKOWITZ: Yes.

COUNCIL MEMBER KOO: working with any organizations?

ROSS MOSKOWITZ: Yes. And we would--

COUNCIL MEMBER KOO: [inaudible

01:31:48]

ROSS MOSKOWITZ: Yes.

COUNCIL MEMBER KOO: organization have you--

ROSS MOSKOWITZ: Right now, we are working with Waterfront Alliance and who has introduced us-- and will continue to introduce us to other organizations and we would welcome the opportunity, Councilman, to work with any other organizations. We know that this was something that the community asked for. You know that your office, in particular, asked us to reconsider because, initially, we had said we wouldn't and now we have

actually identified two sides away or a launch could be and we are open to continued conversations. We think it would be great to ultimately-- for the creek to be available for kayaking.

COUNCIL MEMBER KOO: So, when these organizations have access the space for being-- it would be relevant.

ROSS MOSKOWITZ: We are open to that conversation. As of now, they don't, because we haven't identified a specific organization that would require any kind of permanent space. But, in terms of figuring out the programming, in terms of figuring out the access, literally, walking down into the waterfront, you know, we are open to all those conversations. One of the organizations, Council member Koo, is interested in also, perhaps, having some space. We would, obviously, be open, but we haven't identified anyone as of now who was actually looking for space.

COUNCIL MEMBER KOO: And because I am talking about like space for storage. And--

ROSS MOSKOWITZ: Understood. We would be--

COUNCIL MEMBER KOO: programming a
[inaudible 01:33:09].

ROSS MOSKOWITZ: Yep. Yep.

COUNCIL MEMBER KOO: So, have you
spoken to any local schools about providing
educational opportunities for kids along the
waterfront of Flushing Creek?

ROSS MOSKOWITZ: We are working with a
series of organizations. Not schools, per se, but,
for instance, the Child Center, the Boys Club. So,
we are working with a bunch of educational
organizations that are geared towards the waterfront
and we are happy to speak to as many as possible, but
we feel like we have a very good handle on what can
be done now and we would be open to additional
organizations that you may suggest.

COUNCIL MEMBER KOO: Okay. And what
are the differences between these proposed projects
and that's the right scenario in terms of open space?

ROSS MOSKOWITZ: All, and sheer numbers,
Council member, let's hit the numbers, first. In
sheer numbers, we are going from three acres today to
over 6.6 acres. So, more than doubling that. In
terms of open space, again, the waterfront will

double in size from 20 feet with to 40 feet in width and then, again, in terms of open space, we're creating more linear feet to the north, which would be required today. Then, within the project area, the sidewalks will be widened, so, obviously, that creates more open space. There are pulses created. There is an area in front of-- for instance, insight two, that creates a plaza like environment unlike the public round we showed before. They are not getting any increase for floor area. Most like, when an older builds a building with a plaza and it, they get a bump up. They get additional floor area. This is purely a design without any increase in floor area that is being done by site two. So, again, going from three to 6.6, the additional waterfront adds to that, the street network adds to that, the public sidewalk enhancing adds to that, as well as the north site, which adds to it.

COUNCIL MEMBER KOO: What are the proposed active and passive uses over the open spaces?

ROSS MOSKOWITZ: So, on the-- this is still a work in progress. Your office has been kind enough to continue to give us suggestions which we

will continue to take. There is going to be a children's playground. There is going to be seating areas. In terms of senior citizens, there is going to be areas with playground equipment for senior citizens. We are interested in trying to locate a tai chi area that will be protected, you know, for bad weather. So, those are just some of the highlights. There is increased, obviously, planting. There is increase, which is, obviously, better for the health and wellness of all of our community. So, we will continue to look at that. We are committed to making the best waterfront for this community. And, as you can tell from Mr. Gilday's presentation, we have a landscape architect working on all four projects. And we will continue to take input. One of the implants on the kayak, as you know, came from your office, as well as from some of the groups who I think are here to testify against us. So, you know, we're used to listening. So, even if you are not supporting, we are still going to listen.

COUNCIL MEMBER KOO: Thank you. One thing we have learned from the pandemic is that we had to be physically very healthy in order to avoid complications and other bad consequences. That is

why I am very happy that you [inaudible 01:36:43].

About the school, I know you are not going to build a school, so please explain to the public, while the school was not included in this budget, are you willing to continue discussion with SCA moving forward on a potential school at this time?

ROSS MOSKOWITZ: So, Councilman, let us be very clear and I appreciate you acknowledging that the school wasn't required. We have had extensive conversations with the SCA, as you know, is your office brought us all together. And we have actually presented a series of information. We have made certain assumptions. We have made certain assessments, all at great design and great cost to the owners and we actually isolated one site, in particular, where this could, perhaps, accommodate a school. Through a series of conversations with the SCA over a period of about four months, we were told by the SCA, at this point, they do not want to put a school in this project area. They believe that a better area would be on the other side of College Pointe Boulevard. So, we will always listen until this process-- We will always listen. But as of now, we were told that the school would not be a

suitable-- this would not be a suitable location for school.

COUNCIL MEMBER KOO: And about affordable housing, why are you not doing fully affordable housing [inaudible 01:38:19] is 100 percent affordable [inaudible 01:30:26]. So, what is the main reason you cannot do 100 percent affordable housing?

ROSS MOSKOWITZ: Well, it's not the main reason, but as we work talking about before, Council member Koo, the rationale behind the affordable housing component, which is the legal requirements and which is consistent with other behavior by City Planning and by the city Council, is that the area that is actually increasing its density and, in this case, changing its use from manufacturing to a residential is the only area that is subject to that MIH and, in that case, that would be site for where we are looking to do the affordable housing. And, as mentioned, that is just one component of many community benefits that we have outlined in commitments we have made, including to your office. So, looking at the project as a whole, affordable

housing is a component, but it is not just the only component.

COUNCIL MEMBER KOO: In terms of the affordable housing units, what is the breakdown for types of units? Is it studios or one-bedroom? Two bedroom? And then--

ROSS MOSKOWITZ: So--

COUNCIL MEMBER KOO: will you not read as are many of them for seniors?

ROSS MOSKOWITZ: Let me first answer the first question. We haven't made a decision on reserving for the seniors, but we would be open to that conversation. But let me answer your first question. The mix would be 25 percent studio, 50 percent one-bedroom, and 25 percent two bedroom.

COUNCIL MEMBER KOO: I know you've talked about this before, so you are not talking about [inaudible 01:40:04] ownership, right? Like additional affordable housing for the area?

ROSS MOSKOWITZ: Correct. The only site that could be eligible for the 421 a would be site for because that is where the affordable housing would be.

COUNCIL MEMBER KOO: So, you know the pandemic has set record numbers of unemployment. Just last week, a new study said that Asian Americans were hit the hardest by unemployment brought about by the COVID-19 pandemic. In general, unemployment rates skyrocketed in New York State. How will you help address this?

ROSS MOSKOWITZ: Well, we hope to the north of 2 billion dollar investment will help do that. We think the economic development benefits which we, again-- we know that this is a land-use project-- are immense and should not be overlooked and we think, as what we call Flushing Forward, this should not be a missed opportunity. This would be a missed opportunity to address the specific questions, Council member Koo, that we think it is an absolute necessity for this project and we're very much looking forward to having the ability to deliver that.

COUNCIL MEMBER KOO: Our local businesses were also greatly impacted going back as January and February due to racism and general phobia which hurt many of our small mom-and-pop businesses. So, how will you support our small businesses? Well,

we will do it in a couple different ways, Council member Koo, and I'm sure there are many more. I'm just not smarter to remember the mold. Our commitment to the Flushing bid. The 2 million dollars that we will be supporting that we know will be going to the small businesses and their grants and the systems, as well as helping to market it. The second point, also not to be understated, is that these owners are owners who have been here. They know this community. They have historically worked with local community and local businesses and then local residents. So, their plans are, in fact, to encourage as much local community and most local businesses here. So, on one hand, they will also be supporting literally-- they have written a check. They will write a check to encourage for the small businesses, but they will also encourage small businesses into the project. So it is going to be on both sides of the equation.

ROSS MOSKOWITZ: Thank you. And environmental remediation. Back in the day, the proposed development site was home to Con Edison [inaudible 01:42:43] and does require a great deal of environmental remediation. Can you provide more

details on what environmental remediation will be completed prior to the development starting?

COUNCIL MEMBER KOO: Sure. I'm going to turn it back to the Chris Vitolano. Chris, maybe just for the Council member, the highlights, please go again. I will think you need the slide.

CHRIS VITOLANO: Sure. Yeah. I don't think I need a slide for that. So, Council member Koo, good question. So, there is a mix of different contaminants out there. There are metals in the soil. So, lead and things of that nature. Heavy metals. There are petroleum impacted soil from remnants of old storage facilities and then, with that petroleum you get the potential for soil vapor that could follow ties. So, the remediation approaches, broadly speaking, have to do with excavating contaminated soil, removable disposal, you know, in accordance with local practices. Installation of a vapor barrier, so that way any vapors that are present are eliminated or prohibited from getting inside buildings. And then anything involving any groundwater discharge. So, if there is any sort of groundwater encountered, which typically would happen during construction of basements, that

groundwater has stood get captured, maintained, treated before either being, you know, removed off-site or disposed of to the creek. So, you treat soil. You treat groundwater, and we treat soil vapors that all stem from the past industrial uses on the site. If they have any more questions, I'm happy to answer in more detail.

COUNCIL MEMBER KOO: So, what is the estimated because of the environmental remediation?
[Inaudible 01:44:20]

CHRIS VITOLANO: Yeah. Yeah. I don't have that cost handy, so we would have to go back and we can provide that to you separately. I don't have that handy.

ROSS MOSKOWITZ: Right. In Council member, we will give you that for the whole project. Again, there is four separate sites, so we will give you that breakdown and will be able to provide that. Chairman Moya has asked for some stuff, too, so we will provide that, as well.

COUNCIL MEMBER KOO: So, how much of the cost will be offset by Brownfield Tax Credits?

CHRIS VITOLANO: Same answer, Council member. You know, order of magnitude where it is

still, you know, small percentages relative to the total. In the range is the, you know, 10 to 30 percent depending on the remediation costs. So, depending on different criteria and thresholds. So, it's a fraction of the remediation costs and then there are other, you know, so, we can get you, as part of the information we will provide you as part of the overall cleanup costs, we can get you an idea of what the regulations stated for the ranges. Keeping in mind only one of the four sites has gone through that full process of the review and approval and only until you actually construct and you validate the volumes and the types of contaminations and the actual cause. Only at that point do you know really the true tax credits. But we can provide you an executive summary of what the state program allows for in terms of percentages.

COUNCIL MEMBER KOO: So, I'd be interested to know are these tax credits property tax credits or are you going to fully maximize your tax benefit [inaudible 01:45:55]--

CHRIS VITOLANO: So-- Go ahead.

ROSS MOSKOWITZ: Go ahead, Chris. No. Go ahead. No. Please.

CHRIS VITOLANO: Yeah. So, I mean, they are-- you know, have to get back to you on the specificity of the nature of the tax credits. I believe they were income tax credits that are refundable or transferable, but we will get back to you on the nature of the tax credits. But to your question about maximizing it, that is generally what, you know, naturally a developer will look to do that, but a lot of times when you have a job of this scale, you wind up just hitting a Anyway because you are investing so much on the overall site development and the overall cleanup that there are caps involved. You can't just take a percentage of an uncapped number or an infinite number. You do hit caps that limit it. So, generally speaking, the site of this magnitude would hit that, anyhow. But, again, we can provide you with the percentages in the rules when we give you that backup information.

ROSS MOSKOWITZ: Council member Koo, we will give you that information with certain assumptions made. Obviously, applications have to be filed, costs have to be verified, and the like. But, to be clear, I think you're asking, it's not property tax. It's not attached about it all.

COUNCIL MEMBER KOO: I forgot to ask you one thing about jobs and development. So, you know we have to NYCHA developments in Flushing and how do you think the NYCHA residents in our district [inaudible 01:47:17] workforce development? Will you give them a priority you know?

ROSS MOSKOWITZ: Correct. And I'm sorry if I didn't make that clear earlier. Correct. We will give priorities. We are working with the Queens Chamber of Commerce to do that to prioritize the local residents and highlighting, again, NYCHA. Bland and Latimer. Yes.

COUNCIL MEMBER KOO: Okay. So, can you explain to the public why a full EIS was not conducted for this project?

ROSS MOSKOWITZ: Sure. I'm going to start and then I am going to turn-- this is for [inaudible 01:47:52]. If you could unmute Rachel Belsky, please. So, let me start by saying the following. The SEQR rules require environmental assessment statement be done, which, as I said before, was over 700 pages. And, in fact, many of the work-- much of the work-- and Rachel Belsky was the primary author. That is why we have her here to

answer. Much of the work that was done, in particular, let's say on traffic was done to a standard that would normally be done within environmental impact statement. But, again, we have to abide by the law and the law said that because of what was being done on it as of right versus the proposal here-- and I think you articulated it very well. That this is just an area to the north that is subject to the rezoning. That the increase in floor area is just, you know? Is under 300,000 square feet. So, based on that analysis, and environmental assessment statement was only required. Not an environmental impact statement. Having said that, again, this is over 700 pages and I would turn to Rachel to maybe give some more education on that. Rachel?

RACHEL BELSKY: Okay. Hi. Good afternoon. Rachel Belsky. I am with Langan Engineering and part of the applicant team that prepared the environmental assessment statement for this project. You have heard before and seen in the slides and it has been discussed that the project site was rezoned several decades ago to the C42, so the only density that was added to the site was in

the northern piece and that density resulted in ± out 200 or so 1000 square feet and a modest residential development. So, that, essentially, was what was analyzed in the EAS. The EAS analyzed the SEQR construct is to analyze a project increment and, since there was no density added for the larger development site, 75 percent of the development site, the increment for this project was, you know, small. So, based on that, the EAS concluded that the proposed actions would not result in significant adverse environmental impacts and city planning, who was the lead agency for this project, issued a negative declaration. You know, again, as Ross said, that EAS that was completed was very thorough. It was over 700 pages and we had EIS level analyses in this document for transportation, for urban design, for shadows, and as was City Planning's practice, many agencies were consulted in review of the chapters of the document. We had several divisions that DOT review and comment on the chapters. Parks Department, Landmarks, DEP. So, the analysis that was prepared was at a very high level and was vetted by numerous agencies and their comments were

incorporated into the document, of course, under the direction of City Planning.

ROSS MOSKOWITZ: In Council member Koo--
Sorry.

COUNCIL MEMBER KOO: How is the
[inaudible 01:51:10] and how does the public know
that this mitigation will occur?

ROSS MOSKOWITZ: The medication is
enforced through these restrictive tax that we been
talking about and building permits cannot be obtained
until those mitigation measures are solved. And, in
fact, some of the mitigation measures are ongoing.
So, even after the project is up and running-- for
instance, there is a traffic monitoring plan that
will have a look back to see if everything that has
been assumed, to see if-- how the project is
working, how the traffic is flowing to make sure,
indeed, that the analysis that was done that Rachel
just alluded to, indeed, is holding up and, if
necessary, adjusted. So it is not only at the onset,
it is also continuous throughout the project.

COUNCIL MEMBER KOO: The next thing I
wanted to ask you about combined sewage. So, I have
heard stories from residents fishing the Flashing

Creek and eating what they catch. Something I would not recommend today. My constituents are concerned about the health of the Flushing Creek. How is your project going to improve the health of Flushing Creek?

ROSS MOSKOWITZ: Sure. And, again, big picture. Obviously, the owners do not control the Creek. They do not have jurisdiction over the Creek, but they are doing everything they can along the shoreline and in their own sustainability efforts to make sure that, as the Creek get cleaned up, that what they are doing on their side will not only not impact it, will actually benefit. Then, Chris, I don't know if you want to just quickly overview the CSO again? If you can unmute--

COUNCIL MEMBER KOO: Can you tell me how the storm water can be treated at the site?

ROSS MOSKOWITZ: Sure. Could you unmute Chris Vitolano, please?

CHRIS VITOLANO: Yep. I'm on muted. Thank you much, Council member Koo. Thanks for the question on that. I won't go back to the slide, but there was one slide where I listed three green dots that were other CSO's locations beyond this project.

You know, as Ross and stated, the owners, of course, cannot control, you know, sites that are well beyond their site, I mean, obviously. There is just a-- to explain a little bit about how the network, how far it extends, neighborhoods as far as St. Albans Queens, you know, drain to locations into the Flushing Creek, right? So there neighborhoods that are far, far from this project that, you know, rains, it contributes to combined sewage that eventually will find its way to the Creek, so it is a citywide challenge that we face that we have combined sewers citywide, but, as Ross said, we are capturing every drop of storm water and sewage on our site and taking it off-line or off the grid so to speak from that CSO issue. So some of the-- you asked about stormwater treatment measures on the site. So, it is a whole range of them. There is pervious papers that will be planned for the waterfront upland actions and waterfront access walkways. The areas infiltration that is planned with increased green space. You know, that extra 3 acres of green space will allow for water to infiltrate, which is less runoff to have to then manually treat. You know, green roofs, again, lowering the amount of water that will reach

the sewer network within the site even and then, lastly, the treatment devices where you sort of have at the end of your piping before you have it helpful or a pipe that discharges stormwater to the Creek, there is a treatment devices there that captures oil, grease, anything that could possibly get there. Trash. That sort of thing that would find its way into catch basins and into the sewer network that gets captured at the very end. So, you sort of have a belt and suspenders. You increase the green space, increase the infiltration, and then, at the very end of your piping network-- which, again, this is the all private internal to their site, not a city network-- internal to their site, at the end of that pipe network, you have treatment devices that treat the discharge. This is all kind of spelled out in the state regulations. The New York City DEC, Department of Environmental Conservation has state regulations that manage this process in the permitting of this process.

COUNCIL MEMBER KOO: So how much CSO overflow will these contribute to the Creek?

CHRIS VITOLANO: Zero.

ROSS MOSKOWITZ: Zero.

COUNCIL MEMBER KOO: No overflow at all?

CHRIS VITOLANO: Zero. There is no contribution from this project. No contribution to CSO network or, therefore, by extension, no contribution to any sewage reaching a Creek.

COUNCIL MEMBER KOO: So, who has jurisdiction over the Creek? The city, the state or--

CHRIS VITOLANO: State and federal jurisdiction. So the state jurisdiction is the New York State Department of Environmental Conservation in Albany and the federal level is the Army Corps of Engineers that has jurisdiction because that Creek is considered navigable. There is been discussions we know of state and city officials to try to get this portion of the Creek to be classified as being navigable. It's a little bit of a technical process, but that would help unlock some potential then to for the city to do some more cleanups or propose more cleanups and so on and so forth. So, there are some processes being discussed to help mitigate her plan for that mitigation.

ROSS MOSKOWITZ: And Council member Koo, in anticipation of the cleanup, in fact, site two, in particular, redesigned its project on the shoreline in consultation with DTC for this future use of the Creek even before TEC actually has taken on full jurisdiction. So, that was all done in anticipation of the Creek cleanup.

CHRIS VITOLANO: Yeah. I said deeper bulkhead which will allow for dredging is what that means. So, a deeper bulkhead which would support the site. More costs, but the ownership did that on site two to allow for future dredging in cleanups by the feds or by the state.

COUNCIL MEMBER KOO: So, would buy approximately 28,000 ft.² of community facility space across all three buildings. Why was so little community space [inaudible 01:57:30] millions of square feet of commercial space?

ROSS MOSKOWITZ: I think you asked why the number--

COUNCIL MEMBER KOO: Why is there so little of community space included in your proposal?

ROSS MOSKOWITZ: So, the design looked at everything. So, if we are talking about just in

total, I think it is better to look for each project, right? Because each project is different. Some sites can accommodate more than others. And it was really taking into account because of the variety of uses that were proposed and, ultimately, there is a On the floor area, as you know, and there was the thought that they should try doing courage is much different uses as possible. Each site, again, stands on its own and each project has its own different uses. So, the thought was having community facility space, but also needing the retail, the commercial, and the residential. So, it has multiple uses throughout the site and so that is how they landed on that project. Excuse me. On that project size, but again, they did not look to increase their floor area. So, yes, they could've maybe asked for a bigger increase in the floor area, but since the C42 stayed the same, they had to operate within the maximum floor area permitted for those sites.

COUNCIL MEMBER KOO: So, are you willing to work with [inaudible 01:58:52] organization to provide a [inaudible 01:58:56] community space that includes opportunities for physical exercise and mental health services?

ROSS MOSKOWITZ: Absolutely, Council member. And, in fact, we are committing to majority of the space being that kind of space. And, again, working with your office and other stakeholders, we are excited about that opportunity. We think there is-- there's many opportunities available here and we think of the waterfront, because of the size and its accessibility, it can also be incorporated into that even if it is outside.

COUNCIL MEMBER KOO: Have you thought about providing daycare in the building? In one of the buildings?

ROSS MOSKOWITZ: It is definitely one of the uses we would consider, Council member. Again, we would look for prioritization from your office to help us guide that. But, yes. We think that that is a use that could be something that the community would benefit from.

COUNCIL MEMBER KOO: So, what are the local organizations are you partnering with now?

ROSS MOSKOWITZ: Well, let me just go back through our list. We are working, again, with the Child Center who is already in that area. We are working, obviously, with that BID. We are working

with Land Houses and Latimer. We are working with the Queens Chamber of Commerce. We have been discussing with the city Parks foundation, programs with the Boys Club Flushing. So, we are open to many. We have about six or seven that we are talking to right now and we would welcome the opportunity to talk some more. We think this is, again, the combination of the size of the waterfront and that open space in the ability, then, to educate the local community is something that should not go unneeded. And we would look forward to working with you and your staff to finding the right organizations.

COUNCIL MEMBER KOO: So, which sites are you looking for it to have the ramp and water access?

ROSS MOSKOWITZ: Site one, which is the southernmost site and site three which is the site sort of in the middle.

COUNCIL MEMBER KOO: Those two--

ROSS MOSKOWITZ: Yeah. Site one and site-- right. Right. Because, again, this is subject to regulatory approvals that we don't have, that we haven't really determined and, of course, we want to understand what impacts it would have on any

changes in design. But because, as I said before, the site to has already got in TEC sign off and spent a lot of time -- you know, over 12 months in getting those approvals. We didn't think that was a likely place to put it, so we have looked at site one which is the United site which, again, is by Roosevelt Avenue as well as the FNT site, site three, as the likely places for it.

COUNCIL MEMBER KOO: Thank you. Well, let's turn the subject to transact, right? We all know downtown Flashing. It is incredibly congested in terms of vehicular and pedestrian traffic.

[Inaudible 2:02:04] have proposed changes to the downtown Flashing [inaudible 2:02:11] , in particular, more heavy-- more congested because [inaudible 02:02:23] Boulevard is already heavily [inaudible 2:02:28]. So, what are your plans to mitigate the impact of traffic and congestion on the surrounding area?

ROSS MOSKOWITZ: Sure. Let me answer that first and then if you could unmute Adnan Pasha who was our point on that. So, Council member Koo, the whole point of the street network, again, who was requested by the stakeholders, community

stakeholders-- in fact, so if you are probably testifying today in opposition. The whole idea was to create this street network to help alleviate congestion off of College Pointe Boulevard. In this is a key component of this project, but for this project would not happen. So, Adnan, could you give Council member Koo a little deeper dive into that, please?

ADNAN PASHA: Yeah. Sure, Ross. Thank you. Council member Koo, as part of the comprehensive transportation analysis, we have looked at major intersections on College Pointe Boulevard in coordination with the Department of Transportation. You are correct. There are heavy traffic levels on these roadways. Those have been accounted for in our analysis and we have come up with a comprehensive list of traffic improvement measures which will go into effect as part of this project along College pointe Boulevard, not only for traffic, but also for maintaining pedestrian access, increasing safety, changes to some of the existing bike lanes. And they will go into effect on College Pointe Boulevard from Roosevelt Avenue, 39th Avenue, 38th Avenue, as well as on 37th Avenue. And just to give you lists of

some of the major changes which will be happening, these will include modifications to the signals which are already in place in the area, as well as changes including new signal phase is to make it safe for the vehicles to get to the waterfront area. We will have also provided a list of copperheads geometric improvements to change some of the configuration of the traffic lanes on College Pointe Boulevard which would make it more efficient and more safe in order to accommodate the traffic in the future with our project.

COUNCIL MEMBER KOO: Thank you. So, Ross, overall, I think this is a really good project. It's not 100 percent perfect, [inaudible 102:05:00]. I have lived in Flushing and every day I walk to [inaudible 02:05:11]. So, I believe this project will enhance our Flushing community and will help the economy. I hope you answer some of our concerns that, as I said before, it's not 100 percent perfect. It is a balanced development and, at the end, we all will win for all parties. The local community as the win, the developer has the win, the city has the win. So, before you go, I wish you success. Thank you.

ROSS MOSKOWITZ: Thank you, Council member Koo. Chairman Moya, I have one point to-- I want to correct something that I actually misunderstood because you asked appointed question. Our conversations with HPD have not occurred. They have occurred with our advisor who works with HPD. So, want to be very-- you asked a very specific question and I misunderstood where we were on that and so I just want to make sure the record is clear. We did not speak with HPD directly. We have been speaking with our advisors who, you know, have worked with HPD over the years.

CHAIRPERSON MOYA: Okay. So, no conversations have occurred.

ROSS MOSKOWITZ: Correct. I apologize. I misunderstood.

CHAIRPERSON MOYA: No worries. Okay. Thank you, Council member Koo. I now want to invite my colleagues to ask questions. If you have questions for the applicant panel, please use the raise hand button on the participant panel and our counsel-- are there any members with questions?

COMMITTEE COUNSEL: Chair Moya, Council member Reynoso has a hand up for questions followed by Council member Levin.

CHAIRPERSON MOYA: Great. Council member Reynoso, the floor is yours.

COUNCIL MEMBER REYNOSO: Thank you. Thank you, Chair Moya and thank you to all the applicants that are here today. So, you know, I have a lot of questions and a lot of concerns over this project. Now, I want to respect the local Council member and the decision he makes, but I want to ask some pointed questions. When it comes to the transportation, and to the transportation portion-- and that is my son in the background, so I apologize for that. The transportation portion, it seems like it's five streets that lead to a dead-end or a U-turn or a location where you are going to have to turn background. Is that correct, Adnan?

ROSS MOSKOWITZ: I'm going to say it's not correct and could you un-- Council member Reynoso. In good to hear the children. And can you unmute Adnan, please?

ADNAN PASHA: Okay. Council member Reynoso, there will be a new roadway connections

which will be provided as part of the project. It may be to get my point across, if we can please put on slide 31 of the presentation if it is still handy?

COUNCIL MEMBER REYNOSO: Right. So, just to reiterate, before you speak, of the issues with College Point, the streets don't solve for that issue, right? Like I just want to be clear. I'm looking at the-- it's just Flushing traffic through these buildings, but not necessarily dealing with any sort of reduction in traffic. And considering that you are going to build over 1700, I think, or 2000 units and with the 46 percent ownership of cars or vehicles in the city of New York by residents, we're talking about an increase of almost over 1000 vehicles added to this map, let's say. All we are really doing is allowing them to move here and there, but this traffic mitigation conversation, you know, to the previous plan, which I think is a very bad plan, is better, but it still doesn't achieve the goals.

ADNAN PASHA: Council member Reynoso, so in the existing condition and to the previous plans, there are two points of access to that area the majority of the traffic. What this plan does, it

provides more people access points for the vehicles to get it in and out. And you are correct. There are going to be vehicles and a lot of vehicles coming in here during the peak times and, as we have identified in the environmental assessment and the statement, as well as alluding to but for, with the traffic improvement measures, a lot of the intersections--

COUNCIL MEMBER REYNOSO: One second. I'm sorry. Go ahead. I'm sorry.

ADNAN PASHA: All right. So, as you see on the slide right now, Council member Reynoso, there are specific traffic improvement measures which will be in place at these new intersections. But what on College Pointe Boulevard, as well as the intersection internal to the site. They include new stop signs, new pedestrian crosswalks, new traffic lights, and less traffic light modifications on some of the existing intersections. So, in summary, what these wills do-- the reason these improvement measures are in place is to make sure that the additional traffic which comes to this area will be able to be accommodated with these measures in place and it will provide a better circulation for vehicles as they

come in and exit the area on College Pointe Boulevard and Roosevelt Avenue and we have identified changes to some of the existing intersections and they will be in place, you know, to get a better and efficient circulation in and out to College Pointe Boulevard.

COUNCIL MEMBER REYNOSO: Thank you.

Look. I just want to make sure that I reiterate that this is just an infrastructure for the over 1000 new vehicles that might be existing should this exist. This is not necessarily going to be relieving any traffic. Actually, it is going to increase traffic. That's what motor vehicles tend to do and it is just basic transportation like increased demand and just understanding that. Also, the parks area. Whoever--

CHAIRPERSON MOYA: Council member, I'm sorry to interrupt. I just want to make sure that the Sergeant-at-arms-- it's we are limiting it to question and answer for Council members to five minutes just because we have a large number of panelists that have been waiting to speak. So, Sergeant, if you could just put the clock on.

COUNCIL MEMBER REYNOSO: I want to call five minutes, Moya.

CHAIRPERSON MOYA: Sorry to interrupt. I just want to make sure that I made the announcement. I didn't make it in the beginning. I apologize.

COUNCIL MEMBER REYNOSO: Yeah. No. I took like three or four minutes without-- I see. I saw it. The park space, the Williamsburg waterfront, which I am extremely familiar with, is a perfect example of what not to do when it comes to the waterfront Esplanade or waterfront space, right? And I'm not talking about Domino. It also want to look at LIC or Long Island city. There's two different types of park spaces in each of those areas. Two spaces that are very seldom used and feel like they are a backyard of the site as opposed to feeling like an actual public space and to spaces that are extremely successful. And the two spaces that are extremely successful is Domino Park which is a highly utilized space and these other sites pale in comparison to the work or to the amount of people that use these sites. There is an actual street that separates the park from the development and that is what made the difference between it making it feel like a public park as opposed to it is someone else's backyard. In some of these sites, we're actually

looking into gyms. We're looking into some people's homes. That is how close it is and given the height and the sheer mass that we are talking about here, that seems to be-- that, I don't think, is enough open space to really speak about like a transformational project, considering the amount of development that is happening here. So, can somebody just speak to why there is such so little park space? And I want us to stop comparing the old project to the new project. The old project is nonsense. It's a nonstarter. It's as of right. Because it didn't have to come through us, we would've never accepted something to that degree. So, that comparison of worst-case scenario, which is as of right, which I don't think you can actually develop-- and I don't think you would actually develop at all. I think you are doing this rezoning because you can't develop it because it doesn't make sense. So, want to move away from this other project and moved to this project which is something that, if done, will actually be profitable and be worth your while. So, the park space, why so little park space considering the amount of development that is happening in this project? And because I am not going to have a lot of

time after you guys answer that question, the affordable housing, while the square footage is remaining the same, the amount of units are increasing in this project. If the amount of units are increasing, why should we not expect some level of affordable housing? And I'm not saying that you do this and I'm not-- I'm just giving you an example of increasing the FAR, the floor area to a point where it does hit MIH and we can start talking about having every single one of these projects have affordable housing. We are in a crisis in the city of New York. Over 70,000 people are living in homeless shelters at this moment in your talking about nonsensical FAR technical language that makes it so, because it is saying the same, even though you are modifying the use of that FAR or that floor area and saying that you do not need to do affordable housing. By law, you're absolutely right, but I'm also, as a Council member, supposed to look out for the best interest of the city of New York and, at this point, this project doesn't seem to serve a purpose in assisting us with getting us out of the whole that is affordable housing in the city of New York. You have a very soft open space plan which I

think can be better in the work that you are doing with the CSO is just not putting in more. You're not solving the CSO crisis. You're not adding or taking away. It is neutral. That's all you're doing. You're not assisting us in any way. You just making sure that there is no more impacts. So, it is just a lot of questions that I have for this project that need to be answered. I want to give the benefit of the doubt to Council member Koo. Should he want this project, I want to be there with him, but there are a lot of questions in this project that make it so that a lot of Council members are going to have questions and concerns over it.

ROSS MOSKOWITZ: Thank you, Council member Reynoso. It's Ross. For your thoughtful comments. And I appreciate the time limitation, so we try-- I was writing them down, so if we can address them and I'm going to turn to Jim Gilday in a second who is the landscape architect. And I appreciate you also citing the Domino Project. That was my project, so I am well aware of everything that you're referring to and I do think that has turned out to be a huge success for the community. The difference is, of course, as you are well aware, is

that the site is much bigger than it has much more-- it has the ability to put in that street that you are referring to. I am well aware of the street. So, you actually have the ability to set back further. And we think that the Domino Project is great and, in fact, that is been somewhat of our inspiration to try to create a waterfront here that we think is really welcoming to the community and, in fact, we think it is designed-- Sorry? Oh. Okay. Can we unmute Jim Gilday, please, who is a landscape architect and then I'll come back to the other questions from Council member Reynoso, please?

JIM GILDAY: Thank you, Council member Reynoso. One of the things that is very different about this project is the entire waterfront it's not a backyard of any of the projects. It is still front yard and it is actually designated that as such. It is retail along the whole waterfront edge, so it is active. That was one of the main goals of the project was to make sure we are activating the public realm on all sides of the building, include the streetscape down the waterfront. So, the other thing that comes into play is just the variation in the waterfront and the shoreline. It's, you know, got

quite a bit of geometric changes. Lots of ins and outs. There is wetlands. There is bulkheads. There is quite a bit of variety, so you're not going to get this narrow kind of shallow space where you feel like you're right against the building. There is quite a bit of variation from site to site and it pretty much indicates why you don't-- you know, what you might be saying you are looking in a gym or someone's backyard or someone's, you know, living room. You're not going to have this in this case. Again, all first two floor buildings on these buildings are retail.

ROSS MOSKOWITZ: Into Council member-- then I'll shift to your second question. An example of what we are not doing, which is-- and I appreciate your comment about the as of right. That is something that is on the table. I understand your point, though, so I won't belabor it. Sky view Park to the south on the other side of Roosevelt Avenue is a perfect example of what we are not doing. They are there is a very limited-- it is a backyard and it is not inviting to the public and barely anyone goes down there. This is the complete opposite. So, for comparison purposes, it would be-- it's really good

to look at what Skyview is and what this won't be because this is night and day from that. And to your affordable housing question, never going to suggest otherwise what you said. Just to be clear, site four does have the affordable housing and that is the site-- and I appreciate your comment about the law, but that is the site where there will be affordable housing. I recognize your point is that, perhaps, it is not enough, but there will be-- I just want to be clear. The affordable housing to appear on site four.

CHAIRPERSON MOYA: Thank you. Thank you, Council member Reynoso. Next we have Council member Levin to ask a few questions.

COUNCIL MEMBER LEVIN: Thank you, Chair.

SERGEANT-AT-ARMS: Time starts now.

COUNCIL MEMBER LEVIN: I just want to ask about-- and I apologize if you answered this before-- the environmental profile of the sites in terms of what specifically are the contaminants and what the plans are to address those contaminants.

ROSS MOSKOWITZ: Sure. I'll turn to Chris Vitolano who will be unmuted and, Council member Levin, I think that it is appropriate that you

were next given we just talked about Domino which was, you know, very important project for you.

Chris?

CHRIS VITOLANO: Hi, there, Councilman. Chris here. So, the contaminants on the site range from metals. So heavy metals that are an urban infill on the site from past industrial uses and also petroleum impacted soil which is the result of past petroleum storage facilities and underground tanks that, invariably, leak over time and things of that nature. So, the way the specifics for cleaning this up-- excavation removal, clean backfill and then vapor barriers. I am being very, very high-level respectful time, but--

COUNCIL MEMBER LEVIN: Yeah.

CHRIS VITOLANO: So those are the kind of procedures that go in place. It is excavate, remove the source material, do endpoint sample lead, which is testing to ensure that you got all of it, and then at that point you're backfilling with clean soil. There is either a capping of, you know-- obviously buildings are a, but anything that is part of the landscape, it is either capped with pavement or if there is just soil like in a park area, it is capped

with 2 foot of clean fill which is protective of human health. So, the idea is that you get it out and then you prevent any potential from future human contact and then you put in a vapor barrier below the building to avoid any vapors coming in. Happy to discuss it more details.

COUNCIL MEMBER LEVIN: Okay. So, we are talking about kind of-- I represent Green Point which has a lot of environmental problems. Postindustrial environmental problems. So, we are talking about basic industrial contaminants. So, your battles and petroleum, but nothing-- no other perks were anything of that sort? Other types of carcinogens? Phthalates, anything like that? Are you identifying like of that nature? Anything that rises to the level of state Superfund or anything like that?

CHRIS VITOLANO: Good question. The answer is no. So, yeah. No methylexles [sp?], no perk, no TCE's. Nothing like that. Not drycleaner level type of really nasty stuff that would run us to a level of Superfund. Correct.

COUNCIL MEMBER LEVIN: Okay. But your BOA is-- and that is overseen now by DEC, right?

CHRIS VITOLANO: The cleanup or the BOA?
Which was the question, Council member?

COUNCIL MEMBER LEVIN: Oh. I'm sorry.
Both. If you could speak to both of those.

CHRIS VITOLANO: Sure. Sure. So, the
BOA isn't really-- how do I say it? The BOA is not
a tangible like boots on the ground thing. So, the
BOA is just a--

COUNCIL MEMBER LEVIN: [interposing] Never
mind the BOA, but, yeah. The cleanup. The cleanup
is overseen by the DEC?

CHRIS VITOLANO: Well, both. It will be
overseen by the city of OER and the state DEC.
correct.

COUNCIL MEMBER LEVIN: [inaudible
02:23:00] ready?

CHRIS VITOLANO: Yes. For site two,
they've already gone through the process with DTC and
gotten the approval on their plan. The other sites
haven't yet gone through that process with DEC, but
presumably they would. And the DEC typically leads
to the conversation because they're a little more--

COUNCIL MEMBER LEVIN: Yeah.

CHRIS VITOLANO: restrictive slash--

COUNCIL MEMBER LEVIN: Sure.

CHRIS VITOLANO: administratively
equipped for it and then the city--

COUNCIL MEMBER LEVIN: And that is Jane
O'Connell?

CHRIS VITOLANO: That is Jane O'Connell.
That's right.

COUNCIL MEMBER LEVIN: Okay. And one
thing for community members that are listening right
now, I would recommend, just based on my experience
of reaching out directly to Jane O'Connell's office
at DEC to be able to kind of make sure that she is
understanding of any community concerns. Another
person in her office, Rodney Rivera, because-- and
New York City Office of Environmental Remediation, as
well. OER. They have been very responsive in my
district and, you know, take these matters very
seriously and can kind of give some guidance and
context on the environmental question. So, that is--
okay. So, that is good to know. So I appreciate you
taking me through that. Thank you.

CHRIS VITOLANO: Of course.

COUNCIL MEMBER LEVIN: Okay. That's it
for me, Chair. Thank you.

CHAIRPERSON MOYA: Thank you, Council member. Next up we have Council member Grodenchik.

SERGEANT-AT-ARMS: Time starts now.

COUNCIL MEMBER GRODENCHIK: It's not easy. I haven't learned the art of unyielding. Thank you, Mr. Chairman and thank you to the panelists. I do have some questions regarding the waterfront. If this plan is not approved, will there still be access to the waterfront?

ROSS MOSKOWITZ: Yes. There would be access to the waterfront. Obviously, Council member, a much smaller waterfront and not as enhanced.

COUNCIL MEMBER GRODENCHIK: to the Northern Boulevard or will it get 10 Northern Boulevard?

ROSS MOSKOWITZ: No. The northern boundary will be the north side of site four. There is still some-- there's another site as you head north.

COUNCIL MEMBER GRODENCHIK: There is. In that is occupied currently by you all. And who--

ROSS MOSKOWITZ: I'm sorry, Council member. I was referring to the site north of site four.

COUNCIL MEMBER GRODENCHIK: No. I understand what you said. But between the sites there is a site that is not being rezoned if this is approved, correct?

ROSS MOSKOWITZ: No. It is being rezoned.

COUNCIL MEMBER GRODENCHIK: Okay. Okay.

ROSS MOSKOWITZ: That is the you all cited we were talking about it before and any development that they do, whether, you know, assuming, again, as they have indicated, that they will increase their commercial, will require waterfront.

COUNCIL MEMBER GRODENCHIK: Okay. So, will the waterfront-- In your display, you indicated that the waterfront would stretch all along the Flushing River on the side of the river up until the end of site four. Are you saying now that they are not required to build the U-Haul site?

ROSS MOSKOWITZ: What I'm saying is if U-Haul decides to build, they have to finish the waterfront.

COUNCIL MEMBER GRODENCHIK: All right.

So there will be a gap in the waterfront, then, until you hold decides to build, if ever?

ROSS MOSKOWITZ: Correct. They are getting--

COUNCIL MEMBER GRODENCHIK: That is not shown on your presentation as I understood.

ROSS MOSKOWITZ: Understood. I don't think we miscommunicated that, but I do appreciate the point. However, they are getting it up zoning. So, it is hard to imagine why they would want to increase their floor area-- increase their property.

COUNCIL MEMBER GRODENCHIK: Okay. You had mentioned that you had been in discussion earlier when you testified, I think, in response to Chair Moya's question, that you had any discussion with local 32 BJ and the hotel trade unions. Have you been in discussion with the building trades at all? Because you did say that this would be an open shop. Have there been any discussions at all?

ROSS MOSKOWITZ: Not specific discussions, but I can get you direct answers on that.

COUNCIL MEMBER GRODENCHIK: Okay. I would appreciate that.

ROSS MOSKOWITZ: Sure.

COUNCIL MEMBER GRODENCHIK: And if this zoning, if this is not approved, there will still be access to the waterfront, as you said, right? It just won't be as wide?

ROSS MOSKOWITZ: It won't be as wide. It won't be as complete. It won't represent a lot of the requests that have come in beyond what is required under city planning rules now.

COUNCIL MEMBER GRODENCHIK: And you had, I think in response to Councilman Reynoso's questions-- or maybe it was before that. You had said that you're working-- it seemed to say that you are working with the Parks Department. Will this parkland that is developed, will be dedicated to the New York City parks or will it be--

ROSS MOSKOWITZ: No. It will be subject to their jurisdiction, but because of-- it will be maintained privately funded and it will still be under the ownership of these owners.

COUNCIL MEMBER GRODENCHIK: Okay. But--

ROSS MOSKOWITZ: There will be no difference, like the streets. There will be no difference. You will not be able to tell. It will have features that will look good this will exactly like city parks jurisdiction.

COUNCIL MEMBER GRODENCHIK: All right. So, the developers themselves would be maintaining, not personnel from the Parks Department?

ROSS MOSKOWITZ: They will be working out who is actually going to be doing the maintenance, but the responsibility in terms of cost are all on the owners.

COUNCIL MEMBER GRODENCHIK: Okay. And there will be no fence around it, but it will be closed? You kind of said that before if I heard you correctly.

ROSS MOSKOWITZ: Well, you have to be able to close it, but that's like--

COUNCIL MEMBER GRODENCHIK: I don't mind if there is offense. I understand if it is going to be closed, you have to be able to enforce it.

ROSS MOSKOWITZ: I don't believe there is any plans for an actual fence and, obviously, there will be precautions taken on the waterfront

side so there may-- there is railing set up. I'm not sure if that is what you are referring to, as well. But in terms of closing it, it is still to be determined how you actually close it, but it will be open from 6 AM to 1 AM, consistent with Parks waterfront policy.

COUNCIL MEMBER GRODENCHIK: All right. Now, you are going to the equivalent, I think you said, of 18 stories?

ROSS MOSKOWITZ: In some cases, that is right.

COUNCIL MEMBER GRODENCHIK: Okay. Have you gotten FAA approval for this already or has that been requested? Where are we with that?

ROSS MOSKOWITZ: Site two has received FAA approval. Site one has received it. Insights three and four are yet to receive it. Applications are in, though.

COUNCIL MEMBER GRODENCHIK: Okay. Is three and four-- one is the furthest from LaGuardia, is that correct? Technically. I mean, it's not much of a difference, but I know that there is a plane--

SERGEANT-AT-ARMS: Time expired.

COUNCIL MEMBER GRODENCHIK: Time expire?

Ugh. All right.

ROSS MOSKOWITZ: Yes.

COUNCIL MEMBER GRODENCHIK: So we do have approval for one and two and we have requested approval for three and four?

ROSS MOSKOWITZ: I think the three application is in. I'm not sure the application is for four.

COUNCIL MEMBER GRODENCHIK: Okay. And you all would have to give their own approval after whenever they decide, if they ever decide it.

ROSS MOSKOWITZ: Correct. They would have to go through a waterfront certification process. They would have to execute the easements that were given to the public. There is going to be public easements, as you know, Council member, throughout the waterfront so it is dedicated so that the public has access.

COUNCIL MEMBER GRODENCHIK: All right. Thank you for your answers, Mr. Moskowitz, and thank you, Chair, for indulging my overtude. I don't have that is the right word, but I will go with it.

CHAIRPERSON MOYA: Thank you. Thank you, Council member.

ROSS MOSKOWITZ: Councilman-- Council member Grodnik-- Sorry.

COUNCIL MEMBER GRODENCHIK: Grodenchik.

ROSS MOSKOWITZ: Grodenchik. You know, I was taught how to say that. Obviously, I didn't learn. Site four is below 200 feet, so it does not need to apply for that approval.

COUNCIL MEMBER GRODENCHIK: Okay. Thank you very much.

ROSS MOSKOWITZ: Sorry about that.

COUNCIL MEMBER GRODENCHIK: Thank you, Mr. Chairman.

CHAIRPERSON MOYA: Thank you, Barry. Up next, we have Council member Rivera.

SERGEANT-AT-ARMS: Time starts now.

COUNCIL MEMBER RIVERA: Thank you so much. I know you covered a lot in your presentation, so thank you for presenting and forgive me if some of these answers you covered. I will make them brief and snappy. So, will retail be primarily big box?

ROSS MOSKOWITZ: Absolutely not, Council member. In fact, it is geared specifically not that.

And, as you know, big box could be built today.

Again, the owners have a history of working with small businesses and local businesses and that is who they are aiming for.

COUNCIL MEMBER RIVERA: Why so much retail versus office and residential?

ROSS MOSKOWITZ: Well, I think, Council member, from a planning perspective, you can try to think of it as an ecosystem. So you need to support the visitors, the residents, the employees. So, that is the thought process. In the mix is something that has historically been a very good urban planning concept.

COUNCIL MEMBER RIVERA: Will there be any effort to return or support needed commercial entities to the area such as local grocery stores or small businesses?

ROSS MOSKOWITZ: I think the owners would be absolutely open to that. Again, they have been-- I think you may have heard, Council member, they have been in this area for over 30 years, so they know these businesses. These are businesses that they have supported and worked with for 30 years. So I,

of course, think that would be-- they would be open to that.

COUNCIL MEMBER RIVERA: Do you believe these buildings will provide fair and safe working conditions for nonunion labor?

ROSS MOSKOWITZ: I believe they will be belt consistent with how these owners have been building before which has been with good paying jobs and good projects that are safe to all. Yes.

COUNCIL MEMBER RIVERA: It sounds like you feel pretty confident in the analysis you've conducted of potential job projections. What would be the average salary for those jobs and what will be the experience or requirements to be hired for the highest paying jobs?

ROSS MOSKOWITZ: Council member, if it is okay, since we have a series of things we still have to respond to, if it is okay, I would like to be thoughtful and that response and give you exact numbers rather than sort of averaging in my head. I'm doing it quickly, but I don't think I'm going to give the right answer.

COUNCIL MEMBER RIVERA: Okay. You can come back to it. What, if any, efforts will be made to

ensure that women are hired for construction positions and other nontraditional areas of employment for women?

ROSS MOSKOWITZ: The workforce training program specifically goes after MWBE, so that would be high priority-- excuse me. It is a high priority.

COUNCIL MEMBER RIVERA: Do you have a projection of that percentage? Like some sort of--

ROSS MOSKOWITZ: I don't. I don't. I could see if we actually have it. I don't think we are that far along other than the 58 percent we talked about before as being our goal for local Flushing residents.

COUNCIL MEMBER RIVERA: All right. Quick question about the housing. I realize you are spending thousands, if not hundreds of thousands, of dollars on this land use application, but our concerns are what are the benefits should be pursued such as additional affordable housing, even if you are just largely pursuing text amendments. Have you considered increasing the number of units of affordable housing offered? How would the current numbers change if it was in as of right development

and you weren't-- and this application was not approved?

ROSS MOSKOWITZ: So, the as of right development-- it's actually an easy answer, Council member Rivera. There is no affordable housing required because there would be no change in the zoning to the north. So, the sites one, two, and three would be built without affordable housing.

COUNCIL MEMBER RIVERA: Can you just confirm, again, if any parts of the property would be eligible for 421 A or any other state tax credits on will those be pursued and have any studies been conducted on the impact this development will have on nearby rents and property values in the community?

ROSS MOSKOWITZ: So, again, in terms of the Affordable New York program, but that only site four is the only one eligible. I'm not sure if you heard the full story about the explanation about the Brownfield tax credit that Council member Koo just for a deeper dive into that and we will provide that, so that would give you more answers on the state issues. And we actually have someone who will be speaking later to talk about your question about the rents because we don't believe this will have a

negative impact on that and, in fact, you will hear later from Professor Lance Freeman who is a professor of urban planning at Aklan University who will talk more about the impact of this development on the local rents in the community. And, hopefully, you will listen with open eyes. Open ears. Sorry.

COUNCIL MEMBER RIVERA: I get it. I only have 25 seconds left. So, on the environment, how are the waterfront areas work with the Parks Department in this operation? And I guess my main question is how long would total environmental remediation be expected to take?

ROSS MOSKOWITZ: I'm going to turn to Chris Vitolano to answer the second part because I know you have a short time. The first part is we will enter into--

SERGEANT-AT-ARMS: Time expired.

ROSS MOSKOWITZ: an agreement with the Parks Department, still responsibility of the owners to pay for that, but it will be under Parks Department jurisdiction. So, you will have the assurance that it will get done. Again, fronted and the dollars would be spent by owners. Chris, would

you please answer Council member Rivera's quick question on that, please?

CHRIS VITOLANO: Yeah. Council member, ballpark 3 to 6 months is a typical project timeline for excavation and different underground work. So, every site is going to be a little bit different and, but ballpark 3 to 6 months is a fair number for the site excavation and that sort of work.

COUNCIL MEMBER RIVERA: In the total remediation? That quickly?

CHRIS VITOLANO: Yes. Because it is all tied to the underground work. Right? It's all tied to the excavation and disposal.

COUNCIL MEMBER RIVERA: Thank you. And thank you, Mr. Chair, for the time. If you could get back to me on that quick question and then, hopefully, some real numbers as the projections for MWBE's? If I could just hear-- I really feel strongly about also having women in some of those nontraditional areas. So, if you could get those numbers back to me when you can, I appreciate it. And thank you, Mr. Chair.

CHAIRPERSON MOYA: Thank you. Next we have Council member Van Bramer.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Council member? Do we have Council member Van Bramer?

COMMITTEE COUNSEL: Chair Moya, I do see him on the list.

ROSS MOSKOWITZ: I do see him on the screen.

CHAIRPERSON MOYA: Councilman, whenever you're ready. Councilman, you've got to unmute yourself and then you can begin.

COUNCIL MEMBER VAN BRAMER: Can you hear me now?

CHAIRPERSON MOYA: We can hear you.

ROSS MOSKOWITZ: Yes.

COUNCIL MEMBER VAN BRAMER: Hello?

CHAIRPERSON MOYA: Yep. You can go.

SERGEANT-AT-ARMS: Council member.

CHAIRPERSON MOYA: All right. Council member, if you're having some difficulties, let us know. Your time begins. We have to move on. Jimmy, take off the headphones and see if it works because we can barely hear you.

SERGEANT-AT-ARMS: Still not coming through, Councilman.

CHAIRPERSON MOYA: Yep. All right. So, let's give him a few more seconds. If not, we have to move on to the next panel. All right, Council member. I'm sorry. It's just we have a full list of panelists. We are going to have to move on. Arthur, do we have any other Council members that wish to ask any questions?

COMMITTEE COUNSEL: Chair Moya, I see no other members with questions at this time.

CHAIRPERSON MOYA: Great. Thank you. And we have not gotten Council member Van Bramer back on, correct?

COMMITTEE COUNSEL: That's correct.

ROSS MOSKOWITZ: Chairperson Moya, I would like to thank you again for all the thoughtful questions and we will provide some of that insight. I think Council member Rivera is still on. I just wanted to point out the importance of the women in the construction industry. One of our owners, actually, her construction company is owned by women. So, again, we will share all this information, but I didn't want to lose sight of that question and that comment by Council member Rivera.

CHAIRPERSON MOYA: Great. Thank you.

Thank you very much to the panelists. We are now going to-- you are now dismissed. We're not going to move on to the next panel.

COMMITTEE COUNSEL: Thank you to the applicant panel. Chair Moya, there are approximately 100 public witnesses currently assigned in to testify. For members of the public here to testify, please note, again, that witness panels will be called in groups of four names per panel. If you are member of the public who was signed up to testify and, as you your name being called, please standby am prepared to speak with the Chair says that you may begin. For witnesses who previously requested or meet at this time to request translation services, please indicate this first when you are recognized by the Chair to speak. The meeting will pause briefly as a translator is made available to translate your testimony. Translation will be provided as you make your statement and you will be given additional time for a total of four minutes and 15 seconds. As a reminder for persons who have signed up to testify and have requested translation services, we ask that you continue to watch this meeting using the language

channel of your choice at the Council's main website. Please also note that once all panelists in your group have completed their testimony, you will be removed as a group in the next group of speakers will be introduced. After you have completed your testimony and your group has been removed, participants may continue to view the live stream broadcast of this hearing. We will now hear from the first speaker which will be New York State assembly member Ron Kim.

CHAIRPERSON MOYA: Assembly member?

ASSEMBLY MEMBER KIM: Hello.

CHAIRPERSON MOYA: Assemblyman, how are you? Good to see you.

ASSEMBLY MEMBER KIM: Good. Good. Good afternoon. Good afternoon, Chairman Moya. It is great to see you. And colleagues in the city Council. Should I get started? Are we good?

CHAIRPERSON MOYA: Yep.

ASSEMBLY MEMBER KIM: Good. Thank you.

CHAIRPERSON MOYA: Take your time. There is no clock.

ASSEMBLY MEMBER KIM: Thank you. So, my name is Ron Kim and I am a member of the state

assembly representing Flushing and Queens. I am here to speak in opposition to the special Flushing waterfront district rezoning. I believe into New York where every public policy decision we make should be able to answer are we managing our city and state's rising wealth inequality? Were we ending inequality? Managing or ending inequality? On the surface, this project has the appearance of closing the wealth inequality gap, income tax revenues, and property taxes. But if we examine the transnational and foreign investments, as well as the financial is a nation of such megaprojects, we will see how investors dodge taxes under all sorts of [inaudible 102:44:41] while creating artificial value into my neighborhoods. We often read about it is gentrification and displacement, but it is much deeper than that. A project like this is the reason why the state of New York has the highest GDP in the country and one of the highest in the world, yet, during this pandemic, we have thousands of people every day waiting in food pantry lines and seeking mutual aid to survive. Council member, Chairman, you know, the developers will tell you, and probably in private, Council members, it's your fault. The

Council and the Mayor and the incompetent and oversized governments that can't deliver results to our people. They will tell you, we pay you millions in taxes and you guys squander it away. But let's be clear and honest. They do not pay enough taxes and they do not create quality jobs for our communities, but they do attract as much value and profit out of our communities. Even if we do not share the same ideology, at minimum, we can agree that there could be a balanced approach here. Perhaps, there is a reasonable number of affordable housing and an agreement to hire locally and union backed workers, all safeguards to tame the rising wealth inequality. But the developers are arguing that this is their right to build and they don't need to compromise. They are justified in this rezoning by arguing. They are adding community value by turning unused land into a usable public space. There was once a time in the city where our state sovereignty weighed more than private property rights. In other words, private property owners don't tell the city that they're better at building public facilities. That, in itself, should be enough to reject this proposal. It is insulting as it sets the backwards

precedents yet, the private developers take these extreme privileges for granted because the public sector has not asserted itself and have punted everything to private developers, investors, and have given away as many tax breaks, credits, to build and rezone whatever they wanted. Real estate development would not have been able to proliferate without New York's advanced property rights, favorable contract laws, enforcement agencies, and public investments. So, I don't blame the project developers in thinking this not the one. But times are changing. Although they are not taking over public space, their proposal is to create public environments that benefits the overall ambience of the luxury buildings and hotels. In other words, integrating a public friendly component to monetizing public sovereignty for private gains. Simply put, they are branding as a public giveaway, but, in truth, they are profiting from public value. Council member, in conclusion, I want to add that this opposition has been-- hasn't been easy for me. And a personal level, my family has been threatened, bullied, called hypocrites because we own and live in a luxury condo on our own in Flushing. Now, my property would be worth more

than after development like this expands the market and attracts more buyers, but I entered public service to help the neediest and most vulnerable members of our community. It's about time the city and the public sector regains leverage to prioritize the needs of our people. Let us reject to this rezoning application and start the process of regaining public sovereignty for the city of New York. Thank you, Council member.

CHAIRPERSON MOYA: Thank you, Assembly member Kim, for your testimony today. It's good to see you. I hope you and your family are doing well. Thank you so much.

ASSEMBLY MEMBER KIM: Thank you.

COMMITTEE COUNSEL: The next panel of speakers will include Seonae Byeon, Sonny Lee, John Park, and Ying Yu Situ.

CHAIRPERSON MOYA: Great. Just as a reminder, members of the public, you will be given two minutes to speak. Please do not begin until the Sgt. at arms has started the clock. The first speaker will be Seonae Byeon.

CHAIRPERSON MOYA: You may begin.

SEONAE BYON: Thank you, Commissioner--

SERGEANT-AT-ARMS: Time starts now.

SEONAE BYEON: Sorry. Thank you, Chair Moya. I am the lead housing organizer in [inaudible 02:49:37] Center and we have been serving downtown Flushing for 36 years. Developers have been planning this luxury rezoning as they said, I don't know, for 20 years. And so I just want to walk through what is happened in 20 years in flushing. During that 20 years. So, in 2014, let's begin there first because Mayoral executive order announced to the Flushing rezoning and, since the predatory landlord have been buying dozens of rent-stabilized buildings, displacing our lower income tenants by taking advantage of their limited English proficiency. They also, you know, don't fix repair issues for long-term tenants to kick them out to renovate them. Renovate this place is to increase the rent. Also, these are the things that have happened in flushing and we been fighting against this for such a long time. First, skyrocketing rent, predatory landlord's, as I mentioned, were displacing low income immigrants and people of color. People were priced out. Second, speculation of [inaudible 02:50:36]. According to the New York Times, Flushing quietly became one of

the fastest growing first sale markets of the last decade, second only to Williamsburg. Third, loss of Flushing local small business and supermarkets, people who worked at those small businesses obviously lost their jobs, too. Fourth, when those businesses were gone, the franchise businesses came. This means that people have to pay more for the same services and same goods. Lastly, because of, you know, they want to clean the street, quote, unquote, clean the street, so they, you know, following the broken window theory, so they have been harassing homeless people. Homeless people being harassed, street vendors being harassed, delivery workers being harassed and targeted. Because the language barrier of low income and limited English proficiency, immigrants and Flushing have been at risk of-- at greater risk of gentrification and displacement and homelessness.

SERGEANT-AT-ARMS: Time expired.

CHAIRPERSON MOYA: okay. Thank you.

Counsel, if you could call the next witness?

COMMITTEE COUNSEL: The next speaker on this panel will be Sunny Lee followed by John Park.

SERGEANT-AT-ARMS: Time starts now.

SUNNY LEE: Hi. So, my name is Sonny Lee and I work with an [inaudible 02:52:12] Center for community action Flushing and, as I work and live in flushing, I have walked the streets and been involved in the community enough to be aware that the new displacement will not benefit the Flushing community. So, the style called affordable housing and as the developers are proposing are actually not really affordable for the downtown Flushing community. And this can be physically seen on the streets of Flushing. So, libraries, the public transportation systems, etc. The price of these units hovers around 80 percent of the area median income which is 90,960 dollars for a family of four, however, the average income in flushing is between 11 K to 30 6K. So, just by seeing the numbers, one can easily tell how this housing is not considered affordable. So, I understand this plan was funded by the BOA. The Brownfield opportunity grants which have allocated 1.5 million tax dollars to the development and, as such, the people of Flushing should be key stakeholders in this matter. If this plan came out of public money, then the community members should be able to enjoy the clean waterfront

without building the gated community. Furthermore, this plan will endanger the Flushing community. As the proposal states, the height of the proposed buildings exceed the FAA height restrictions in the primary approach path to LaGuardia Airport. The site four is about 200 feet away from the concrete plant which will create health issues for the community. Throughout this whole entire process, there is been a lack of transparency throughout the ULURP process where community members have been deliberately capped in the dark. Again, I want to reiterate that this plan was funded by the BOA allocating the tax dollars. This is important to highlight as the community members have the right to be in the know and this plan was funded by the allocated tax dollars. Moreover, it can be assumed there has been a lack of transparency because of developers and CP Sabin's intentions were to fast-track the approval process without considering, consulting, and receiving feedback from the community members. We are all very much aware the pandemic has affected everyone in the virus does not discriminate. However, it is no surprise--

SERGEANT-AT-ARMS: Time expired.

SUNNY LEE: Am I done?

CHAIRPERSON MOYA: Yeah. Sunny, if you want to quickly close out, I'll give you a couple more seconds.

SUNNY LEE: Yeah. Thank you. Well, I just wanted to say that this outbreak has clearly laid bare the underlying assistance that leave the elderly, immigrants, and those living paycheck to paycheck most vulnerable in this crisis. And so, while residents continue to grieve and suffer through the pandemic, the city assumes that it is appropriate to should have this luxury development down our throats and resume the approval process instead of focusing on providing relief to the community. Participating in a virtual call for this hearing during this crisis is simply out of reach for our low income, limited English proficiency senior residents and--

CHAIRPERSON MOYA: Thank you. Thank you.

SUNNY LEE: Yeah. Thank you.

CHAIRPERSON MOYA: Okay. Thank you.

Counsel, we can go to the next witness?

COMMITTEE COUNSEL: The next witness will be John Park followed by Ying Yu Situ.

SERGEANT-AT-ARMS: Time starts now.

JOHN PARK: Hello. Thank you. I'm sorry. Let me readjust the mic. Thank you. Sorry. There we go. My name is John Park. I am the Executive Director of the MinKwon Center for Community Action. Thank you to the Chair Moya and the rest of the committee. I know we don't have a lot of time, so I am trying to make this as quick as possible. So, MinKwon is a 36 year organization where we are based in downtown Flushing. And we provide millions in value of direct services to low income, limited English proficient, local Flushing residents and we seen this project being developed over, you know, for more than a decade. And there are some serious concerns that we have on a lot of issues. But, a lot of the issues in contention here is whether or not the local Flushing community supports this and I am going to say unequivocally, they do not. I think, when we talk about the community, we just can't have an abstract like what it might look like were who might actually move in, who can actually afford this. Even in the EAS, the study area, the area median income for the immediate impact so was 28,988 dollars. That was the area

median income of the study area. And even in the 80 percent AMI for this location is 2 1/2 times the area median income. So, this entire project is not for local Flushing residence or what local Flushing residence can afford. There is very much this approach of going in to Flushing, having this massive development that is probably unprecedented. You know, people know that Flushing has been the second highest most developed place in New York City in terms of new units in the past 10 years. This one development is 50 percent of that entire total and is going to transform Flushing in terms of like a gentrification process. What we are asking you for communities where this is really going to impact us, to have a voice, a real voice, and how this is going to change our own neighbors in our own communities. As the-- and I know that there is arguments out there that are saying like, you know, this is going to help and improve the economy. Over the past 10 years of this economic like--

SERGEANT-AT-ARMS: Time expired.

JOHN PARK: I'll just finish my point year. In the past 10 years in this sort of hyper development in flushing, what we see news as the

housing prices have been skyrocketing-- it's gone over 200,000 dollars over the past even like five years. During that time, the area median income, not only of Flushing, but in the entire Queens--

CHAIRPERSON MOYA: Thank you, John.

JOHN PARK: district--

CHAIRPERSON MOYA: Thank you so much for your testimony. We are keeping it to two minutes. We have a long line of people that want to testify. Thank you so much.

COMMITTEE COUNSEL: The final speaker on this panel will be Ying Yu Situ.

SERGEANT-AT-ARMS: Time starts now.

YING YU SITU: Thank you Council members, for opening up space for us to speak up today and for listening to us. My name is Ying Yu Situ. I am the youth organizer at the MinKwon center. I speaking on behalf of Flushing youth. Tenants we door knocked and spoke to about the free zoning plan who couldn't be here today because Flushing residence have limited Internet access, especially with the library is closed from the pandemic and they have to work at this hour, so I just want to preface that a lot of people are being

excluded from this conversation right now and those are the limited English proficient folks, the working class folks, the first generation of immigrants, students, and workers that we have talked to. I'm here to ask you to vote no on the Special Waterfront rezoning and to make recommendations to the plan that are fair to the community by including 100 percent truly affordable housing with full priority given to the residents of District 7. I also want to ask for meaningful investment in our residents. That means real jobs that match the skills of our community and guaranteed fair wages. So, I want to start by saying that I had retired and I am grieving. I am tired of attending hearing after hearing just to hear the same thing. That profit and developers ambitions for transforming our neighborhood into his glass towers is always going to win over the people and our livelihoods. Just two days ago, and an housed Asian man was found dead in front of Prince Noodle on 40th Road in his makeshift home of five cardboard boxes. He is just one of the skyrocketing homeless population in Flushing over the past month that I have seen. Three years ago, on the same block, an immigrant sex worker named Yang Song who was killed

by police in a raid on 40th Road. Her family still mourns her today and they regularly use visit La Hornada food pantry and Flushing. This is another avoidable death that is come out of development because of over policing to sanitize our neighborhoods and clean up our streets. I am scared for what is going to happen to all the on how most people as we relentlessly march towards progress, as well as the street workers of Flushing. It is disrespectful to hear the developers pass around the hot potato of whose responsibility it is for affordable housing to be built in this neighborhood. And instead of giving us homes, they want to give us kayaks. They only want to give 50 percent of, at most, 90 units for affordable housing, which means we will get somewhere between 35 units took 45 units. This is also insight for, which is one of the last projects that they are working on. Will they even build the housing by then? Are we ready to wait until then when people are dying each day? In Flushing, tenants spend over 60 percent of their salary on rent. They do not qualify for the AMI of this housing. I work with youth were, New York City, one in 10 public school students are homeless or

living in shelters. My you live in basements. They live in--

SERGEANT-AT-ARMS: Time expired.

YING YU SITU: those basements because they are illegal. And the last thing I want to say is that the developers are making a lot of promises We have seen their track record. They promised a YMCA. They promised community space and Flushing Commons. That has never materialized.

CHAIRPERSON MOYA: Thank you so much for your testimony today. We really appreciate it. Thank you so much.

COMMITTEE COUNSEL: Chair, the next panel will include Eugene Kelty Junior-- excuse me. Mr. chair, just to clarify, I don't see any Council members with questions.

CHAIRPERSON MOYA: Yes. Thank you.

COMMITTEE COUNSEL: The following panel will include Eugene Kelty Junior, Joseph Sweeney, the Rev. Richard McEachern, and Thomas Grech. The first speaker will be Eugene Kelty Junior.

CHAIRPERSON MOYA: Thank you. You may begin.

SERGEANT-AT-ARMS: Time starts now.

EUGENE KELTY JUNIOR: Thank you very much. My name is Eugene Kelty. I am Chair for Community Board seven in Queens. I am here to testify in favor of this application. Hello, Councilman Moya, and Council members. I appreciate the time to comment. Too fast things I just wanted to say and then I want to get into the traffic. One, this is not an up zoning. We are here to enhance and, too, this is not publicly end. It is private land. If it was public land, different story. The city has more control on it. But it isn't. Okay? I was a little concerned when Councilman Reynoso mentioned about the traffic. Having them put the traffic plan in will be very beneficial for this area. I have been 39 years-- 36 years on the Community Word and this area has always been a very bad area for traffic movement. Roosevelt Avenue and College Pointe Boulevard is a level F. It is the worst that the Department of Transportation could do to try to mitigate. They are putting this roadway and that will help move the area along am also bypass those intersections to allow traffic to move. And it will really, actually, alleviate the traffic. Councilman Moya, coming over the Roosevelt Avenue

bridge, you know that you are stuck going all the way up to College Pointe Boulevard. Now, they will be able to make a left, go into the area, and bypass the traffic gridlock. And the other thing is I wanted to just mention about the environment. There is no environmental control right now on it. Everything is being dumped into the Flushing Bay. As you heard from the applicant, there putting a lot of money into improving the environment over there. It really is appreciated for what they are doing. We understand that it is something they are trying to do and we really do appreciate it and we understand that they have actually doubled the size of the promenade to help the community and make it open to them. The Board was in favor of that. We voted 30 in favor and eight against. One abstained for conflict. And I just wanted to finish saying by-- I just wanted to wish Councilman Donovan congratulations on our elect Queens Borough President. I didn't get a chance to call him. So, thank you. It will take any questions you have.

CHAIRPERSON MOYA: Thank you, Eugene.

COMMITTEE COUNSEL: The next speaker will be Joseph Sweeney followed by Rev. Richard McEachern.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Joseph, he may begin. Joseph, whatever you're ready, you can start.

JOSEPH SWEENEY: Yes. Can you hear me now?

CHAIRPERSON MOYA: We can hear you.

JOSEPH SWEENEY: Okay. I'll begin again. Good afternoon, Council members. My name is Joseph Sweeney. I am a long term member of Community Board seven as long as a lifelong resident of Flushing. I was at our Community Board seven land use subcommittee chair for the Special Flushing Waterfront district. The community board sent out over 700 notifications to community organizations. We held over 25 hours of hearings and the public was allowed full participation at the hearing. There is information about the opposition continues. This is not an up zoning. It is a special district to enhance existing zoning. There is no increase in bulk for the majority of the site, except for the small portion on the north of the-- exempt north on

the MIH. This is not public land. It is 100 percent privately owned. No public subsidies are being used. New road networks are vital and benefits to the community, as well as to alleviate the traffic on College Pointe Boulevard. And will connect the site to downtown Flushing. All roads to the waterfront promenade amenities which are doubled in size and will be fully open to the public. There will be no combined sewer outflow into the Flushing Creek at all. As part of our [inaudible 3:05:51] community board and the environmental benefits decree, it would provide more space for seniors, youth groups, community organizations, provide proven Shoreline restoration techniques by implementing the oyster Bay, seagrass, and soft Shoreline edges, provide online stormwater retention before discharging into the Flushing Creek, and utilize solar energy. Our board approved this application overwhelmingly and I personally think this is a great project for the future and the continued downtown growth of Flushing. I have been also, I think as I mentioned, I've been a board member for over 35 years and I'm very concerned about this particular area. I have dealt with the area. I have been involved with this area--

SERGEANT-AT-ARMS: Time expired.

CHAIRPERSON MOYA: Joseph, you can wrap it up.

JOSEPH SWEENEY: Yeah. It's just I've been involved in 35 years in this Flushing community on the land use for years and years. We want to clean up this place for the good of the community. I think this is a good project. Hopefully, it will go through. Thank you very much.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Rev. Richard McEachern who will be followed by Thomas Grech, if he is available. Time starts now.

REV. MCEACHERN: Good afternoon, Councilman Moya. Thank you for the opportunity to speak. I am the Rev. Richard O. McEachern. I am the pastor of Macedonia AME church. I don't think you're going to get many clergy speaking today, but I promise you this won't be a sermon. This will be a brief statement. I am also a member of Community Board Seven, so I'm very aware of this project. I am in favor of the project. I think, look, the reality of this site is very blighted. It was a

manufacturing district. As you know, the soil is contaminated. It is an eyesore in the community. I think there is something to be said about three developers working together. You don't see that. With a nation so divided, I have three developers coming together to benefit the community, there is something to be said about that. They are going to provide jobs. Construction jobs plus post construction jobs. Access to the waterfront. I kind of look at things a little differently. We can either leave this site blighted for the next 20 years or we can try to come together and do something positive to this area. There are no perfect projects and I know what we are trying to do is trying to work community and developers together and that is as much as we can do. This is private land and the reality is, if there was no incentives, nothing the gain on this project, they can build this project as of right and they can do any-- and they won't give nearly the benefits that they are offering for the community. So, with that said, I am in favor of the development and I think you for the time to let me speak.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The final speaker on this panel is Thomas Grech.

SERGEANT-AT-ARMS: Time starts now.

THOMAS GRECH: Good afternoon. Thank you, Chair Moya, for the opportunity to present. My name is Tom Grech. I am the president and CEO of the Queens Chamber of Commerce. Thank you for the opportunity to testify on behalf of the Queens Chamber of Commerce in support of this special Flushing Waterfront district. The Queens Chamber of Commerce is the oldest and largest business Association in Queens County. Our mission is to foster economic development and prosperity throughout the borough, recognizing that this is the most diverse place in the US. We represent over 1200 member organizations with over 100,000 Queens based employees. We are proud of our working relationships throughout Queens with business associations, communities, not-for-profit organizations, and others. We are particularly excited to use these relationships as we partner to our Queens Chamber of Commerce Foundation with the ownership to implement a Flushing based workforce development program. This program will include free English language classes,

promote the use of local MWBE and local contractors and suppliers, as well as provide local job recruitment, training, and job placement. We believe these efforts will make the special district even more impactful in helping Flushing recover from the effects of COVID-19 by providing jobs, investments, and new business opportunities for local people and local businesses. This master-planned and special district will result in substantial benefits for downtown Flushing, providing better plan development in the waterfront area while also supporting a new internal road network, new public space, and expanded public waterfront. We are particularly enthusiastic about the projected 3500 permanent jobs, many of which will be available to Flushing and Queens residents, as well as close to 600 construction jobs per day during the project. These benefits, plus the addition of new residents, commercial space, and hotel accommodations, in our view, will strengthen the downtown Flushing economy and business. This is the culmination of stakeholder's efforts over the years. This proposed development completes a missing piece by connecting the downtown area--

SERGEANT-AT-ARMS: Time expired.

THOMAS GRECH: and improve the public waterfront. I particularly want to acknowledge the efforts of Claire Shoman. The late, great Claire Shoman, who devoted the last few years of her life to shaping and making this project a reality. This, in essence, is her final legacy. Please vote in support of this project. Thank you very much, all.

CHAIRPERSON MOYA: Thank you. Thank you, Tom, for your testimony today.

THOMAS GRECH: Thank you, sir.

CHAIRPERSON MOYA: Okay.

COMMITTEE COUNSEL: Chair Moya, council member Koo has his hand raised for a question.

CHAIRPERSON MOYA: Council member Koo? Council member, you got to unmute yourself and then you can begin. Can we unmute Council member Koo?

COUNCIL MEMBER KOO: Okay. Hi. I couldn't find my icon on the iPad. Anyway, I have a question for the Chair of Community Board Seven. Or the Community Board Seven-member Joseph Sweeney. Are they all gone?

EUGENE KELTY JUNIOR: Council member, I'm on.

COUNCIL MEMBER KOO: Yeah. Chair, I have a question. On passage of these resolutions in Community Board Seven, can you tell me how many vote yes and how many vote no? I can't hear. I can't hear.

CHAIRPERSON MOYA: Yeah. If we can unmute Eugene. There we go.

EUGENE KELTY JUNIOR: Okay. I'm sorry. Thank you. Yes, Councilman. 30 work in favor of the project, eight were against the project, and one abstained for conflict of interest.

COUNCIL MEMBER KOO: So, it was 30 to eight. Okay.

EUGENE KELTY JUNIOR: That is correct.

COUNCIL MEMBER KOO: So, that means the majority of the-- yeah. That means the majority of the community Board members agree that this is a good zoning? Upzoning?

EUGENE KELTY JUNIOR: Yes. It was, Councilman. And even in committee, I think the recommendation was eight to two. Eight in favor and two against at the committee recommendation that came to the floor that night.

COUNCIL MEMBER KOO: Okay. Thank you very much. Yeah.

EUGENE KELTY JUNIOR: Thank you, Councilman.

COUNCIL MEMBER KOO: Another question for Tom Grech, Chamber of Commerce. How are you going to improve MWBE hiring in this project?

THOMAS GRECH: Thank you, Council member Koo, for the question. We have worked tirelessly over the last few years on a variety of projects at both of the airports to get access to and train and develop a large number of people for both of those projects. Obviously, LaGuardia appear in the northern part of Queens and JFK down south. We have a tremendous outreach in a variety of ways. Today, the Queens Chamber of Commerce and my own staff speak up to 12 different languages, so we are more than comfortable about having access and getting into the community. As well with others, we work in partnership with many of the organizations in downtown Flushing there will a regular basis and I look forward to leveraging those relationships that the Chamber has built over the years to fully flesh

out this opportunity and engages many people, as many MWBEs as possible.

COUNCIL MEMBER KOOL: All right. Thank you.

THOMAS GRECH: Thank you, sir.

CHAIRPERSON MOYA: Okay. Counsel, do we have any other Council members who would like to ask this panel any questions?

COMMITTEE COUNSEL: Chair, I see no members with questions for this panel.

CHAIRPERSON MOYA: Great. There being no more questions for this panel, the witness panel is now excused and, counsel, if you can, please call up the next panel.

COMMITTEE COUNSEL: The next panel will include Cassandra Carrillo, Tiffany Chen, David Tan, and Danielle Carpenter Gold. First speaker will be Cassandra Carrillo.

SERGEANT-AT-ARMS: Time starts now.

CASSANDRA CARRILLO: Hi. Can you hear me?

CHAIRPERSON MOYA: We can hear you, Cassandra.

CASSANDRA CARRILLO: Hi. My name is Cassy Carrillo and I am a representative of 32 BJ and a resident of Queens. Before I read my testimony, I'd like to say that we have seen no indication from the development team that they are interested in committing to-- or making a credible commitment to the prevailing wage for building service workers. 32 BJ believes that the developers for this project have not put forth a rezoning plan that aligns with the needs and priorities of the Flushing community, including our roughly 1000 members that live and work in the area. Working people in Flushing need good jobs and affordable housing where they can raise their families. Instead, these developers intent to build roughly 1700 luxury condos, over a million square feet of commercial space, and as many as 2000 hotel rooms in the projected area. As few as 75 of these residential units will be affordable and there is no commitment to pay the prevailing wage for building service workers. Amid the COVID pandemic, the last thing that Queens needs are frontline jobs without standards and make a project that fails to deliver measurable benefits for low income and working people. Queens residents and working

families need and deserve a better recovery. For these reasons, 32 BJ opposes this application. While the developers state that the project will create 3000 new jobs in the area, they have not made a credible commitment that these will be good jobs that pay family sustaining wages and benefits. The median household income in the area is 34,428 dollars, much lower than the county and city median income. The largest share of households in Flushing are within the 15,000 to 25,000 household income range. It is clear that this community needs jobs that pay family sustaining wages that give people access to upward mobility and security. In Flushing, 76 percent of residential units are renter occupied and approximately 63 percent of Flushing renters already burdened. In 2017, DCP and its analysis of the area stated there is a need for affordable housing in this area. The developers plan clearly does not address these and could exacerbate them. Since the beginning of this process, the developers have--

SERGEANT-AT-ARMS: Time expired.

CASSANDRA CARRILLO: I'll submit for--
I'll submit my testimony for the rest. Thank you.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Tiffany Chen who will be followed by David.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Tiffany? Do we have Tiffany?

COMMITTEE COUNSEL: Tiffany Chen is in the hearing. We're waiting for her microphone to be turned on. Tiffany Chen will be followed by David Tan.

CHAIRPERSON MOYA: Okay.

SERGEANT-AT-ARMS: Time starts now.

COMMITTEE COUNSEL: Okay. It appears we may have an issue with Tiffany Chen. We'll come back to her. Is David Tan available to testify? David Tan.

DAVID TAN: Hello. How are you? I'm David Tan and I'm the--

CHAIRPERSON MOYA: David? David, hold on one second.

DAVID TAN: Sure.

CHAIRPERSON MOYA: There seems to be an echo.

DAVID TAN: Yeah. I'm the--

CHAIRPERSON MOYA: Yeah. One second, David. So you have anything else on that you're logged into other than the phone?

DAVID TAN: Yeah.

CHAIRPERSON MOYA: Okay. Because that could be causing that echo when you start to speak.

DAVID TAN: All right.

CHAIRPERSON MOYA: Okay. Why don't we try it now, David? Go ahead.

DAVID TAN: Hello. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

DAVID TAN: Okay. I'm David Tan and I am the houseman of the--

SERGEANT-AT-ARMS: Time starts now.

DAVID TAN: and also I am of the hotel Council member and I don't really like this purchase, but if they approve, I hope they have the good jobs for our hotel workers because right now in our city because of coronavirus, they've got thousands and thousands of people got laid off, including myself. So, if the project would approve, I hope there will be good jobs for the people who lose their jobs over the need a job and also they must have a good salary

and benefits for the people. And that's what I wanted to say and thank you.

CHAIRPERSON MOYA: Thank you, David. Thank you for your testimony today.

COMMITTEE COUNSEL: The next speaker will be Daniel Carpenter Gold will be followed by Tiffany Chen, if we can get her on.

DANIEL CARPENTER GOLD: Thank you, Chair Moya.

SERGEANT-AT-ARMS: Time starts now.

DANIEL CARPENTER GOLD: My name is Daniel Carpenter Gold. I am testifying on behalf of Take Root Justice which represents Flushing for equitable development and urban planning, a coalition of community-based organizations and concerned community members that are opposed to this proposed rezoning and the development. You already heard from folks on that, including the folks from the MinKwon Center. So, you've heard and you will hear a lot about the negative impacts that this proposal has on the development. Excuse me. On the community. And I am here to talk about something that Council member Reynoso has already eloquently emphasized. That this proposal is not actually-- the Environmental Impact

Statement for this proposal was not actually indicating the amount of harm that it would do, whether in terms of the environment or in terms of stress on city services or in terms of the economic and residential displacement that will occur as the result of it. This is because the developers have used what I'm going to call a sleight-of-hand to reduce the amount of development analyzed in the EAS to about only five percent of the actual build that they are proposing. You will hear more from my colleague, Paula Siegel, about why this is unlawful and would make any approval of this proposal will also unlawful. So, just to go over very quickly, the first thing that I would like to emphasize here is that the predicted future development or what we call as of right is not actually going to happen. It is simply impractical and, as the Council member noted, it cannot be done in the next five years. That is why the developers are here to a seeking your approval. The other important point is that the U-Haul site is going to be redeveloped. It is an unfounded assumption that is self-storage facility in the middle of this proposed mega development is just going to sit there and not be redeveloped. We have

nothing to support that assumption other than the self-serving statements of the developers. So, the city Council is flying blind here. They just don't have the information they need to support this is the approval of it would also be unlawful. Thank you for my--

SERGEANT-AT-ARMS: Time expired.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today.

COMMITTEE COUNSEL: The next and final speaker on this panel, if we can bring her on, is Tiffany Chen. Okay. We seem to be having some technical issues with Tiffany Chen and audio. We can attempt to come back to them later and we will-- I don't see any members of questions for this panel at this time, Chair Moya.

CHAIRPERSON MOYA: So, there being no more questions for this panel, the witness panel is no excuse. Counsel, if you can please call up the next panel.

COMMITTEE COUNSEL: The next panel will include Michelle Miao, Bill Seto, George Xu, and Howard Wei. First speaker on the panel will be Michelle Miao followed by Bill Seto.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Michelle, whenever you're ready.

SERGEANT-AT-ARMS: Time starts now.

MICHELLE MIAO: Sorry. I just unmuted. Do you hear me?

CHAIRPERSON MOYA: Yep. We can hear you, Michelle.

MICHELLE MIAO: Okay. My name is Michelle Miao. I recently joined Community Board Seven at the urging of late former Queens Borough President Claire Shoman. I was heartbroken when Claire passed away over the summer. She was my mentor, my American mom, and my daughter, Wendy's, grandma. Claire changed my life forever. We first met in China in 1988 when I was just out of college. Claire took me home when I first landed in the country in 1993. She help me with my immigration, my first job, and even proofread my [inaudible 3:26:47]. Eventually, she even helped me become her neighbor. We all of our debt to acquire from all arts and cultural institutions in Queens and the countless rezoning's to preserve neighborhood scale. After she left the borough hall, Claire continued to provide

her leadership, skill, and the vision to strengthen neighborhoods as the Chair of the Flushing Willis Pointe Corona LDC. She devoted the last period of her life to Flushing and opening up the waterfront for all to enjoy. Claire cared so deeply about the special Flushing waterfront district that days before she passed away, she called me over to assist her with her emails and the calls on the project. Her last will was to see the project and put shovels in the ground. I am here to honor Claire's legacy and urge all of you to do so, as well, by supporting it. As Claire also said, you have to focus. It's not magic. Thank you, Chairman. Thank you, Council members.

CHAIRPERSON MOYA: Great. Thank you so much for your testimony, Michelle.

COMMITTEE COUNSEL: The next speaker will be Bill Seto followed by George Xu.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: You have to unmute yourself and then you can begin.

BILL SETO: Hello? Can you hear me?

CHAIRPERSON MOYA: Now we can hear you.

BILL SETO: Great. Great. Great. Thank you, Chairman, Council members. My name is Bill Seto. I am also a local resident of Flushing. I am in favor for the rezoning of the Flushing waterfront. I was very few hats. Let me introduce myself. I am the president of the Chinese-American Real estate Association. It is a nonprofit organization comprised of over 450 real estate professionals, mainly real estate agents. I speak on their behalf. I am also a certified real estate educator for the Department of State and Prelicensing Education. In Flushing, there are thousands of licensed real estate agents. This project would create real estate activity for people in the real estate, especially for the ones that are providing for their families and for the working moms who need flexible hours. Young graduates that want to enter into the real estate industry. We depend on this project to support their livelihoods of their families. Again, I support the rezoning of the Flushing waterfront development. I think it is a great project. Thank you for the opportunity to speak.

CHAIRPERSON MOYA: Thank you, Bill.
Thank you for your testimony today.

COMMITTEE COUNSEL: The next speaker will be George Xu followed by Howard Wei.

SERGEANT-AT-ARMS: Time starts now.

GEORGE XU: Can you hear me?

CHAIRPERSON MOYA: We can hear you, George.

GEORGE XU: Yes. Hi. Good afternoon, Chairman Moya, and Councilman Koo and members of the City Council. My name is George Xu. I'm the president of Chinese Business Association of New York, which consists of 70 local business owners. I am speaking in favor of this special Flushing waterfront district. Here are some of my reasons. First of all, I have been in the Flushing area for over 20 years. I have not seen any project with this magnitude with the master plan to include benefits for the public. It is always my dream and hope that one day the public would have the access to the waterfront along the Flushing Creek. This could not have been done coordinated effort in planning and design. Not to mention the costs associated with it. Secondly, adding a public street network to ease the traffic congestion in the Flushing Area. Especially as Councilman Koo mentioned that the traffic

congestion along College Pointe Boulevard is a big problem. And then, third, this will increase-- I was listening. Over 3700 permanent jobs along with many, many construction jobs through the construction phase. With the job market like this, any project increases the jobs and that would be great. At the end, I think this is an opportunity of a lifetime. This special Flushing waterfront district will transform the neighborhood and I sincerely hope this project will happen in the near future. Thank you.

CHAIRPERSON MOYA: Thank you, George.
Thank you for your testimony today.

COMMITTEE COUNSEL: The next speaker on this panel will be Howard Wei.

SERGEANT-AT-ARMS: Time starts now.

HOWARD WEI: Hello, Council members. My name is Howard Wei. I am one of the board directors of the Flushing Chinese Business Association. Today I am testifying on behalf of Peter Tu. He is our Executive Director of the Flushing Chinese Business Association and I will be reading some comments prepared by him. Since 1982, the Flushing Chinese business Association has fostered commercial and economic development in Flushing and helped create an

environment to promote culture, art, community, education, and, most importantly, local businesses. During these very challenging times, the proposed special Flushing waterfront district would provide the long-awaited opportunity to transform this underutilized land into a new destination. Along with the 25 board directors and on behalf of our 1000 members of the FCBA, all of whom have actively served the Flushing community for years, I strongly urge the city Council to approve this project. Small businesses in Flushing have been decimated by the COVID-19. Unemployment has surged to 28 percent. Our community and suffering as too many businesses have been forced to close, lay off employees, or cut workers hours to survive. The special Flushing waterfront district will create new jobs when our community desperately needs an economic lifeline. The special district will put our neighbors back to work and support local small businesses and vendors. The project will create 3700 permanent jobs for Flushing residents and over 6000 construction jobs. Moreover, it is estimated that over 5600 additional jobs will be indirectly generated through the development of the special district. Flushing

residents will directly benefit from this development of the waterfront. Now, more than ever, the city Council should encourage investment in our communities to bolster small businesses, but Flushing the residents back to work, and to realize the potential of our waterfront. Now is the time to approve the special Flushing waterfront district and move Flushing forward.

CHAIRPERSON MOYA: Thank you, Howard. Thank you for your testimony today.

COMMITTEE COUNSEL: Chair Moya, Council member Koo has his hand up for question for the panel.

CHAIRPERSON MOYA: Sure. Council member, whatever you are ready.

COUNCIL MEMBER KOO: Okay. Thank you, Chair Moya. I have a question for Michelle. Is she on? Oh, yeah.

CHAIRPERSON MOYA: She's on.

COUNCIL MEMBER KOO: Hi, Michelle. Yeah. I wanted to echo my sentiments to former borough person Claire Shoman. When she was alive, she always told me that this is one of the projects she wanted to see through. If she were alive now,

I'm sure she would participate in this participation to urge everyone to approve this plan. She has been a-- she was a great public servant and after she left office, she concentrated her efforts on rebuilding the waterfront. So I just want to let you and let other Council members know about it that if we pass this, she will be smiling in Heaven. Thank you.

MICHELLE MIAO: Yeah. Thank you, Councilman Peter Koo. Yeah. Yeah. Absolutely. Yeah.

COUNCIL MEMBER KOO: Yeah. Thank you. That's all my comments. Thank you, Chair Moya.

CHAIRPERSON MOYA: Thank you, Council member Koo. Counsel, is there any other Council members that have questions for this panel?

COMMITTEE COUNSEL: Chair when, I see no members with questions at this time.

CHAIRPERSON MOYA: Great. There be no more questions for this panel, the witness panel is now excused and, counsel, if you could please call the next panel.

COMMITTEE COUNSEL: The next panel of speakers will include Eudrey Gutierrez and Wendy

Polanco who will testify with the help of a Spanish interpreter. I will ask now that the interpreter and form the panelists that they will each have four minutes and 15 seconds for their testimony, including time for translation and that when Chair Moya indicates that they may begin speaking, that you please indicate to them that they may begin.

TRANSLATOR: [speaking foreign language]

CHAIRPERSON MOYA: [speaking poor language]

TRANSLATOR: [speaking foreign language]

COMMITTEE COUNSEL: So the first speaker will be a Eudrey Gutierrez.

TRANSLATOR: [speaking foreign language]

COMMITTEE COUNSEL: All we work on bringing in witness Gutierrez, the next speaker will be Wendy Polanco.

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: [speaking foreign language]

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: [speaking foreign language]

EUDREY GUTIERREZ: [speaking foreign language]

CHAIRPERSON MOYA: [speaking foreign language]

TRANSLATOR: [speaking foreign language]

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: [speaking foreign language]

Ms. Gutierrez, she's been a member of 32 BJ in Flushing. [speaking foreign language]

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: I've been living in Flushing for 14 years. [speaking foreign language]

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: The people of Flushing need more employment so that they can afford the family.

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: And all the families in Flushing need employment. Permanent employment.

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: The working families in Flushing need living expenses that are not too expensive.

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: And they are asking people not to vote for this project. People cannot pay more than 1600 dollars for living expenses.

CHAIRPERSON MOYA: I just want to step in and really quick because I-- just in the translation itself, I believe she was saying that she wants this project that would include commitments to paying a prevailing wage and that the jobs that are getting there-- that are going to be constructed there are good paying jobs and local hires. Thank you. Thank you, Eudrey.

EUDREY GUTIERREZ: [speaking foreign language]

TRANSLATOR: [speaking foreign language]

EUDREY GUTIERREZ: [speaking foreign language]

CHAIRPERSON MOYA: [speaking foreign language] Okay. You can call the next witness.

COMMITTEE COUNSEL: The next speaker will be Wendy Polanco.

UNIDENTIFIED: Is she on?

COMMITTEE COUNSEL: She should be on. I see her name on the list. Wendy Polanco?

TRANSLATOR: [speaking foreign language]

SALVADOR HERNANDEZ: I wonder if maybe they got the names mixed up. My name is Salvador Hernandez.

CHAIRPERSON MOYA: Hold on one second while we sort this out.

COMMITTEE COUNSEL: Sorry, Chair. We're going to just take a moment to sort this out. Please stand by. Mr. Hernandez, are you testifying with-- do you need translation?

SALVADOR HERNANDEZ: No.

TRANSLATOR: [speaking foreign language]

COMMITTEE COUNSEL: Thank you. Okay. We're going to go ahead and take Mr. Hernandez's testimony at this time.

WENDY POLANCO: Hello? [speaking foreign language]

SALVADOR HERNANDEZ: Okay. I am good to go?

COMMITTEE COUNSEL: Yes, sir. Sorry about that. Mr. Hernandez is the next speaker.

CHAIRPERSON MOYA: Okay. Mr. Hernandez, whenever you are ready, you may begin.

SALVADOR HERNANDEZ: Okay. Good afternoon, Chair Moya, and members of the subcommittee. My name is Salvador Hernandez. And I have been a 32 BJ member for 12 years and I have lived in Queens for 39 years. I'm here to testify against the Flushing rezoning. I love Queens. It is such a diverse borough filled with warm and friendly people. Most of us are working people, trying to get-- sorry. Try to the make ends meet. The developers or the special Flushing rezoning has been asked to make a credible commitment to good jobs and prevailing wages for the building services and hotel workers, yet they refuse. The community has asked for more affordable housing, yet they refused. It needs to be more able to work with the community. Come to the table with the reasonable and irresponsible development. We are working people. We deserve good jobs. We are not asking for handouts. We want to work 40 hours. But we don't want to be

shortchanged. We need investments in our communities, especially over COVID-19. We want to rebuild, but it needs to be responsible. A good job like mine is life changing. It gives me upward for these reasons. I respectfully urge you to vote down this rezoning. Thank you. Thank you all for your time.

CHAIRPERSON MOYA: Thank you. Thank you, Mr. Hernandez. Thank you for your testimony today.

SALVADOR HERNANDEZ: You're welcome.

COMMITTEE COUNSEL: Chair Moya, those were the only two speakers on that panel. I currently do not see any members resilient for questions.

CHAIRPERSON MOYA: Great. There being no more questions for this panel, the witness panel is now excused. Counsel, you may call up the next panel.

COMMITTEE COUNSEL: The next-- Sorry. Sorry, Chair. The next panel will include-- the next panelists will be Wendy Polanco. Wendy pulled go will testify with the help of the Spanish interpreter. I will ask again that the

interpreter informed Ms. Polanco that she will have four minutes and 15 seconds for her testimony and including translation time and that when the Chair indicates that she may begin, that you please pass that along. Thank you.

TRANSLATOR: [speaking foreign language]

WENDY POLANCO: [speaking foreign language]

TRANSLATOR: She doesn't need an interpreter.

CHAIRPERSON MOYA: Okay. Great.

WENDY PALANCO: Hello. My name is Wendy Polanco. I am here today as a four year 32 BJ member and 11 year resident of Flushing to urge you to vote no on this application. I love Flushing and my working class community. It is simple. Working families deserve to have access to affordable housing and prevailing wage jobs that can allow them to raise their families without worry. Not only can I attest to the benefits of having a prevailing wage job such as health coverage, a livable wage, and paid days off, but being a member of 32 BJ has added to my quality of life. Through the end, I was given access to the legal funds and was able to become a US

citizen at no cost to me. This was life changing. But building more than 17,000 units of luxury housing with a minuscule of 76 units of affordable housing is unacceptable. It is not fair to the working people who have made this neighborhood thrive. This rezoning will generate high returns for the developers with no real community benefit. This project does not provide the community I love with access to affordable housing or prevailing wage jobs. All working people deserve the opportunity to live and work with dignity and I respectfully urge you to vote no on this project. Thank you.

CHAIRPERSON MOYA: Thank you, Wendy. Thank you so much for your testimony today.

COMMITTEE COUNSEL: Chair Moya, that was the last speaker on this panel and I currently see no members with hands raised.

CHAIRPERSON MOYA: Great. There being no more questions for this panel, the witness panel is now excused and, counsel, can you please call up the next panel?

COMMITTEE COUNSEL: The next panel will include Steve Chen, Lance Freeman, Yi Kuang,

Jesse Masyr, and Michael Wong. The first speaker will be Steve Chen followed by Lance Freeman.

SERGEANT-AT-ARMS: Time starts now.

STEVE CHEN: Hello. My name is Steve Chen and I am president of Crystal Windows, Gam Co. [sp?], and Tam Co. [sp?], which all are headquartered in Flushing. We are a minority company with over 700 employees nationally and, just in Flushing alone, over 350 employees. We are in full support of the new Flushing development which will improve unused land in the downtown waterfront. Obviously, we are in the glass business and any new buildings need glass and Windows, which we are in favor of because it provides a steady stream of jobs. 90 percent of our employees live within 10 miles of the greater Flushing area. Please listen to the facts, not speculation. This project is an economic stimulus which is needed at this time. Over 350 good blue-collar jobs with benefits. Over 350 breakfasts, lunches, dinner boxes ordered from our local restaurants, over 350 employees taking public transport. Over 350 people shopping locally, paying payroll and locals, and paying local payroll taxes. And over 350 families living locally and going to

school locally. This is what a true economic stimulus is, especially when it is WITHIN the community. Our entire team is in favor of the development, especially in the public waterfront space that will be open to the community. Thank you.

CHAIRPERSON MOYA: Thank you, Steve.
Thank you for your testimony today.

STEVE CHEN: Thank you.

COMMITTEE COUNSEL: The next speaker will be Lance Freeman who will be followed by Yi Kuang.

SERGEANT-AT-ARMS: Time starts now.

LANCE FREEMAN: Hello?

CHAIRPERSON MOYA: Lance? Whenever you are ready, Lance, you can begin.

LANCE FREEMAN: Okay.

SERGEANT-AT-ARMS: Time starts now.

LANCE FREEMAN: Okay. Thank you. I am going to speak briefly about two issues that I think are very germane to this hearing. One is the issue of how new development can impact surrounding neighborhoods and to is the question of gentrification and how that impacts residents. I am a professor of urban planning and those are two

topics that I have studied extensively as part of my research career. So, first, I have heard, you know, a number of people testifying fearful that the new development will increase housing prices and try card gentrification and certainly I can understand that fear. However, research has been done on the topic suggests that there are two things that work. One, when new housing is built, that increases the supply of housing and that can serve to actually count to write this in housing prices. So, rather than seeing the new development is something that will trigger gentrification, it can actually serve to slow down the process of gentrification because the additional housing will provide more housing options, even if it is for middle-class and affluent households. Those households, if they do not move into new housing that is built, they will tend to look for housing elsewhere and that, in itself, can trigger gentrification. Second on the question of gentrification and how that impacts long-term residents, I think the research shows it has-- it is something of a double-edged sword. On the one hand, it can serve to make residents feel like they are being pushed out of the neighborhood, yet, at the

same time, there can be benefits in the terms of increased employment opportunities--

SERGEANT-AT-ARMS: Time expired.

LANCE FREEMAN: and the like. I'll just finish up by saying that gentrification does not always accompany or trigger widespread displacement. Thank you for giving me the opportunity to share my thoughts with you.

CHAIRPERSON MOYA: Thank you, Lance. Thank you for your testimony today.

COMMITTEE COUNSEL: the next speaker will be Yi Kuang followed by Jesse Masyr.

SERGEANT-AT-ARMS: Time starts now.

YI KUANG: Hi, everyone. Many minutes Yi Kuang and my family owns a midsize plumbing construction business and business in Flushing. We have over 25 dedicated women and men working at various job sites in New York City. My family started this business over 30 years ago and I have been working in construction for the last 12 years or so and I am proud of how Flushing has grown and I hope to see its continued growth through the waterfront project. A project like this is important to the fabric and livelihood of our hard-working

community because it will employ hundreds of local workers during construction and thousands more after construction. It is a project created by people who care about the community because they are from the community. The waterfront project will play an important role in New York City's recovery from COVID-19. Since the initial lockdown of the pandemic, we have lost two new projects and this has deeply affected our business, our employees, and their families. We hope to recover from the effects of this virus. As a small business owner, through continued private investment into the Flushing community. Some may claim that developers are in touch with what the Flushing community needs, but I know for a fact that FNT group has built a reputation in developing spaces that truly support the Flushing community and women working in Flushing. FNT has a construction firm which is owned by women and half the executives are women. FNT supports women-owned businesses such as my business and they help us to flourish in construction. The waterfront project will provide vital services to local residents. They will also provide a place for families to call home.

SERGEANT-AT-ARMS: Time expired.

YI KUANG: To wrap it up, the approval of this project reinforces the goal of vitality and Flushing neighborhoods and we will continue to-- and this will continue to spring Flushing forward as a cultural hub. It is what we need right now. Thank you for your time.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today.

COMMITTEE COUNSEL: The next speaker will be Jesse Masyr followed by Michael Wang.

JESSE MASYR: Thank you, Mr. Chairman.

SERGEANT-AT-ARMS: Time starts now.

JESSE MASYR: Thank you, Mr. Chairman, and members of the board. My name is Jesse Masyr. I am a partner in the law firm of Fox Rothschild and we all are counsel to U-Haul. And we are here today in support of the application before you. From our own very narrow out self-interests, if you will approve this rezoning, U-Haul's current use on the site, which has been in use for decades, will become conforming and legal. It is currently a grandfathered use and we would appreciate the opportunity to become a conforming use. While we have not been an active member of the application,

even though our property is included, we have watched with great interest as this process has moved forward and so I would only like to speak to what issue. Something that has been raised a number of times, even in today's hearing as to what is U-Haul's intention for their property? And so, to be very clear, U-Haul intends to continue its use on this property. It has no intent to redevelop the property with residential use and we look forward to the opportunity of exploring expanding our current use on the site taking advantage of today's rezoning application, if approved. I thought I would like to make that clear on behalf of my client. And thank you for the opportunity to allow me to voice my support for this application. Thank you.

CHAIRPERSON MOYA: Thank you, Jesse.
Thank you for your testimony today.

COMMITTEE COUNSEL: The final speaker on this panel will be Michael Wang.

MICHAEL WANG: Hello. Can everyone hear me?

CHAIRPERSON MOYA: We can hear you, Michael.

MICHAEL WANG: Okay. So, my name is Michael Wang. I was born in Flushing in 1983. As a child, I would go grocery shopping with my mother and in high school, use the seven train to commute. In my 20s, I worked at Chase Bank as a personal banker opening checking accounts and I am 36 now. I'm married with two kids. I met my wife at New World Mall which is in Flushing. I've also been the company this year called Project Queens. We are commercial real estate brokerage. We focus solely on Queens, so we really know Queens and we are located in downtown Flushing. I served as treasurer and head of member services for the greater Flushing Chamber of Commerce. I am the cochair of the real estate committee for the Queens Chamber of Commerce currently. So, I know this neighborhood like super intimately like on every level and Flushing has transformed into a place that people in the 90s wouldn't even go to because it was dirty, it was dangerous. And now it is like one of the most modern cultural destinations in New York City. People coming to watch the U.S. Open actually stay in Flushing now. People from all over the tri-state come to eat food, take selfies and stuff. And

developments have played a huge part of this. It means cleaner storefronts, new restaurants, bars, making more room to live and to work. If asked 100 people if they would want to go back to the 90s, I don't think anyone would say yes. And today, because Flushing is so popular, we are so densely packed that all the little spaces that we have to sit, they are like used 24 seven by people sitting and eating lunch. We have so little room to sit. We need that huge green space open to the public by the water and we need the boardwalk where I can take my family. It has been a dream forever to do this. We need to transform that piece of land and, finally, because this is my profession, to the professor's point, this is an easily, easily researched piece of information. The pricing of the newly built condos has decreased 30 percent from like peak pricing in 2017 already and that was prior to COVID-19. So, things that were asking 1400 in 2017, look on the market right now. They are asking 950.

SERGEANT-AT-ARMS: Time expired.

MICHAEL WANG: Okay.

CHAIRPERSON MOYA: Michael, you can wrap it up right now, if you would like.

MICHAEL WANG: Yeah. You could easily researched that stat. Those numbers are not because of COVID-19. That was like January. Thank you very much for the time. I appreciate it.

CHAIRPERSON MOYA: Great. Thank you. Thank you for your testimony. If any Council members have any questions for this panel, please indicate by raising your hand button. Counsel, do we have any Council members who have any questions?

COMMITTEE COUNSEL: Chair, I see no members with hands raised at this time.

CHAIRPERSON MOYA: Great. There being no more questions for this panel, the witness panel is now excused and, counsel, if you could please call up the next panel.

COMMITTEE COUNSEL: The next panel will include Paula Segal, William Spisak, John Choe, and Thomas Devaney. The first speaker will be Paula Siegel.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Okay, Paula. Whenever you're ready.

PAULA SEGAL: Oh, sorry. Something very strange just happened to the computer. My name is

Paula Segal. I am a senior staff attorney at Take Root Justice. We are counsel to Flushing for Equitable Development and Urban Planning, a coalition of resident led groups, many of them you've heard from already this morning, including Chya CDC, the MinKwon Center for Community Action, and the Greater Flushing Chamber of Commerce. As the applicants revealed in their presentation this morning as my colleague, Daniel Carpenter Gold explained a few panels ago, that negative declaration issued by the mayoral agency for this application, the one that is before you, is based on an environmental assessment statement that was specifically crafted to minimize the increment between the development permitted under the current zoning rules and what would be permitted under the rules proposed by the private applicants. Council member Koo correctly described this as an up so I just a few minutes ago when we have to keep in mind that it really is. The dishonesty in the EAS is a fatal flaw under the law and the Council should treat it as fatal and disapprove the application. Our clients have filed suit in June to bring this fatal flaw in the final environmental review determination to the attention of the state courts.

That case is pending. Should the Council provide application today, that approval will also be, finally agency determination that will become one of the questions in the case. At the moment, the lawsuit centers on the negative declaration. The primary instrument for eliminating the increment is leaving out the U-Haul site, as we just heard about. The U-Haul site, if it is rezoned, if it is up sound, would add nearly 600,000 square feet of residential density that is not allowed now. That is over half a million rezoning square feet. This development capacity that the private applicants are asking the Council to add without any analysis of its potential impacts. The EAS incredibly assumes that no one will ever use that--

SERGEANT-AT-ARMS: Time expired.

PAULA SEGAL: if I may-- Sorry?

CHAIRPERSON MOYA: If you can just wrap it up now. Thank you.

PAULA SEGAL: Thank you so much. So, that flaw-- the zoning change will be permanent. It's not about what U-Haul wants to do. It will apply to any owner and anybody who buys the property from U-Haul. The court of appeals has explained that an

agency like the Council only fulfills its responsibility under SECRA when it studies hypothetical full build uses--

CHAIRPERSON MOYA: Thank you, Paula--

PAULA SEGAL: for all places--

CHAIRPERSON MOYA: Thank you so much for your testimony today. We really appreciate it.

PAULA SEGAL: You're welcome.

CHAIRPERSON MOYA: We're going to move on to the next panelist.

COMMITTEE COUNSEL: The next speaker will be William Spisak followed by John Child.

SERGEANT-AT-ARMS: Time starts now.

WILLIAM SPISAK: Hi. Yes. My name is William Spisak. I'm the director at Chya CDC and a long time Flushing resident. Chya CDC is a HUD approved housing counseling agency and HPD housing ambassador serving thousands of Queens households each year. We unequivocally oppose this rezoning and request the City Council vote no. Professor Freeman and Mr. Wang said that building luxury housing will somehow ease the affordable housing crisis, however, this project will increase the displacement of working-class communities in Flushing. We know

through recent research-- and I'm happy to share my citations-- that an increase in housing supply does not lower rents or have filtering effects on existing units in amenities rich urban neighborhoods. Over the last decade, Flushing has added 3000 new luxury condos. During that time, the price of condos has more than doubled, according to the K Shore index. I'm not sure what Mr. Wang is referring to. And rents continued to rise unsustainably. This has resulted in one in five households living in severe overcrowding conditions as families need to double up or triple up in single apartments just to make rent. In this is not because there is a lack of supply. The project census tract has a rental vacancy rate of 21 percent. The solution is not more luxury housing, but affordable housing which this project fails. The second thing I want to mention is that Flushing schools are all overcrowded which has always been an issue, but now in the time of social distancing, has proven to be an insurmountable obstacle. All of our schools in Flushing are operating at 150 percent capacity or more. Do we really believe adding 4000 new residents to downtown Flushing and not a single new classroom seat makes for good planning? Do we

think that, in light of the current pandemic, where our hospital system was on the brink of collapse, but that what Flushing needs is 4000 more residents and luxury condos instead of may be a public hospital, and healthcare facilities to serve the working class community? I implore you, particularly Council member Koo, as my representative, as my city Council member as a Flushing resident, I implore you to use some common sense. Into this dangerous and misguided project from moving forward and vote no. Thank you so much.

CHAIRPERSON MOYA: Thank you, William.

COMMITTEE COUNSEL: The next speaker will be John Choe who will be followed by Thomas Devaney.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Hey, John.

JOHN CHOE: Yes. I am here. Dear Chair Moya, I am testifying today as an active and long-standing resident of the Flushing Community and pointed member of Seven and a board member of the Flushing Interface Council, Executive Director of the Greater Flushing Chamber of Commerce. The Chamber is a nonprofit membership association of small business

owners, immigrants, entrepreneurs, and civic leaders representing the most diverse and dynamic community in the United States. We join with other members of the Flushing for Equitable Development Urban Planning Federation to express our concerns about the special Flushing waterfront district which would add massive burdens to our neighborhood, including traffic congestion, escalating rents, and crowded classrooms without adequately addressing the many needs of the surrounding residents and local businesses. The proposal's failure to meaningfully address the lack of affordability is especially troubling. Council member Peter Koo and I met with the principal of junior high school 189 who sees a direct link to their continued displacement of residents and businesses with emotional health of the students, often left to fend for themselves when their parents are forced to find work remove their businesses elsewhere. She reported 60 cases of suicide ideation within her population of 10 to 13-year-old students last year. I recently witnessed a fellow New Yorker who had been forced to live on the streets pass away on this past Friday on Prince Street and 40th Road in downtown Flushing. He died alone and his body was

frozen in place inside the cardboard box in which he had been forced to sleep. The impact of displacement is real and we need to envision a plan that prioritizes people over profits. The developers claim they are community-based stewards of the waterfront, yet they have consistently used their power to deny our community meaningful input into the planning of the site. Why would a steward with so much community support need to spend millions of dollars, the most expensive--

SERGEANT-AT-ARMS: Time expired.

CHAIRPERSON MOYA: John, if you want to wrap it up or quick, give you a couple more seconds. Please.

JOHN CHOE: Yes. Chair Moya, Chair Salamanca, Council members Rivera, Grodenchik, Richards, Levin, and Reynoso, you are our community's last line of defense. Having worked at the Council, I know how important member deference is when reviewing land use issues, however, these are extraordinary times and with term limits, you have the opportunity to do the right thing without allowing politics to overwhelm the questions and concerns raised by our community. The status quo is

killing our community. Please do the right thing.

Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for testimony. Counsel, we can call it the next panelist.

COMMITTEE COUNSEL: The next and last panelist on this panel will be Thomas Devaney.

SERGEANT-AT-ARMS: Time starts now.

THOMAS DEVANEY: Thank you. Thomas Devaney, Municipal Arts Society of New York. We urge the city Council to vote no on the proposal for many critical reasons. The most important are the lack of true community based plans, given the magnitude of the development and potential impact on the area. The absurdly low number of affordable units being offered at income levels grossly out of touch with those of area residents, no new school being offered, the paltry amount of open space provided by the developers, and the faulty SECRA open space evaluation. [Inaudible 04:09:50] also lacks a true waterfront vision to take advantage of this once in a generation opportunity to do something special along the Flushing Creek and exert forward thinking on resiliency measures. Furthermore, there are many

unanswered questions about the potential development of the U-Haul site, that it could greatly increase the overall development and impede the waterfront access and connectivity. The magnitude of the development cannot be understated. The 1,500,000 square feet of residential development amounts to 77 percent of all residential area constructed in Flushing in the last 10 years. The 1,400,000 square feet of commercial space is equivalent to 53 percent of total commercial growth in the same 10 years. This will radically change Flushing. Out of the 1725 dwelling units, only 75 1090 will be affordable. To afford to live in one of the affordable units, households would have to earn over 85,000 per year. That is nearly three times the average household income of the area. Although the schools in the district are operating at 131 percent capacity, the project will bring almost 5000 new residents, yet no new schools are planned. And traffic will remain unacceptable at 67 percent of all evaluated periods, according to the EAS. Developers have not been forthcoming on the potential redevelopment of the U-Haul site. This also puts the completion of the Shore Public Walkway into question. We urge the

council to take a hard look at the open space analysis in the EAS. It takes great liberties with SECRA methodologies and misrepresents the amount of existing open space in the project area and leads to a faulty conclusion that the project would not result in open space impacts. We also question the evaluation framework used in the environmental review--

SERGEANT-AT-ARMS: Time expired.

THOMAS DEVANEY: Could I just-- I have just a couple more seconds. Process to determine as of right development. Many of the evaluation conclusions in the EAS and the decision by the city to forgo an EIS, in turn, eliminate the requirement for a much-needed scoping process. We respectfully ask you to vote now so that a true vision could be put forth for Flushing.

CHAIRPERSON MOYA: Thank you. Thank you, Thomas, for your testimony. If any Council members have questions for this panel, please indicate by raising the hand button. Counsel, do we have any Council members who wish to ask any questions on this panel?

COMMITTEE COUNSEL: No members with questions at this time.

CHAIRPERSON MOYA: There being no questions for this panel, the witness panel is now excused. Counsel, can you please call up the next panel?

COMMITTEE COUNSEL: The next panel will include Howard Freilich, Karen Imas, Susan Lacerte, Robert Young. First speaker on this panel will be Howard Freilich followed by Karen Imas.

SERGEANT-AT-ARMS: Time starts now.

COMMITTEE COUNSEL: Howard Freilich is the first speaker.

HOWARD FREILICH: Hi. My name is Howard Freilich. Can you hear me?

CHAIRPERSON MOYA: We can hear you, Howard.

HOWARD FREILICH: Great. I am the owner and president of the company called Blondie's Treehouse Inc. we are interior and exterior landscaping company and I have been part of the Flushing Community for over 50 years. I went to John down high school where I studied agriculture in one of the earlier programs and thus went on to creating

an agricultural horticultural company based upon my roots of Queens. I spent summers working at the Queens Botanical Gardens and, from my love of the garden, I'm still affiliated with that almost 45 years since then. I speak there. I am a contributor there. We actually sponsor students and we pay when we are there, as well as fostering students act John Down high school as far as interns in our company. As I said, I've been working in the community for over 25 years and we hire lots of people from the community who are working with their hands, not jobs where people are working in offices, but we have people who do planning, taking care of the flowers, working in the gardens, but and actually our labors and hard-working people. I am in favor of this project 100 percent and I think it would add a lot of jobs and a lot of help to the community. As an owner and operator of the company, a lot of the smaller companies who work with us are MB organizations, as well as WB companies. So that we are helping and doing everything that you are asking of us in the community. Our company has approximately 25 people who actually live in the borough of Queens and back,

again, is something to show our belief in the community.

SERGEANT-AT-ARMS: Time expired.

HOWARD FREILICH: I appreciate you giving me the opportunity to testify and look forward to being part of the community. Thank you.

CHAIRPERSON MOYA: Great. Thank you, Howard, for your testimony.

COMMITTEE COUNSEL: The next speaker will be Karen Imas followed by Susan Lacerte.

SERGEANT-AT-ARMS: Time starts now.

KAREN IMAS: Thank you, Council members. Waterfront Alliance is a nonprofit civic organization and coalition of more than 1100 alliance partners ranging from environmental advocates to educational institutions, to businesses and corporations. Our mission is to inspire and enable resilient, revitalized, and accessible coastlines for all communities. The special Flushing waterfront district proposal has a unique and viable potential to revitalize the Flushing Creek waterfront and opened a new chapter for community access and, thus, we are supportive. But we do encourage that several opportunities should be further explored and

prioritized in these plans. Through our waterfront edge design guidelines called WEDG, Waterfront Alliance has highlighted many of the priorities that would strengthen and make the revitalization plan more resilient, ecological, and open to community access. 30 New York City Community Boards across all five boroughs have adopted resolutions encouraging will waterfront WEDG design guidelines standards for their ULURP applicants. These take into account a number of factors, including a higher standard for ecology such as wetland restoration and moving shorelines, also planning for the future when it comes to direct access to the water. The decommissioning of the channel along with various cleanup efforts provide an opening for more in water recreation and community education opportunities. And Waterfront Alliance has shared a report on best practices and designs for kayak lodges ranging from natural shorelines and get down to floating docks and kayak storage with the development team. We look forward to continued discussion around these efforts and seeing some proposed sites for boating. Residents in the community should have opportunities to explore the water's edge and not only from and

Esplanade. For five years, Waterfront Alliance has focused on this. By operating the Estuary Explores Waterfront Field Lab program with public middle schools across New York City and at community pop-ups at different waterfront sites across the five boroughs. We would be eager to partner with the Council, the development team, local public schools in Flushing, in the community to activate and Estuary Explorers program at the new Flushing waterfront. With these parameters, we feel there is a lot of optimism and hope--

SERGEANT-AT-ARMS: Time expired.

KAREN IMAS: for this project and I thank you for your time today.

CHAIRPERSON MOYA: Thank you, Karen. Just a quick note I'm going to be stepping away just for a little bit and I have Chair Salamanca is going to be taking over. Thank you, Chair. I'll be back shortly. Thank you.

COMMITTEE COUNSEL: The next speaker on this panel will be Susan Lacerte followed by Robert Young.

SERGEANT-AT-ARMS: Time starts now.

SUSAN LACERTE: Hello. I'm Susan Lacerte. I first came to Queens Botanical Card in in 1984 as an intern and came back after a short stint at the city Council Finance Division as the executive director. I have a long background in public open space and I really believe in these spaces. And, at a time like today with the pandemic, it is more important than ever. So many people who have come here said that they are so happy to be here. We have tai chi every morning. People say that life almost feels normal again. We are happy to work with the people on the developers who are working on this project. They have been involved with us and other nonprofits in the community for years. We had a very successful green jobs training program here where Council member Koo and other Council members came and celebrated. We had 65 percent of our graduates got jobs. We did that in partnership with LaGuardia Community College and the Port Authority of New York and New Jersey. We are known for our training for youth. The summer youth employment program, other volunteer groups, we specialize in it and we are eager to help put local people to work. This is a vibrant place. Flushing is a vibrant place. Change

happens. The testimony shows the issues to be solved. They are all heartfelt. But what is happening is this developer is putting a lot of money on the table to clean up a very big and environmental issue locally and that takes a lot. To have nothing to flow into the CSO is amazing. To public space is really wonderful. Flushing does not have enough public space as it is, so I am in support. Thank you so much.

COMMITTEE COUNSEL: The next-to-last speaker on this panel will be Robert Young.

SERGEANT-AT-ARMS: Time starts now.

ROBERT YOUNG: Can you hear me now?
Hello? Can you hear me now?

SERGEANT-AT-ARMS: Yes. Yes. We can hear you.

ROBERT YOUNG: Okay. Great. Thank you. My name is Robert Young. Good afternoon, Chairman and also Council members and members of the subcommittee. Thank you for having me. I've been working in the banking industry and Flushing for over a decade and I have been working with local businesses together to make the neighborhood a better place. I am also a board member of Flushing YMCA.

Currently, the waterfront area is wasted and there is no public access to the waterfront. Through the new development, you could be changed into an outdoor waterfront space for the local community such as community facility space, more parking, sure public walkways along Flushing Creek and [inaudible 04:20:51] Plaza. The project will also provide a new road network that will fix the traffic issue in downtown Flushing which will be great for the business, as well as residents in the area. Local businesses in Flushing have been devastated by the COVID-19 19 pandemic. This community needs more jobs and development to bring foot traffic back and to revitalize the economy. I totally support this project. The waterfront project will also inject billions in private investments, as well as create around a thousand new jobs for the local residents. It will also provide tens of millions of dollars in annual tax revenues from New York City through real estate and sales tax that I would think the government also needs. I am totally in support. Thank you very much.

CHAIRPERSON SALAMANCA: Are there any questions from Council members on the panel?

COMMITTEE COUNSEL: Chair, I see no members with questions for this panel.

CHAIRPERSON SALAMANCA: Okay. Thank you, counsel. Will you please call the next panel of speakers?

COMMITTEE COUNSEL: The next panel will include Tiffany Chen, Rebecca Pryor, Zeke Luger, and Sandra Choy. The first speaker on this panel will be Tiffany Chen followed by Rebecca Pryor.

CHAIRPERSON SALAMANCA: You may begin.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON SALAMANCA: Is the panelist there?

COMMITTEE COUNSEL: Tiffany Chen?

CHAIRPERSON SALAMANCA: Counsel, let's move on to the next speaker.

COMMITTEE COUNSEL: Okay. We will go ahead and take Rebecca Pryor and come back to Tiffany Chen. Rebecca Pryor will be the first speaker.

SERGEANT-AT-ARMS: Time starts now.

REBECCA PRYOR: [inaudible 04:23:02]

Thank you to the city Council--

CHAIRPERSON SALAMANCA: I'm sorry.

Rebecca? Can you get closer to the mic? It's hard to hear you. Is she there?

SERGEANT-AT-ARMS: No. We don't hear you.

COMMITTEE COUNSEL: I can see her.

That whatever she did made it worse.

REBECCA PRYOR: Here. How's that?

CHAIRPERSON SALAMANCA: That's much better. Let's restart the time for her.

REBECCA PRYOR: Okay. Thank you.

CHAIRPERSON SALAMANCA: Go ahead.

REBECCA PRYOR: Okay. Thanks. Hi. My name is Rebecca Pryor. I am the program coordinator of Guardians of Flushing Bay, a coalition of residents, human powered boaters, and park users advocating for a healthy and equitably accessible Flushing Bay and Flushing Creek. We are also member of that Fed Up Coalition. Thank you tomorrow the city Council Zoning and Franchises Committee for the opportunity to comment. Guardians believe that Flushing residents deserve a plan for the Flushing Creek waterfront that is community generated, climate resilient, and environmentally just. We do not believe that the special Flushing waterfront district

meets this criteria. We urge that the subcommittee reject the proposal and we ask the project undergo an environmental impact statement. Guardians will submit longer written comments, but for the sake of time, I am going to outline key concerns regarding the EIS, focusing on one of our favorite topics: sewage. So, that Flushing Bay and Flushing Creek receive over 2 billion gallons of raw sewage and contaminated stormwater every year. Langan engineers explained how this project with direct sewage straight to Tolman Island that has capacity. I want to be clear that that capacity is for dry weather days. On wet weather days, as many of us know, the situation is very different. The system is overwhelmed and the sewage is dumped into our waterway. The claim that sewage will be directed to the main trunk line and will not be part of the combined sewer system is neither explained nor examined in their own environmental assessment statement and would, therefore, benefit from the detail required of an environmental impact statement. Also, normally, adding more than a thousand new sewer connections would require the application to require the applicant's to prepare and EIS. The applicants

have avoided doing so by stating that the incremental difference between the no action scenario and the proposed action scenario to not had over a thousand new sewer connections. There is no provision in SECRA that specifies whether the applicant can avoid and EIS because of the incremental difference between no action and action. We believe that this is an unfounded reasoning. It is a flaw in the proposals negative declaration status and is yet another reason why the project should receive any EIS. Thank you for your consideration of our testimony. Your final vote on this project will impact Flushing and Flushing Creek--

SERGEANT-AT-ARMS: Time expired.

REBECCA PRYOR: for decades. We urge you to vote in opposition to the proposal and require robust environmental impact statement. Thank you.

CHAIRPERSON SALAMANCA: Thank you.
Thank you for your statement.

COMMITTEE COUNSEL: The next speaker will be Tiffany Chen followed by Zeke Luger.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON SALAMANCA: Is Tiffany there? Tiffany, are you there?

TIFFANY CHEN: Hello?

CHAIRPERSON SALAMANCA: Yes.

TIFFANY CHEN: My English is not so good. May I turn to the Chinese?

CHAIRPERSON SALAMANCA: Yes, you may.

TIFFANY CHEN: Because before I need somebody to talk to the [inaudible 04:26:30]

UNIDENTIFIED: Hi, how are you?

COMMITTEE COUNSEL: Sorry. Ms. Chen--

TIFFANY CHEN: Yes?

COMMITTEE COUNSEL: I'm going to just ask if you require Mandarin or Cantonese interpreter?

TIFFANY CHEN: Both.

COMMITTEE COUNSEL: Both. Okay. We'll just wait a moment to get both of those interpreters online. Teddy [inaudible 04:27:00] when you are both available, please--

TIFFANY CHEN: Thank you so much.

CHAIRPERSON SALAMANCA: You may begin, Tiffany. You may begin.

INTERPRETER: [speaking foreign language]

TIFFANY CHEN: Okay. [speaking foreign language]

INTERPRETER: My name is Tiffany. I have been living in Question for a long period of time and I have been working in a hotel.

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: Council, Chairman, apparently she prefers to speak Mandarin. She has a very strong Cantonese accent and so she prefers probably speaking Cantonese. Do we have a Cantonese interpreter?

INTERPRETER: Yes. I'm here.

INTERPRETER: Okay. Please take over.

INTERPRETER: Okay. No problem. [Speaking foreign language]

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: Okay.

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: so, there have been fortunate I can work in the hotel and Flushing which is under a hotel union and I have been blessed to be working with them.

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: Flushing will be more prosperous and become more lively. [Speaking foreign language]

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: I am hoping this project can greatly benefit the communities around the area especially involving the pay and also to gain more recognition from outside this community. [Speaking foreign language]

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: Of course I understand that the work in this community requires a lot of people, but I do hope that this will foster more development for this project.

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: I help this development can do something that benefits the community and especially with the environment that can benefit areas around the area.

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: Thank you to everyone who listened to me.

TIFFANY CHEN: [speaking foreign language]

INTERPRETER: Thank you for letting me speak. Thank you.

CHAIRPERSON SALAMANCA: Thank you for your statement.

COMMITTEE COUNSEL: The next speaker will be Zeke Luger followed by Sondra Choi.

SERGEANT-AT-ARMS: Time starts now.

ZEKE LUGER: Hello. My name is Zeke Luger. I am a student at Queens College just south of Flushing and I am involved in organizing around local bus transit issues my classmates and I face. Congestion is a very serious issue in Flushing that makes the neighborhoods only public streets, for the most part, it streets, dangerous, stressful, and a risk to residents' health. According to the city's vision zero plan, the Flushing is the most dangerous place in Queens to be a pedestrian with about 18 pedestrians killed or severely injured every year. The congestion also makes the neighborhoods extensive bus transit network slow, unreliable, and overcrowded

as it travels across the region and, further, that makes deliveries to local businesses expensive and unreliable. The developers main claim to public benefit is the public space they say they provide which is referenced by Council member Reynoso and extremely minimal and will not be fully public. The developers also claim that their private road network and 1500 new parking spots will relieve traffic in the neighborhood, however, it is well established and transportation planning that new Street space and, especially new parking, generates more congestion and rather than less because it attracts new car trips. And if you take a close look at the EAS transportation analysis, Mr. Kelty, at very plainly tells the story even worse than I would have expected. Like Mr. Devaney said, the congestion levels at intersections adjacent to the development currently graded as providing A, B, and C levels of service and suddenly become D, E, and at which translate to apocalyptic levels of traffic for most of the day. This includes highlights like it in passable westbound Roosevelt Avenue with a 44 minute average weight in traffic to make a right turn on to Janet Place just before the bridge and a 61 minute

wait to exit the driveway at site four and turned on to College Pointe Boulevard. Paul Segal and Rebecca Pryor were saying that only reasons the developers can claim that traffic has improved--

SERGEANT-AT-ARMS: Time expired.

ZEKE LUGER: I'll just finish my sentence.

With the private roads is that they are comparing it to the plan which they claim dubiously they will be able to build without the rezoning which the EAS says will produce equally terrible traffic. Thank you. And Flushing can stay [inaudible 04:33:56] safe and affordable only if the Council only votes no on this rezoning and listens to the residents of Flushing. Thank you.

CHAIRPERSON SALAMANCA: Thank you for your statement. Next speaker?

COMMITTEE COUNSEL: On last speaker for this panel will be Sondra Choi.

SERGEANT-AT-ARMS: Time starts now.

SANDRA CHOI: Thank you for the opportunity to testify today. My name is Sandra Choi and I am here to ask members of the Council to oppose the Flushing special waterfront rezoning. I ask this as a Queens and native, a Flushing resident, and

economic development professional, and as a community advocate with [inaudible 04:34:34]. Flushing has long been a refugee and haven for the city's working-class immigrants and the people here have built the foundation of a community. We are represented by the frontline workers who risk their lives every day to keep the city running during the pandemic. This includes the home aids, the day laborers, the delivery workers, nail salon and laundry mat operators. This is a community that built Flushing while living on the margins and they are at risk of continued displacement. The developers of this project are selling this rezoning in the name of economic development, captured in generic jobs and total investment. Especially SBC, an alarming number of small businesses closed permanently and a record number of Americans falling into poverty and unemployment. We want to rebuild, but not at the expense of hurting our community members. True economic and job growth and local economies are driven by micro-businesses and the expansion of existing [inaudible 04:35:27]. To argue that large developments will bring investments in jobs while failing to acknowledge the existing businesses and

longtime residents it will displace is wrong.

Economic development must be inclusive, especially of working class populations and protect union jobs, not harm the population that, again, built this neighborhood. The developer also stated that this project will create around 3700 permanent jobs.

Please recognize that developers typically use consult to economists to provide favorable figures on planning platforms like Rims, ask them to make public the analysis that produced that figure. I asked the coalition of organizations that are in support of this project to explain how they have meaningfully worked with the population of Flushing to address the root causes of poverty and connect community members who have traditionally taken the most difficult, dirty, and dangerous jobs in our society to good job opportunities.

SERGEANT-AT-ARMS: Time expired.

SANDRA CHOI: Please consider the New Yorkers who are most vulnerable to becoming displaced by this project and do not have the same privileges as us with English fluency and access to platforms like zoom in order to wait and testify at an online hearing during the working day. Please keep Flushing

a home for those who built it, and invest in it, and create a community for all. Please vote no on the rezoning. Thank you.

CHAIRPERSON SALAMANCA: Thank you. Are there any Council members who wish to ask questions of the panelists?

COMMITTEE COUNSEL: Chair Salamanca, I see no members with questions at this time.

CHAIRPERSON SALAMANCA: Thank you. Let's move on to the next panel.

COMMITTEE COUNSEL: the next panel of speakers will include Mark Lee and Andy [inaudible 04:37:03] who will testify with the help of a Korean interpreter. I will ask the interpreter when they are available to inform the panelists that they will each have four minutes and 15 seconds for their testimony, including time for translation. When Chair Salamanca prompts them to begin, I will ask you to relay the message to begin.

CHAIRPERSON SALAMANCA: All right. So--

INTERPRETER: Korean interpreter is here.

CHAIRPERSON SALAMANCA: Thank you. Mark Lee, are you ready?

INTERPRETER: [speaking foreign language]

MARK LEE: [speaking foreign language]

INTERPRETER: [speaking foreign language]

MARK LEE: [speaking foreign language]

CHAIRPERSON SALAMANCA: You may begin.

INTERPRETER: [speaking foreign language]

MARK LEE: [speaking foreign language]

CHAIRPERSON SALAMANCA: Mark, you may

begin.

INTERPRETER: [speaking foreign language]

MARK LEE: [speaking foreign language]

INTERPRETER: Thank you for you and me the
opportunity for this waterfront quick development
case.

MARK LEE: [speaking foreign language]

INTERPRETER: We have been waiting for a
Flushing Waterfront development for a very long time.

MARK LEE: [speaking foreign language]

INTERPRETER: it was very hard to reach
that place and it is been dirty for very, very long
time.

MARK LEE: [speaking foreign language]

INTERPRETER: So, we were proposed about
all of this development that coordinated with the
civil organization people with the help of the

professional people to develop this 29 acres of the area for a very long time.

MARK LEE: [speaking foreign language]

INTERPRETER: This will have more accessible path to the water Creek area and also looks like we are going to have more open space and also it looks like it will mitigate the traffic problems.

MARK LEE: [speaking foreign language]

INTERPRETER: I think the most important thing is that they will increase the per minute working position. I understand that it is more than 3000 dollars working position and I hope that they will give more opportunity for those Flushing residence.

MARK LEE: [speaking foreign language]

INTERPRETER: I believe this development will bring more opportunity to people and the local people in Flushing and it will revitalize the area.

MARK LEE: [speaking foreign language]

INTERPRETER: Because of the coronavirus, it hit the terrible problem economically in the Flushing area and we have a lot of increased unemployment situation.

MARK LEE: [speaking foreign language]

INTERPRETER: For those, the residents in Flushing and also the people who have a small business, all these people will be greatly benefited by the Flushing Creek development.

MARK LEE: [speaking foreign language]

SERGEANT-AT-ARMS: Time expired.

MARK LEE: [speaking foreign language]

INTERPRETER: I wish all the people who watch this will support this program because it will bring more benefits to Flushing residence. Thank you.

MARK LEE: [speaking foreign language]

INTERPRETER: Thank you.

CHAIRPERSON SALAMANCA: Thank you very much for your statement.

INTERPRETER: [speaking foreign language]

COMMITTEE COUNSEL: Chair, the second panelist is not available at this time, so that concludes this panel.

CHAIRPERSON SALAMANCA: Okay. Are there any Counsel members who wish to ask questions to the panel?

COMMITTEE COUNSEL: I see no hands for questions at this time.

CHAIRPERSON SALAMANCA: All right. Let's move on to the next panel.

COMMITTEE COUNSEL: The next panel will include Cody Herrmann, Ivan Lin, Audrey Chou, and Zhi Keng He. First speaker on the panel will be Cody Herrmann followed by Ivan Lynn.

SERGEANT-AT-ARMS: Time starts now.

CODY HERRMANN: Hi. Can you hear me?

CHAIRPERSON SALAMANCA: Yes.

CODY HERRMANN: Awesome. Hi. My name is Cody Herrmann. I am a lifelong resident of Flushing. I volunteer with a citizen's water quality testing program and a member of Guardians of Flushing Bay. And through all this, I have started kayaking and canoeing in Flushing Creek which is really given me a pretty unique perspective on this whole thing. But, yeah. This plan benefits the developers, not every day people love New York City in Flushing. As members of the city Council, I have to ask who you serve? Is it large development corporations? Is it like Claire showman's ghost? Or is it every day New Yorkers? And I strongly encourage you to vote no on

this special Flushing waterfront district. I want to talk about waterfront access. Today is the first time that I have heard that there is any potential for kayak launch is along the waterfront and I want to say that we have seen no renderings and there are no diagrams or any plans for boat storage or anything like that. So, really these are just words right now and it doesn't seem real. And I don't think it should and it kayak launch is. People should be able to sit down by the waterfront without having to hop over eight guard rail or fence. And the issue with this lack of waterfront touch points is without these opportunities built into the shoreline edge promoting environmental stewardship in creating healthy waterways. It becomes much less possible. So, yeah. If you hold chooses not to develop their waterfront, that means the affordable housing area gets cut off from the greater Promenade. Similarly, there is no plan for how the Skyview waterfront access plan will connect under Roosevelt Avenue to create this continuous waterfront walkway through the district that everybody keeps talking about. In something I think that really needs to be followed up on. At a community board meeting earlier this year,

representatives for the project explained that one of the waterfront buildings does not even have a plan to have a ramp down to the waterfront Promenade because the greed is too steep. And in this particular site, the developers only took the time to design stairs down to the waterfront path. People with mobility issues, people with strollers, they will have to take an elevator down to the Promenade. Can we really trust these developers to design truly equitable streets and roadways if they can't manage to get people down to hell? We are talking about a space that is supposed to be publicly accessible. And I want to remind the City Planning Commission that--

SERGEANT-AT-ARMS: Time expired.

CODY HERRMANN: Whoa. Just on the last note, we are already building affordable housing in a floodplain in Willis Point. I think we can do better in Flushing. Why is the site for affordable housing always need to be in the most vulnerable areas. I strongly encourage you to vote no on this plan. Thank you for your time.

CHAIRPERSON SALAMANCA: Thank you for your statement.

COMMITTEE COUNSEL: The next speaker will be Ivan Lin followed by Audrey Chou.

IVAN LIN: Hi. I am Ivan. I'm a high school student and I am testifying in opposition to the Flushing rezoning plan. Even though I am from Brooklyn, I am here in Flushing to fight against the rezoning plan. A few blocks from where I live is Sunset Park, the neighborhood that is currently battling against gentrification and other rich developers and industry city. Like Flushing, over 50 percent of residents in Sunset Park are rent burdened. I know a few relatives from Sunset Park that are trying to move to Staten Island because the rent is becoming so expensive. We were able to stop Industry City to develop alternatives to the plan, but with the Flushing rezoning plan made public in 2019, community members barely had enough time to react. Flushing has become almost a second home to me and it pains me to see both residence and small businesses struggle with already high rent. The building of these luxury condos would only cause the rent to increase which is something that we do not need, especially during the times of COVID-19. Out of 1725 housing units, only around 70 to 90 is

definitely not enough. If you are listening to what Flushing residents need, what we need most are affordable housing. We demand for more affordable housing units that correctly puts the median household income of downtown Flushing residents into consideration which is around 25,000 dollars. I also want to mention how Flushing's very own community representatives have sold their residence out. It is on public record that Peter Koo received at least 18,000 dollars in donations from the FNT Realty group. Council member Peter Koo, if you are truly carrying about the community's well-being and opinions, please say no to Flushing rezoning. Thank you.

COMMITTEE COUNSEL: The next speaker will be Audrey Chou followed by Zhi Keng He.

SERGEANT-AT-ARMS: Time starts now.

AUDREY CHOU: Hi. My name is Audrey. I am 16. I was born and raised in Flushing and I attend high school right here in Towns in Paris and I am testifying today in opposition because Flushing is my home. What makes Flushing feel like home to me is walking down Main Street with my family and stopping at our favorite street vendor Deshear Kababs, saying

hi to the lady with the rhinestone denim jacket and her Bible whenever we cross paths and laughing at my poor Mandarin as I failed to describe the haircut I want at the local salon. My friends jump at the chance to come to Flushing. And, no. Not for Flushing Commons or Queens Crossing, but to grab hand pulled noodles on College Point and simply hang out at the Bland playground. Our community is built from shared moments like these, not retail complexes and office centers. The proposed Flushing waterfront developments are designed for wealthy families and commercial businesses, not the average working class family and mom and pop shop that you would find here in Flushing and these developers know that. The proposed luxury housing units are clearly meant for wealthy folks and nearby landowners will most definitely jump at the chance to raise rent. In fact, the meager amounts of affordable housing units included would cause over double the median household income in downtown Flushing. How can one expect luxury development to benefit the community were 60 percent of residents are rent burdened? How will a commercial property served the town where [inaudible 04:49:04] are waiting for food each week, businesses

are shutting down, and families are facing eviction? My parents and yours are struggling to pay rent this month. Will these developments do anything about that? You cannot rewrite our narrative. Today, you've heard a group of voices that are actually representative of Flushing. The special Flushing waterfront project will hurt us. We've stepped away from our jobs, busy schedules, in my case AP classes and SAT prep, all to show you how much we care about our town and that we will speak up against what we know will damage it. I implore you to listen to our voices and recognize that the Flushing waterfront needs community focused development but I had for the people of Flushing. What Flushing doesn't need is luxury developments to become a beacon for Queens at large. Flushing already is that begin in these developments will dampen that light. Thank you.

CHAIRPERSON SALAMANCA: Thank you.

COMMITTEE COUNSEL: The last speaker on this panel will be Zhe Keng He.

SERGEANT-AT-ARMS: Time starts now.

ZHI KENG HE: Hello. I have been in Flushing President for most of my life and I am testifying today to oppose this plan as it does

little to benefit the community and will greatly hurt it. We need to address the lack of housing for residents and seniors and the growing number of active luxury developments. Between 2014 and 2018, the Flushing neighborhood has had 68.6 percent or 11,000 households being rent burdened. Over the last five years, only a few developments have added new affordable housing units. One Flushing added 321 units, Macedonia Plaza added 143 units. This plan will only add 75 or 90 affordable units that will be constructed for the most northern part of the site. Site for which is closest to the Northern Boulevard and where all the asphalt and concrete plants are. These plants have trucks going back-and-forth which would release particulates and harmful fumes and gases that will cause long term health issues to future renters if that housing gets built. Flushing has many real estate developments in the works and are adding more luxury hotel rooms, commercial spaces, and condos that ignores the needs for the community in favor of increasing corporate profits. These are tiny handouts that are done and not in good faith. For such a long planned and ignoring the existing luxury developments. Just across the

street, 10 Grand is adding 300 luxury apartments, hotel, commercial space and on the south, Skyview phase 2 and sky Park have newly built hotels and that the proposed Flushing Plaza is adding 386 luxury apartments. Close by, developments of Flushing Commons, West End Plaza, [inaudible 04:51:40] and 35th Avenue are adding many more. While residents live homeless or close to the possibility of being evicted, but we need a plan that addresses the needs of residents and the community instead of ignoring [inaudible 04:51:54]. We should not give developers up so need rights if they don't intend to help out or only intent to help out in such small disingenuous ways.

SERGEANT-AT-ARMS: Time expired.

ZHI KENG HE: Thank you.

CHAIRPERSON SALAMANCA: Thank you very much. I see Council member Koo, you have your hand up?

COUNCIL MEMBER KOO: Hi. I just want to set the record straight by the previous speaker, the young man from eighth Avenue accusing me of taking 18,000 dollars from the developers. He is wrong. Those 18,000 dollars on political campaign

contributions since 2009 from my three previous campaigns combined together. So, I just wanted to set the record straight that he did not say it right because it might cause confusion to other people. Thank you.

CHAIRPERSON SALAMANCA: I got it. Thank you, Council member Koo.

CHAIRPERSON SALAMANCA: Counsel, let's move on to the next panel.

COMMITTEE COUNSEL: The next panel will include Ann Au who will testify with the help of a Cantonese interpreter. I will ask our interpreter, Mr. Lao, to inform the witness that she will have four minutes and 15 seconds to testify, including translation time.

CHAIRPERSON SALAMANCA: Mr. Lau, you may begin.

INTERPRETER: Yes. I'm here. [Speaking foreign language] hello? Is she there?

COMMITTEE COUNSEL: I see Ann Au. She just has to be unmuted. Au. A U.

CHAIRPERSON SALAMANCA: We have the interpreter. The witness, Ann Au, A U. We just need to have the witness on muted and then we can--

ANN AU: Hello?

INTERPRETER: [speaking foreign language]

ANN AU: [speaking foreign language]

INTERPRETER: Okay. My name is Ann. I immigrated here from Hong Kong in the 90-80's, so I have been living in Flushing for 30 years.

[Speaking foreign language]

ANN AU: [speaking foreign language]

INTERPRETER: I also have a daughter who also grew up in Flushing.

ANN AU: [speaking foreign language]

INTERPRETER: She graduated from Saint John Thomas' College.

ANN AU: [speaking foreign language]

INTERPRETER: When I came here, Flushing is very quiet. It's very small. It's nice. It's not as busy as it is right now. So, I am happy that I have seen Flushing developed to the point right now and I hope it's going to get even better. [Speaking foreign language]

ANN AU: [speaking foreign language]

INTERPRETER: The reason I like Flushing is because I don't really drive, but there is also a lot to offer in Flushing like there is a lot of medical

clinics, there is a lot of cultural communities work and there's a lot of different things that I can learn and enjoy.

ANN AU: [speaking foreign language]

INTERPRETER: So, I used to work in the bank as an accountant 30 years ago, and at that time, there were only two banks. Up to this point right now, from my understanding, there seems to be more than 50 banks around the area now in Flushing.

ANN AU: [speaking foreign language]

INTERPRETER: Now that I'm older and I hope that I can still live my life leisurely and that it can be more accessible in Flushing.

ANN AU: [speaking foreign language]

INTERPRETER: I hope this development can give us more how and more development around the area.

ANN AU: [speaking foreign language] Okay. Thank you.

INTERPRETER: okay. Thank you for good listening to me. Thank you.

CHAIRPERSON SALAMANCA: Thank you.

COMMITTEE COUNSEL: Chair Salamanca, that was the only witness for this panel.

CHAIRPERSON SALAMANCA: Okay. I don't see anyone with their hands up, so we will go to the next panel.

COMMITTEE COUNSEL: The next panel will include Vivian Liu, Jalisa Gilmore, Robert LoScalzo, and Matthew Camero. The next speaker will be Vivian Liu followed by Jalisa Gilmore.

CHAIRPERSON SALAMANCA: Vivian, if you're there, you may begin.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON SALAMANCA: Is Vivian there? Counsel, do you see Vivian?

COMMITTEE COUNSEL: I do not Vivian at this time. We may give the intake team a couple seconds to bring everybody in.

CHAIRPERSON SALAMANCA: Okay.

COMMITTEE COUNSEL: Once again, the next panel that we are calling is Vivian Liu, Jalisa Gilmore. Panel 13. Robert LoScalzo and Matthew Camero. We can take Jalisa Gilmore first who will be followed by Robert LoScalzo.

CHAIRPERSON SALAMANCA: Yes. Let's start with Jalisa.

SERGEANT-AT-ARMS: Time starts now.

JALISA GILMORE: One second. I'm Jalisa Gilmore and, on behalf of the New York City Environmental Justice Alliance, I stand in solidarity with our member organization Chya CDC in opposing the proposed special Flushing waterfront district. NYEJA is a citywide network of grassroots organizations from low income communities and communities of color and environmentally overburdened neighborhoods. In the age of the climate crisis, coastal planning must center the needs of frontline communities and support resilient, sustainable, and affordable neighborhoods with access to good, green jobs. Unfortunately, the rapidly rising flood of luxury waterfront development and increasingly risky areas in New York threatens this vision. The SFWD proposal is no different. Proposing needless private development with little community and but that threatens the existing diverse working class and immigrant communities all doing very little to address coastal climate risk. We are particularly concerned with the plan moving forward without an environmental impact statement, as well as the proposals overall lack of attention turned coastal climate and environmental health risks. NYEJA endorses a balanced approach to the waterfront

policy that bolsters local communities by promoting economic growth and events in equity while protecting and improving our waterways. We envision innovative waterfront industrial zoning and programs that set the standard for environmentally conscious development while enhancing the community resiliency. We echo concerns by the Fed Up Coalition that the ULURP process has failed to incorporate meaningful community input. As a result, the proposal lacks the plan for any public institution such as public schools. Lastly, as New York City works to recover from COVID-19 and the subsequent economic crisis, the importance of prioritizing community's health and economic stability over luxury development that accelerates this [inaudible 05:02:02] is what Flushing needs. He was completely reimagine our urban coastlines is a critical resource in the fight for climate resiliency--

SERGEANT-AT-ARMS: Time expired.

JALISA GILMORE: potential luxury developments, but sites for ecologically sound climate solutions that protect our societies was vulnerable. Thank you.

CHAIRPERSON SALAMANCA: Thank you, Jalisa.

Next speaker.

COMMITTEE COUNSEL: The next speaker will be Robert LoScalzo who will be followed by Vivian Liu.

SERGEANT-AT-ARMS: Time starts now.

ROBERT LOSCALZO: Hi. Can you see me and hear me?

CHAIRPERSON SALAMANCA: Yes.

ROBERT LOSCALZO: Awesome. Thank you. I am Robert LoScalzo. This proposal will ruin the reliability of Roosevelt Avenue as a westbound access road from Flushing to the city field, to Willets Point, into an air train parking garage, and to Corona generally. There is been zero consideration of that. The project is directly adjacent to the Roosevelt Avenue which is the major east-west thoroughfare between Flushing and Corona. Just West on Roosevelt Avenue is city field stadium, also Willets Point where the city plans to redevelop 62 acres and then number seven subway station where the Port Authority intends to construct an air train terminal parking garage. Obviously, it is important to maintain a smooth flow of traffic here on

Roosevelt Avenue, however, the proposal before you includes a street networking site the development that connects to Roosevelt Avenue. That street network is allegedly to alleviate traffic, but to the extent that traffic trying to turn into the development can't do so, it will grind to a halt Roosevelt Avenue traffic. The applicant says that one vehicle will attempt to turn from westbound Roosevelt Avenue onto this new transverse road every 16.8 seconds, but they also say that further down transverse road vehicles would experience a delay of 33 seconds. So, we have vehicles attempting to turn into transverse road at twice the rate they are able to proceed once they are inside the development. If they cannot turn it in, traffic spells back on Roosevelt Avenue. Through traffic that wants to avoid this can't use the left leg to do it because that is a left turn only lane dedicated to traffic turning into Skyview Mall. So, the Peter Koo, especially, I say scrutinize the Roosevelt Avenue impacts at all impacts before making a decision. Your approval will ruin the reliability of Roosevelt Avenue. Follow the good example of the Queens Borough President--

SERGEANT-AT-ARMS: Time expired.

ROBERT LOSCALZO: and disapprove this application. Thank you.

CHAIRPERSON SALAMANCA: Thank you. Next speaker.

COMMITTEE COUNSEL: Last speaker on this panel is Vivian Liu.

SERGEANT-AT-ARMS: Time starts now.

VIVIAN LIU: Members of the city Council, no more empty condos. My name is Vivian Liu and I have lived in Flushing for 18 years. Empty high-rise condos are no site. Over 65 condo and hotel building already in 15 Flushing from Skyview to Park Hotel to Tangram Condos, yet many of these buildings are empty, so why are we trying to build more condos? Earlier today, Ross Moskowitz said we need to look at this project holistically and access to this waterfront outweighing the lack of affordable housing. He for us Flushing residents have been asking for this for years, but what have Flushing residents actually been asking for? You've heard the Washing they community of Asian, black, and Hispanic immigrants coming from the. We are not asking for a cardiac or some bathrooms near the creek. We are

asking for low word rents. We are asking for homeless people to stop freezing cardboard boxes. We are asking for a place to live, not empty condos. They are proposing 90 units of affordable housing is less than five percent of luxury condos being built. And, more importantly, the affordable housing units will be in sight four, the last site to be built and they are separated from the rest of the condos. These units will be right next to cement and asphalt factories. Not only is there a lack of affordable housing, the ones that are available will cause environmental harm for low income residents. This waterfront means nothing for Flushing's image if the very people who live here continue to die on the streets and be displaced. No more empty environmentally unsafe condos. Please vote no. Thank you.

CHAIRPERSON SALAMANCA: Thank you for your statement. Counsel, I don't see any hands up.

COMMITTEE COUNSEL: Correct.

CHAIRPERSON SALAMANCA: All right. So, we are moving on to the next panel?

COMMITTEE COUNSEL: Correct.

CHAIRPERSON SALAMANCA: All right. Right before you call in the next panel, I just want to thank the Committee for allowing me to briefly share this Committee and I am now going to hand it off to the Chair of this committee, Chair Moya.

CHAIRPERSON MOYA: Thank you so much, Chair Salamanca, for your time here. Thank you for filling in and giving me a chance to take a little breather. But thank you so much and let's continue on with the panelists.

COMMITTEE COUNSEL: Chair Moya, the next panel will include Jocelyn Chen, Cindy Lin, Tai Yun Lin, Qi An Woo. These witnesses will testify with the help of a Mandarin interpreter. I'll ask the interpreter to please inform these panelists that they will each have four minutes and 15 seconds for their testimony, including translation time and that when the Chair indicates that they may begin, that you announced to them that they may each begin in turn.

INTERPRETER: Yes.

COMMITTEE COUNSEL: The first speaker will be Jocelyn Chen followed by Cindy Lin.

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: [speaking foreign language]

JOCELYN CHEN: Okay. [speaking foreign language]

INTERPRETER: Hi. My name is Jocelyn Chen. I am an American citizen. I am a resident of Flushing. [Speaking foreign language]

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: from the media, I learned of this project and I am familiar with this project.

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: Since I moved here to this area in 2004, the Flushing Creek area, it's been [inaudible 05:09:27]

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: No matter if it is daytime and nighttime, it never feels safe in this area and has never spent the time alone in this area.

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: And I hope the New York City will prove this project as soon as possible.

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: Because this is a rare opportunity to boost this community and it is definitely an encouragement for the community here.

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: I'm hoping and I'm also wishing that me and my family and my friends will be able to have the opportunity to enjoy this community.

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: The waterfront project is not spent on the textile [inaudible 05:10:53]. It's a private property with a private owner. So, this is good benefits.

JOCELYN CHEN: [speaking foreign language]

INTERPRETER: I support the Flushing waterfront project and I also hoping that everyone supports this project, too. Thank you very much.

JOCELYN CHEN: Thank you.

COMMITTEE COUNSEL: The next speaker will be Cindy Lin who will be followed by Tai Yun Lin. Mr. [inaudible 05:11:30], I'm just going to ask you to see if you can move your microphone a little bit closer. We could stand to hear your voice a little bit louder in the translation.

INTERPRETER: Okay. Okay. Thank you.

COMMITTEE COUNSEL: Thank you. Cindy Lin.

CINDY LIN: Hello. [speaking foreign language]

INTERPRETER: [speaking foreign language]

CINDY LIN: [speaking foreign language]

INTERPRETER: Yes. Good afternoon. My name is Cindy.

CINDY LIN: [speaking foreign language]

INTERPRETER: I am a Flushing resident.

CINDY LIN: [speaking foreign language]

INTERPRETER: this project application regarding Flushing waterfront. I myself am a person who supports this project.

CINDY LIN: [speaking foreign language]

INTERPRETER: This is very exciting news. An exciting project because this is one of the

dirtiest contaminated areas and this is an opportunity to clean this area and water.

CINDY LIN: [speaking foreign language]

INTERPRETER: Making a waterfront park and laser area and also providing several thousand permanent jobs, this is a very good and very exciting.

CINDY LIN: [speaking foreign language]

INTERPRETER: Benefit this community with benefits and also the environment.

CINDY LIN: [speaking foreign language]

INTERPRETER: We--

CINDY LIN: [speaking foreign language]

INTERPRETER: We were devastated and impacted by coronavirus pandemic and many people lost their employment. We absolutely need such opportunity to push and develop Flushing area.

CINDY LIN: [speaking foreign language]

INTERPRETER: So I wish everyone support this Flushing waterfront special project. Thank you very much.

COMMITTEE COUNSEL: Okay. The next speaker will be Tai Yun Lin who will be followed by Qi An Woo.

INTERPRETER: [speaking foreign language]

TAI YUN LIN: [speaking foreign language]

INTERPRETER: [speaking foreign language]

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Yes. So my name is Lin Tai Yun.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I'm living in Flushing.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I am living at 34 - 37 Maple Avenue.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I have been living here for many years. A long time.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: right now I am working in the construction site. The rubbish cleaning work.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I support the Flushing waterfront project.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I am an immigrant. I came from China.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I have been living here in America for more than 30 years.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I did not attend school here in America.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Because I have one special skill.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: So I am working in the construction site will provide me a stable income.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: so I can support my whole family.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: My son is already 30 years old.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I have received comprehensive education here in New York.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Now also have a stable job.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Because of the coronavirus pandemic.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: me, along with the other coworkers working in the construction site stopped working for a period of time.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: During this period of time, we realized the importance of working.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Many coworkers, also immigrants, came from China.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Everyone needs a stable job.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: In order to support the whole family.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: I heard of this project.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: it will bring 3000 job opportunities.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Thomas, this is very, very big good news.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: After this pandemic--

TAI YUN LIN: [speaking foreign language]

INTERPRETER: we absolutely need such work and job opportunities to--

SERGEANT-AT-ARMS: Time expired.

INTERPRETER:

TAI YUN LIN: [speaking foreign language]

INTERPRETER: recover and re-boost our economy. [Speaking foreign language]

TAI YUN LIN: [speaking foreign language]

INTERPRETER: to me as a Flushing resident.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: In the College Point Boulevard area, it's really disorganized and very dirty.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Even after the pandemic, there will be a lot of homeless people.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: And so this project definitely is an opportunity and chance to put things in order.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: That the residents in Flushing feel more safer.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: Shall I stop him? He keeps on talking.

TAI YUN LIN: [speaking foreign language]

CHAIRPERSON MOYA: Thank you.

TAI YUN LIN: [speaking foreign language]

INTERPRETER: To me, I support Flushing waterfront project.

CHAIRPERSON MOYA: Thank you. If you could tell him that his time is expired and--

INTERPRETER: Yeah. I told him.

CHAIRPERSON MOYA: Thank you so much.

INTERPRETER: [speaking foreign]

COMMITTEE COUNSEL: The next and final speaker on this panel will be Qi An Woo.

QI AN WU: [speaking foreign language]

INTERPRETER: [speaking foreign language]

QI AN WU: [speaking foreign language]

INTERPRETER: [speaking foreign language]

QI AN WU: [speaking foreign language]

INTERPRETER: I've been working as a carpenter for 20 years.

QI AN WU: [speaking foreign language]

INTERPRETER: So, regarding the Flushing waterfront project, I am experienced carpenter.

QI AN WU: [speaking foreign language]

INTERPRETER: I like this job and I am very proud of this job. This job is easy.

QI AN WU: [speaking foreign language]

INTERPRETER: I came to America in 1988 and, when I came, I had nothing and I am in realization of the American dream.

QI AN WU: [speaking foreign language]

INTERPRETER: 10 years ago I became an American citizen. I was very happy and I was very proud.

QI AN WU: [speaking foreign language]

INTERPRETER: I have two children and I'm proud. I'm very happy.

QI AN WU: [speaking foreign language]

INTERPRETER: I have my wife taking care of my kids and working very hard.

QI AN WU: [speaking foreign language]

INTERPRETER: eventually, they all entered college at Harvard University.

QI AN WU: [speaking foreign language]

INTERPRETER: Now my daughter is a pediatrician and my son is a cardiologist. Sorry. Oncologist.

QI AN WU: [speaking foreign language]

INTERPRETER: Because of my job so I was able to provide them such opportunity and so it enabled them to get such good professional income.

QI AN WU: [speaking foreign language]

INTERPRETER: I am working in the Flushing area for 20 years or so and I'm very happy to provide such a job.

QI AN WU: [speaking foreign language]

INTERPRETER: I support the Flushing waterfront project and I am hoping personally on the rest of the development of Flushing community.

QI AN WU: [speaking foreign language]

INTERPRETER: Our jobs depend on it.

QI AN WU: [speaking foreign language]

INTERPRETER: When I saw this project, I think it is just very good. Can make the waterfront a better place.

QI AN WU: [speaking foreign language]

INTERPRETER: I am hoping everyone would support this project. Thank you.

COMMITTEE COUNSEL: Mr. Chair, we are moving on to the next panel on I will be stepping in as counsel temporarily. I'm Angelina Martinez Rubio and our next panel will need mandarin translation. So, Mr. Ye, if you could stay on. We're going to be calling Grace Shi, Rui Hang Wang, Qu Wang and Mingwei Wang and if, Mr. Ye, if you could remind them that, again, they have four minutes and 15 seconds and they can start once the Chair gives them the go ahead.

CHAIRPERSON MOYA: Thank you so much, Angelina.

INTERPRETER: [speaking foreign language]

COMMITTEE COUNSEL: So, Ms. Grace Shi is the first speaker.

INTERPRETER: [speaking foreign language]

COMMITTEE COUNSEL: Do we have Grace Shi?

INTERPRETER: I do not hear-- [speaking foreign language]

GRACE SHI: I just-- Can I speak English?

CHAIRPERSON MOYA: Yes.

INTERPRETER: Yeah. She prefers to speak English.

GRACE SHI: Yeah.

CHAIRPERSON MOYA: Okay. So let's do that.

GRACE SHI: Thank you so much. Yes. Hi. Good afternoon. My name is Grace Shi, a 20 year resident of Flushing. I love and enjoy living in Flushing deeply. I love to see the Flushing improvement getting better every single day. This is my home. The special Flushing waterfront district is a win-win project. It's a win-win plan. It's our community's dream, hope, and also it's the community's future. I strongly and fully support it and will fight for it. Over the last two decades, we have heard about the potential to transform the Flushing waterfront. Now, with this proposal, we finally have an opportunity to achieve the goals that the community has demanded for years. Waterfront access, public space, good jobs, less traffic

congestion, and other needed amenities. The proposed special Flushing waterfront district will transform the area from the polluted, contaminated, and toxic piece of land to a public access waterfront park with affordable housing, retail, and other amenities for the communities. As it results, about it 3000 jobs are expected to be created for local residents providing good jobs-- Okay. So for all the benefits to our community and to our city, more tax revenues, so I fully and strongly support the Flushing water development project and hope you will do the same. The whole community is counting on you. Thank you.

CHAIRPERSON MOYA: Thank you so much.

Thank you for your testimony. One second while we unmute--

COMMITTEE COUNSEL: Yeah. I'm on muted now. Our next speaker is Rui Hang Wang and, Mr. Ye, it's my understanding that we need interpretation services in Mandarin.

INTERPRETER: [speaking foreign language]

RUI HANG WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

RUI HANG WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

RUI HANG WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

RUI HANG WANG: [speaking foreign language]

INTERPRETER: Hi, everyone. My name is Wang Rui Hang. I live at 5114-- [speaking foreign language]

RUI HANG WANG: [speaking foreign language]

INTERPRETER: Me and my wife, we had a son. We settled in Flushing in 1998.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: According to my calculations, it's already been 22 years here.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: Flushing, every single inch of Flushing, I am familiar with.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: Living in Flushing is getting convenient and convenient.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: The environment getting better and better.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: My occupation is construction. Interior construction.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: I run a construction company.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: The project, including the office, including the restaurants or other interior construction.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: That many people that are living in Flushing.

RUI HANG WANG: [speaking foreign
language]

INTERPRETER: All my customers are half-
and-half living in Flushing.

RUI HANG WANG: [speaking foreign
language]

INTERPRETER: If I treated Flushing as my
parents--

RUI HANG WANG: [speaking foreign
language]

INTERPRETER: I won't say it's exaggerated.

RUI HANG WANG: [speaking foreign
language]

INTERPRETER: I am strongly support
Flushing waterfront project.

RUI HANG WANG: [speaking foreign
language]

INTERPRETER: Flushing area is limited.

RUI HANG WANG: [speaking foreign
language]

INTERPRETER: [speaking foreign language]

RUI HANG WANG: [speaking foreign
language]

INTERPRETER: Right now, obviously, and Flushing, the restaurants and supermarket.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: in the downtown area of Flushing, there is no very beautiful landmarks.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: and also the community appearance.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: Because my occupation is the construction field.

SERGEANT-AT-ARMS: Time expired.

RUI HANG WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

RUI HANG WANG: [speaking foreign language]

COMMITTEE COUNSEL: Our next speaker is Chu Wang followed by Min Wei Wang. Mr. Ye, they also need interpreting services.

SERGEANT-AT-ARMS: Time starts now.

INTERPRETER: [speaking foreign language]

CHU WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

CHU WANG: [speaking foreign language]

INTERPRETER: Yes. My name is Wang Chu.

CHU WANG: [speaking foreign language]

INTERPRETER: Yes. I am a local Flushing resident and I also I am an electrician working in Flushing.

CHU WANG: [speaking foreign language]

INTERPRETER: I do not understand why the other people from different areas, they oppose this project.

CHU WANG: [speaking foreign language]

INTERPRETER: Today, I just want to address my strong support of Flushing waterfront project.

CHU WANG: [speaking foreign language]

INTERPRETER: I came to America when I was 17 years old along with my parents.

CHU WANG: [speaking foreign language]

INTERPRETER: As soon as I graduated from Bayside high school, I've been working in Flushing since.

CHU WANG: [speaking foreign language]

INTERPRETER: Because in this area, the new immigrants like me not only being accepted in this area, but also be able to find a decent job with a stable, decent income.

CHU WANG: [speaking foreign language]

INTERPRETER: Coronavirus have dramatic impact to Flushing community. So, we need more job opportunities.

CHU WANG: [speaking foreign language]

INTERPRETER: Flushing waterfront project would bring many permanent jobs. This is what this community needs.

CHU WANG: [speaking foreign language]

INTERPRETER: I hope the future of the Flushing community, this Flushing waterfront project would be granted. Thank you.

CHU WANG: [speaking foreign language]

INTERPRETER: Thank you.

COMMITTEE COUNSEL: In the last speaker for this panel is Mingwei Wang.

INTERPRETER: [speaking foreign language]

MINGWEI WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

MINGWEI WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

MINGWEI WANG: [speaking foreign language]

INTERPRETER: Good afternoon, everyone. My name is Wang Mingwei.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: I am involved in construction work.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: I've been living in Flushing for 10 years.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: I do not understand why the residents from other areas have so many objections starts this project.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: I support Flushing waterfront project development.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

MINGWEI WANG: [speaking foreign language]

INTERPRETER: Because this project will have a good opportunity to organize or utilized this wasted land in Flushing.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: Also Flushing Creek or Flushing River.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: Me and my family are living in the Flushing area in Sandford and also College Point area.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

MINGWEI WANG: [speaking foreign language]

INTERPRETER: Currently in this area, there are no residents living there.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: All those abandoned warehouse are very unsafe.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: And also Flushing Creek pollution.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: In the summer, when you drive by and open a window, you smell very smelly air.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: And I think this needs to be corrected.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: I am hoping that this project will start very soon.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: So, we will have a better or more outdoor activity space.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: My father and I, we came—immigrated Fujian Providence from China.

MINGWEI WANG: [speaking foreign language]

INTERPRETER:

MINGWEI WANG: [speaking foreign language]

INTERPRETER: And I've been working as a construction worker.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: I like my job.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: So, this project will definitely give me a chance related to my skill.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: And I really hope that this project application will be granted very soon.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: So, make this community better. More prosperous.

MINGWEI WANG: [speaking foreign language]

INTERPRETER: Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony.

COMMITTEE COUNSEL: So, Mr. Chair, the next panel will also require mandarin interpretation. So, Mr. Ye, if you can stay on in the panel will be Zeng Chung Ye, Li Long Yu, Yoyo Zhang, Eric Tseng, and Yi Zong Ya. So, if we can admit them and then the first speaker will be Zeng Chung Ye followed by Li Lan Yu.

SERGEANT-AT-ARMS: Time starts now.

INTERPRETER: [speaking foreign language]

COMMITTEE COUNSEL: Do we have Zeng Chung Ye?

INTERPRETER: [speaking foreign language] I don't hear a response.

CHAIRPERSON MOYA: We will move to the next panelist.

COMMITTEE COUNSEL: Yeah. Will move to the next one. Li Long Yu.

INTERPRETER: [speaking foreign language]

COMMITTEE COUNSEL: Chair Moya, it looks like we are having some difficult difficulties promoting this panel, so let's just give it a couple minutes.

CHAIRPERSON MOYA: Yeah. Let us take a brief pause and see if we can get them back online

COMMITTEE COUNSEL: Yeah. The meeting will stand at ease while we get the panelists in.

CHAIRPERSON MOYA: Okay. Thank you.

COMMITTEE COUNSEL: Chair Moya, looks like we are ready. The first panelist is Zeng Chung Ye.

SERGEANT-AT-ARMS: Time starts now.

INTERPRETER: [speaking foreign language]

COMMITTEE COUNSEL: Can we unmute Ms. Zeng Chung Ye?

COMMITTEE COUNSEL: He is still on mute. Can somebody unmute him? Or her.

INTERPRETER: [speaking foreign language]

COMMITTEE COUNSEL: It doesn't look like-- Zeng Chung Ye is still on mute, so I'm just going to move on to Lin-- Oh. We have the person. Go ahead.

INTERPRETER: [speaking foreign language]

CHAIRPERSON MOYA: Zhang, are you there?

ZENG CHUNG YE: [inaudible 05:46:32]

INTERPRETER: [speaking foreign language]

CHAIRPERSON MOYA: Zeng, can you hear us?

INTERPRETER: [speaking foreign language]

CHAIRPERSON MOYA: Okay. Why don't you go to the next panelist.

COMMITTEE COUNSEL: Okay. So the next panelist will be Li Long Yu and we will return to Zeng Chun Ye if we can. Li Long Yu.

SERGEANT-AT-ARMS: Time starts now.

INTERPRETER: [speaking foreign language]

LI LONG YU: [speaking foreign language]

INTERPRETER: [speaking foreign language]

LI LONG YU: [speaking foreign language]

So, actually can speak English. I am an Asian American.

INTERPRETER: Okay. Okay.

LI LONG YU: So, my name is Li Long Yu. I am 23 years old. I am currently living in Flushing Queens. My address is 147 - 42 27th Avenue. I have been living in Flushing for about 10 years and today I actually want to show my support for the waterfront

project and I am very happy to hear that it is taking place. Currently, I have heard that people in other boroughs are opposing the project and I don't really understand why. My parents and I moved to America for over 30 years already and currently I'm in the construction field and I feel like the waterfront project will actually be very beneficial to the Flushing area. Yeah. That's about it. And, currently, due to COVID-19, the Asian population is facing a hard time and I believe if the waterfront project were to take place, it will actually bring more jobs and opportunity to the community. And that's about it. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today.

COMMITTEE COUNSEL: The next speaker is Yoyo Zhang. And, Mr. Ye, I understand they need interpretation, as well.

INTERPRETER: [speaking foreign language]

YOYO ZHANG: Hello.

INTERPRETER: [speaking foreign language]

YOYO ZHANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

YOYO ZHANG: I think I can speak English.

CHAIRPERSON MOYA: Thank you. You may begin when you're ready.

YOYO ZHANG: Okay. My name is Yoyo Zhang. I was born and raised in China and have been living and working in China, Seoul, South Korea, and came to New York City three years ago. I have been working and in international trade company for the past 10 years. When I lived in Seoul, I had been to a lot of mixed-use projects over there which include a shopping mall, movie theater, hotel, and restaurants. People can easily go to one spot to do all kinds of things, however, this kind of mixed-use development is rare in New York City. So, when I read about the plan for the Flushing waterfront development, I'm actually very excited about it. From a customer's perspective, those kinds of modern, convenient, and fun places. Also, I saw there will be an open-air public waterfront Park in the plan and I am also looking forward to that. I will be living in Flushing since I came to New York as a local resident. I help Flushing can be better and better. Thank you.

CHAIRPERSON MOYA: Thank you. Great. Got to unmute our counsel. Thank you.

COMMITTEE COUNSEL: Sorry. Thank you.
The next speaker is Eric Tseng. Who, I believe, Mr.
Ye, may need interpretation--

INTERPRETER: Okay.

COMMITTEE COUNSEL: but we'll double
check.

INTERPRETER: [speaking foreign language]

ERICH TSENG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

ERIC TSENG: Well, I can speak English.
That's fine.

INTERPRETER: Okay. Okay.

CHAIRPERSON MOYA: Eric, whenever you're
ready.

ERIC TSENG: Okay. So, my name is Eric
and I am currently 31 and I have been living in
Flushing for about 20, 21 years and I think the
special Waterfront project is actually a very good
opportunity for the Flushing area. I believe it
actually helps the area to get more diversified, as
well as get more job opportunities for more people
because, as you guys know, due to COVID-19, a lot of
people lost their jobs. They will have a stable job

for many years that is to come. So, I just believe that, you know, is a very good opportunity for the district in Flushing.

CHAIRPERSON MOYA: Thank you, Eric.

ERIC TSENG: Yep.

COMMITTEE COUNSEL: The next speaker on this panel is Yizhong Ye.

INTERPRETER: [speaking foreign language]

COMMITTEE COUNSEL: Yizhong Ye, are you there?

INTERPRETER: [speaking foreign language]

YIZHONG YE: Hello?

INTERPRETER: [speaking foreign language]

YIZHONG YE: Hello?

INTERPRETER: [speaking foreign language]

YIZHONG YE: [speaking foreign language]

INTERPRETER: [speaking foreign language]

YIZHONG YE: [speaking foreign language]

INTERPRETER: [speaking foreign language]

YIZHONG YE: [speaking foreign language]

INTERPRETER: [speaking foreign language]

YIZHONG YE: [speaking foreign language]

INTERPRETER: Okay. My name is Ye Yizhong. I was born in 1965.

YIZHONG YE: [speaking foreign language]

INTERPRETER: I am involved in interior construction work.

YIZHONG YE: [speaking foreign language]

INTERPRETER: I have been--

YIZHONG YE: [speaking foreign language]

INTERPRETER: I have been living in Flushing since 1995. Me along with my wife and four children.

YIZHONG YE: [speaking foreign language]

INTERPRETER: My children have grown up and already and start working.

YIZHONG YE: [speaking foreign language]

INTERPRETER: My family, we have six votes, including all my employees, we have several hundred votes for the local representatives, this is a very decent amount of votes.

YIZHONG YE: [speaking foreign language]

INTERPRETER: I personally was a supporter of Peter Koo.

YIZHONG YE: [speaking foreign language]

INTERPRETER: I really appreciate Peter Koo who has been making great effort to help Flushing economically and also community benefits. And I

personally support the Flushing waterfront project because I think this is a project that is going to improve the community and will also strengthen the Flushing position in the city of New York.

YIZHONG YE: [speaking foreign language]

INTERPRETER: I've been involved in many projects. The construction project in the Flushing area including the hotels, the restaurant, and the market. And I think in the last several years, Flushing has been in developed this situation in place.

YIZHONG YE: [speaking foreign language]

INTERPRETER: Today I heard many people express their opinions and it feels like that they are now living in Flushing area and they do not understand the local resident's needs.

YIZHONG YE: [speaking foreign language]

SERGEANT-AT-ARMS: Time expired.

YIZHONG YE: [speaking foreign language]

INTERPRETER: I hope everyone just like me, I hope they love this community and also help for this community to get better.

CHAIRPERSON MOYA: Thank you so much.

INTERPRETER: [speaking foreign language]

YIZHONG YE: [speaking foreign language]

INTERPRETER: Because living in Flushing,
so you definitely want the Flushing Community getting
better and better.

CHAIRPERSON MOYA: Great. Thank you so
much.

YIZHONG YE: [speaking foreign language]

INTERPRETER: Thank you very much.

CHAIRPERSON MOYA: Thank you.

YIZHONG YE: Thank you. Thank you very
much.

CHAIRPERSON MOYA: We'll move on to the
next panelist.

COMMITTEE COUNSEL: Mr. Ye, can we
check on Zeng Chun Ye who was our first panelist to
see if they are there, please.

INTERPRETER: [speaking foreign language]

ZENG CHUN YE: [speaking foreign
language]

INTERPRETER: Yeah. He's on.

CHAIRPERSON MOYA: Okay.

ZENG CHUN YE: [speaking foreign
language]

INTERPRETER: [speaking foreign language]

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: Yeah. So my name is Ye Zeng Chun.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: Since 1995, I have been living in Flushing.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: Please listen to our Flushing residents.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: I strongly support the Flushing waterfront project.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: Before I came to America, I was in other countries in Europe.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: I paid attention to those development projects in big cities.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: I been involved in the construction and construction related business for over 30 years.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: yeah I am the contractor of the construction operation.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: After I learned the report regarding Flushing waterfront project--

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: I feel that this waterfront project planning was very comprehensive.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: Especially waterfront Park.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: In Flushing, what we lack is such public space.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: People like me that, when I get in age, we really need to have such a space that you can spend leisure time and to exercise in such a space.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: I have three daughters and they're all married.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: If this plan did be accomplished--

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: then my children and grandchildren, they have space to play.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: To Flushing, this is a very good project planning.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: To me, personally, after this project develops--

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: I believe we will have a lot of opportunities provided for my employees.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: Well, as many people know, because coronavirus pandemic, that the many construction sites stop.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: My employees also lost many job opportunities.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: it is such a situation.

ZENG CHUN YE: [speaking foreign language]

SERGEANT-AT-ARMS: Time expired.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: [speaking foreign language]

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: Such a project will doubly provide me my employees very good opportunities. Thank you.

ZENG CHUN YE: [speaking foreign language]

INTERPRETER: Thank you.

COMMITTEE COUNSEL: Thank you. And we will move on to the next panel which I will announce and while we admit the panel, we will switch counsels once again. So the next panel is Sarah Ahn, Brian Monge Serrano, Jonathan Lam, and Yuriko Zhang.

CHAIRPERSON MOYA: Before we begin, thank you, Angelina, for your great work today and stepping as we go back to my copilot, Arthur, who is back. And we may begin with the first panelist. Thank you.

COMMITTEE COUNSEL: Thank you.

COMMITTEE COUNSEL: The first speaker will be Sarah Ahn will be followed by Brian Monge Serrano.

SERGEANT-AT-ARMS: Time starts now.

SARAH AHN: Hello, everyone. My name is Sarah Ahn. I am speaking today on behalf of the

Flushing Worker Center. Thank you, city Council, for giving us this opportunity. We are wholeheartedly against the rezoning and urged the city Council to vote against it. Our members comprised of mostly low-wage, mostly immigrant workers, many of them live and/or work in Flushing. For years, the lives of our members have been made harder by the rapidly rising rents and Flushing. For example, one pays 1800 dollars for a one-bedroom apartment, an impossible amount for a nail salon worker. So, one family is in the bedroom and another is in the living room. Many seniors have come seeking assistance at our center. An increasing band of seniors searching for rooms that are under what they can receive from Social Security. They are one step away from homelessness. These experiences are shared by many in Flushing. There is no question in anyone's minds that this is connected to the influx of luxury development in Flushing or market rate development in Flushing. In the past decade, Flushing has seen more condos built, second to Williamsburg. We invite Council members to come to Flushing and see the number of mega developments and condos that have been built here in the last decade. Flushing has really become a tale

of two cities. We also really want to see a better Flushing and good development, but development that will benefit us. An SFWD is not it. FNT group and other developers and now Council member Koo since he has made it very clear that he is very much in support of this project, are lying to the community and to the city about the benefits the development will bring. They say the land is empty, but, in fact, there is still manufacturing businesses and jobs on that site that will be lost once it is rezoned. Not to mention, the other businesses on the 29 acres of land including Ashi Laws that was forced to close when the land was sold. We shouldn't allow developers to buy a plan, force out the tenants, and turn around and say that the land is empty and idle. This incentivizes landlords to push out our small businesses and it is, indeed, happening right now as our small businesses face unprecedented hardship as a result of COVID-19. They say it is as of right. Yes. The land is private, but if it was truly as of right, these developers would not have wasted a second to build what they want. Yet, here we are again having to testify because the developers are seeking a rezoning and for special permissions from

the city to create a special district. Let's be clear that is on all sites on all 29 acres. They say the project will bring a clean waterfront to Flushing, but the developers have not made any commitment, nor are they obligated by current situations--

SERGEANT-AT-ARMS: Time expired.

SARAH AHN: the water. There's a lot more to say, but I will send in my testimony. I also want to say that it's been very unfair that we have been having to listen to hours and hours of developer testimony throughout the entire process and we've never-- the community has never been given a chance to express our concerns.

COMMITTEE COUNSEL: The next speaker will be Brian Monge Serrano who will be followed by Jonathan Lam.

SERGEANT-AT-ARMS: Time starts now.

BRIAN MONGE SERRANO: My name is Brian Monge and I am a lifelong Flushing resident. I'll be direct. This project is putting a price on the welfare of my community. The challenge here is not getting the market to invest, but to make sure the investment meets the needs of the community. There

is something wrong here as these are Koo worlds in 2015, yet years this community rejecting the proposal. We can see what the community wants in a recent Queens College study. Over 20 percent said they want affordable housing and over 30 percent see that Flushing is overtaken by luxury buildings. Apartments are no longer affordable and everyday goods are more expensive. Looking at MIH, being it at 60 or 80 percent AMA-- AMI is well above the median income in Flushing which is 54,000. Tell me what my neighbors should choose their rent increases, but wages don't. Food or home? These are the facts. MIH is required by zoning, but that does not preclude developers by taking city subsidies. What developers can do what that subsidy is double-dip. Another flaw in MIH is that it's income levels are mismatched to the needs of city residents. So the displacement affects are likely to outweigh any of the benefits of any affordable housing that MIH brings, especially for long-term residents. All of this according to Chris Walters, the rezoning technical assistance coordinator for the Association for Neighborhood and Housing Development. So, I dare these developers to say that they bring jobs as they reap rewards from

our city's money. There are no legal measures to make sure that the developers follow up on all their promises. Luxury apartments won't solve my community's problems and stop the mass displacement over my lifetime in Flushing and this reminds me of the sellout of the South Bronx through my work with the Bronx Documentary Center. I will end this on Assemblyman Ron Kim's words to urge to stop the sellout. Adding thousands of luxury condos is simply about extracting as much value and profits as possible out of our communities. I challenge the Council to go against tradition and vote to help my community, just as Council member Menchaca says he will. You can set a new model that favors your constituents over profit. Once again, have representatives sold us out. It is on public record that Koo received money from FNT Group, so he is compromised. I want to add that Community Board repressed or voices and physically harassed testify years, mainly Eugene Kelty and Chuck Kaplan is a key consultant for the project, yet he attended all meetings, spoke, and encouraged to yay vote. If I may, most attendees oppose Community Board Sevens--

SERGEANT-AT-ARMS: Time expired.

BRIAN MONGE SERRANO: environmental impact statement has also disenfranchised the community from getting input. Artists like me at places like the Municipal Arts Society of New York and the Bronx Documentary--

CHAIRPERSON MOYA: Thank you. Thank you for your testimony. We can proceed to the next panelists, please.

COMMITTEE COUNSEL: The next panelist is Jonathan Lam who will be followed by Yuriko Zhang.

JONATHAN LAM: Hi. My name is Jonathan and I am currently a sophomore in high school and I am here to--

SERGEANT-AT-ARMS: Time starts now.

JONATHAN LAM: the unethical waterfront Flushing rezoning project. My father works in Flushing. I grew up with having Flushing as my home. I enjoyed going to the bakeries, getting Boba tea and, overall, having a great time. The hard-working immigrants and my working families is what makes Flushing so beautiful. We don't need unnecessary luxury development, nor do we care about the public access that these selfish developers constantly use in order to make a narrative that they care about us.

But, in fact, they actually don't care about us. This constant-- They constantly use this false narratives that they collaborated with the community while there are lines that are stretching for blocks of people who just want access to food. By the way, one last-minute donation to a food pantry before this hearing was held does not help and, by the way, the Community Board Seven that overwhelmingly supported this does not truly reflect the demographic of Flushing. Right now, people in Flushing could care less about what these ignorant developers want to call a rare opportunity. People in Flushing are struggling to pay off their rent to put food on the table and, overall, people are struggling to survive during this pandemic. Through phone banking, I heard from a lot of these people who are struggling during this time. It is a shame that their own city Council representative, who should be supporting them and is going against them by being in favor of this greedy development that won't benefit hard-working families. While I should be studying, I'm here to represent families like mine who are, unfortunately, are unaware that this unethical project is being discussed during the pandemic that goes against hard-

working families. If votes to approve this disgusting luxury development project just displays how ignorant you want to be to the public. During the pandemic, we should be discussing possible ways to help the community and not go against the community. In this selfish project goes against the Flushing community. Lastly, you were all elected here because you breathe our air and drink our water. Peter Koo is not a good example. It's time for the rest of you to represent us and go against a project that harms our wonderful Flushing community. Also, luxury development doesn't solve environmental and employment issues. There's no excuse for this. We need to put people profit.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony. We can get the next panelist.

COMMITTEE COUNSEL: The next and final panelist for this panel is Yuriko Zhang.

SERGEANT-AT-ARMS: Time starts now.

YURIKO ZHANG: Do I have translation?

CHAIRPERSON MOYA: You need translation?
Sure.

COMMITTEE COUNSEL: Do you need a Cantonese or Mandarin?

YURIKO ZHANG: Mandarin. Mandarin.

That's Mr. Ye. Are you still here?

INTERPRETER: Yeah. I'm still here.

COMMITTEE COUNSEL: Would you please inform the witness that she has four minutes and 15 seconds and can begin when the Chair recognizes her to begin.

INTERPRETER: Sure. [Speaking foreign language]

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: Yes. My name is Yuriko Zhang. I am in fourth grade of high school. Manhattan special high school.

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: According to my research and also the personal community experience, I strongly oppose this project.

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: First of all, the people who
oppose this project--

YURIKO ZHANG: [speaking foreign
language]

INTERPRETER: First of all the people who
support this project live in Flushing.

YURIKO ZHANG: [speaking foreign
language]

INTERPRETER: First of all, the people to
oppose the project live in Flushing.

YURIKO ZHANG: [speaking foreign
language]

INTERPRETER: I was born in Flushing. I
was born to a family living in Flushing.

YURIKO ZHANG: [speaking foreign
language]

INTERPRETER: I know many uncles and-- who
were living and also were small business owners such
as Old Dumping House on Northern Boulevard.

YURIKO ZHANG: [speaking foreign
language]

INTERPRETER: Everyone hopes that we will
create opportunity for the better of their children.

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: However, the pandemic brought many difficulties for the community of Flushing.

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: You see many people on the street selling the goods from their home because they lost their income, lost their job. They even lost their houses.

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: Such a project would definitely make Flushing a worse place. It's a place that we use to know as Flushing.

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: Even though this project will bring stable construction jobs for several months, however, this project will not bring stable house or stable family.

YURIKO ZHANG: [speaking foreign language]

INTERPRETER: This project will eliminate the stable jobs and also eliminate stable small business. People that brings low income job opportunities.

YURIKO ZHANG: [speaking foreign language]

SERGEANT-AT-ARMS: Time expired.

INTERPRETER: [speaking foreign language]
If you want to help the people of Flushing, you should not just kick those people out. Move them out.

YURIKO ZHANG: Even though I speak English, I wanted to speak in Chinese because there is a lot of lies being fed to the Chinese immigrant community about this development. A lot of the Chinese people who are trying to testify on behalf of this project, they all have connections to Peter Koo or TNT who are going to benefit from this project.
Overall--

COMMITTEE COUNSEL: Chair Moya, that was the last speaker of this panel.

SERGEANT-AT-ARMS: We don't hear you, Mr. Chair.

CHAIRPERSON MOYA: do we have any other Council members who wish to ask the newspaper analysts any questions?

COMMITTEE COUNSEL: I see no hands for questions.

CHAIRPERSON MOYA: Okay. There being no more questions for the panel, the witness panel is now excused. Counsel, if you could please call up the next panel?

COMMITTEE COUNSEL: The next panel will include Tina Lund, Linda Mazzola, Peter Wu, and Marles Aguarda. The first speaker will be Tina Lund.

SERGEANT-AT-ARMS: Time begins.

TINA LUND: Hello? Can you hear me?

CHAIRPERSON MOYA: Tina, whenever you're ready, you can begin.

TINA LUND: Okay. Thank you. Good afternoon. Thank you, Chair Moya, and subcommittee members for this opportunity to testify. My name is Tina Lund, AICP, Principle of Urbanomics. For 36 years, Urbanomics has provided economic and fiscal analyses to a broad range of public and private sector clients throughout the New York Metropolitan Area. I'm here today to speak in support of the

special Flushing waterfront district. Urbanomics was retained by FWAR LLC to determine the economic and fiscal impacts of redevelopment of the sites-- of the four project sites. We used the In Plan Pro input output model to determine the impacts of construction, operations, and occupancy of these sites in terms of jobs created, wages paid, ripple effects of business and household expenditures, in Queens and Flushing, as well as state and local taxes. Development of the sites will entail 1.3 billion dollars in hard construction costs over a five-year period, creating an average of 1235 construction jobs per year. 58.5 percent of these jobs with a total of 287 million dollars in wages will go to Flushing residents. The ripple effects of the activity provide an additional 648 million dollars in revenues for Queens businesses, supporting the construction workers. Flushing's share of this will be 379 million dollars. Once occupied, the sites will directly contribute 509 million to the local economy each year, creating 3700 on-site permanent jobs. In addition, the expenditures of these on-site businesses and workers, along with the household expenditures of new residents, will

contribute another 580 million dollars to Queens economy. Flushing's share will be 64 million supporting 421 jobs. These sites alone will provide 179 million dollars in taxes to the city and state each year. This includes 116 million dollars in property taxes, 35 million dollars in household income taxes, and 28 million dollars in business taxes. An economic and fiscal terms, the special Flushing waterfront district would be a benefit to Flushing in Queens. Thank you very much.

COMMITTEE COUNSEL: The next speaker will be Linda Mazzola followed by Peter Wu.

SERGEANT-AT-ARMS: Time starts now.

LINDA MAZZOLA: Good afternoon, Council members and committee members. My name is Linda Mazzola and I am the vice president of Unity Construction Services. I am speaking in support of this project and specifically in support of one of the developers, FNT. Unity Construction provides both general contracting and construction management services to corporate clients, real estate developers, brokers, architects, and building and property management firms. We are a long-standing member of the Eastern Atlantic's States Regional

Council of Carpenters. By self-performing all the carpentry work on many of our projects within in-house staff of over 50 carpenters, tapirs, and laborers. Unity became acquainted with FNT and its outstanding management and staff while completing projects for Regal Cinemas in Lynbrook, New York, and the Market line at Essex Crossing. Since that time, Unity is working with them to complete Regal Tangram, which includes the buildout of a seven screen state-of-the-art movie theater in Flushing, New York. The project consists of a 38,000 square feet multiplex and as part of a new 1,200,000 square feet mixed use development. Regal will be the first theater to open in downtown Flushing in 30 years. Since our arrival on site two years ago, we have worked alongside the fantastic group of professionals at FNT group providing tremendous due diligence for this Tangram project. FNT has proven to be a true partner and supporter of the Flushing community by setting standards for the engagement of local and minority and women owned businesses on each project they manage.

SERGEANT-AT-ARMS: Time expired.

LINDA MAZZOLA: By establishing these standards, they ensure diversity and opportunity for local companies.

CHAIRPERSON MOYA: Thank you.

LINDA MAZZOLA: I just want to say one more thing.

CHAIRPERSON MOYA: No. thank you so much. We really--

LINDA MAZZOLA: Thank you. Thank you.

COMMITTEE COUNSEL: The next speaker will be Peter Wu who will be followed by Marles Aguarda.

SERGEANT-AT-ARMS: Time starts now.

PETER WU: Hello. My name is Peter Wu. I am for approval of the waterfront district. I have been actively involved in the Flushing business community for over 20 years. We've been trying to clean up the polluted Flushing Creek and provide public access to the waterfront for at least that long. Approval of the waterfront district will accomplish that and much, much more. It will create thousands of much-needed jobs for the Flushing community, especially now after the devastation caused by the COVID-19 pandemic. There will be over

2 billion dollars in private investment generating about 180 million dollars in annual tax revenue for the city. There will be better pedestrian and vehicular circulation with new roads leading to the waterfront walkway and shopping. And there will be more affordable housing units near the waterfront. The Flushing Creek project is overwhelmingly supported by the Flushing business community and residents of Flushing. Please do not let this project fall victim to politics like Industry City and Amazon in Long Island city. I encourage the city Council to approve the special Flushing waterfront district. We been waiting for this project for a very long time. It is clearly a no-brainer. Thank you.

CHAIRPERSON MOYA: Thank you, Peter. Thank you for your testimony today. We will move on to the next panelist.

COMMITTEE COUNSEL: the next panelist will be a Marles Aguarda.

MARLES AGUARDA: Hello? Can you hear me?

CHAIRPERSON MOYA: We can hear you.

SERGEANT-AT-ARMS: Time starts now.

MARLES AGUARDA: So, I come from-- I'm speaking on behalf of Gloria Marina in the letter is in Spanish. So can you translate?

CHAIRPERSON MOYA: Hold on one second. Do we have a Spanish translator?

COMMITTEE COUNSEL: Is Amparo Builder still with us?

INTERPRETER: Yes. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

INTERPRETER: Okay.

MARLES AGUARDA: Okay. [Speaking foreign language]

INTERPRETER: He wants to say his voice to the approval of the waterfront project.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: [speaking foreign language]

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: [speaking foreign language]

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: And I am from El Salvador.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: And I have been living in the US for 32 years.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: I work as a home health aide for eight years.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: And I have been living in Flushing with my son for the last seven years.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: And since I learned from my son about the project, I am very happy.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: And I think that project will bring Flushing improvement for socializing.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: new jobs.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: and it will bring commerce to the different cultures.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: And I am very happy living in Flushing in the culture diversion.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: And people living out the waterfront will be very happy because it will bring happiness and socialization with our friends.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: At the waterfront.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: to go forward in Flushing.

MARLES AGUARDA: [Speaking foreign language]

INTERPRETER: Employees opt for this project for us and our families.

MARLES AGUARDA: That's it. Thank you very much.

INTERPRETER: That's it. Thank you very much.

CHAIRPERSON MOYA: Thank you for your testimony.

INTERPRETER: [Speaking foreign language]

MARLES AGUARDA: [Speaking foreign language]

COMMITTEE COUNSEL: Chair, that was the last speaker for this panel.

CHAIRPERSON MOYA: Okay. If there any Council members who have questions for this panel--

COMMITTEE COUNSEL: I see no members with questions at this time.

CHAIRPERSON MOYA: Great. There being no more questions for this panel, this witness panel is excused and, counsel, if you can please call up the next panel.

COMMITTEE COUNSEL: The next panel will include Darren Chen, Zhou Xu, Yiming Huang, Mable Chan, and Wen Yi. The first speaker in this panel will be Darren Chan followed by Zhou Xu.

SERGEANT-AT-ARMS: Time starts now.

DARREN CHEN: [speaking foreign language]

COMMITTEE COUNSEL: My understanding--

INTERPRETER: I think he needs an
interpreter.

COMMITTEE COUNSEL: Okay. Mr. Ye, I
would ask, before you begin and advise him of the
four minutes and 15 seconds, that once again, you
would just move your microphone a little bit closer
so that we can hear you clearly.

INTERPRETER: Okay.

COMMITTEE COUNSEL: Thank you.

INTERPRETER: [speaking foreign language]

DARREN CHEN: [speaking foreign language]

INTERPRETER: Yes. Good afternoon. My
name is Darren. My Chinese name is Chen Da Ching.

DARREN CHEN: [speaking foreign language]

INTERPRETER: I am a business owner in
Queens. [Speaking foreign language]

DARREN CHEN: [speaking foreign language]

INTERPRETER: My feeling is this project
provides the job opportunities.

DARREN CHEN: [speaking foreign language]

INTERPRETER: Also provide the security and
safety.

DARREN CHEN: [speaking foreign language]

INTERPRETER: The main reason is this project is developed on wasted land.

DARREN CHEN: [speaking foreign language]

INTERPRETER: If this land is not developed, then no one really goes there anyway.

DARREN CHEN: [speaking foreign language]

INTERPRETER: I used to live in a neighborhood.

DARREN CHEN: [speaking foreign language]

INTERPRETER: That place, after 7 p.m., it was a very dangerous place.

DARREN CHEN: [speaking foreign language]

INTERPRETER: Besides that, this project will provide many job opportunities.

DARREN CHEN: [speaking foreign language]

INTERPRETER: And also provide many business opportunities for many business owners especially during this pandemic hard times.

DARREN CHEN: [speaking foreign language]

INTERPRETER: So I support this project.

DARREN CHEN: [speaking foreign language]

INTERPRETER: Thank you. Thank you very much.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony.

INTERPRETER: [speaking foreign language]

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Zhou Xu followed by Yiming Huang.

SERGEANT-AT-ARMS: Time starts now.

ZHOU XU: Okay. Can you hear me? Hello?

CHAIRPERSON MOYA: We can hear you.

ZHOU XU: Okay. Great. Hi, Council members. My name is Zhou. As someone coming from an urban design background and who works in Flushing, I testify for the rezoning approval. The significance and necessity of public waterfront has been widely acknowledged and accepted, especially in this pandemic. Being close to open space and nature has never been more important, but we have to realize that a pleasant, functional waterfront does not just happen. For example, infrastructure should be provided to ensure accessibility and safety. The waterfront should be diligently activated by ground-floor programming. The retail, community share space, moreover, the waterfront should be populated

enough to reach a critical mass to prevent, you know, the waterfront from turning into big, empty openness. In other words, only a project of certain volume and scale can make things financially feasible to produce a level of impact needed. I think the idea of large-scale has long been, you know, wrongfully associated with the project led by Robert Moses in the late 20th century, but scale and volume in itself is not evil if executed properly. Thank you. Thank you. That is all.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony.

COMMITTEE COUNSEL: the next speaker will be Yiming Huang followed by Mable Chan.

SERGEANT-AT-ARMS: Time starts now.

YIMING HUANG: Hello.

CHAIRPERSON MOYA: We can hear you, so whenever you are ready, you can begin.

YIMING HUANG: Yeah. My name is Yiming Huang. Can you give me language translate?

CHAIRPERSON MOYA: Yeah. One second until we get a--

YIMING HUANG: Thanks. Thanks.

INTERPRETER: Do you need a Cantonese interpreter or a Mandarin interpreter?

YIMING HUANG: Yeah. I need a Mandarin. Thanks.

INTERPRETER: Yeah. I'm ready. Let me give him instructions. [speaking foreign language]

YIMING HUANG: [speaking foreign language]

INTERPRETER: Yes. My name is Huang Yiming.

YIMING HUANG: [speaking foreign language]

INTERPRETER: I strongly support the Flushing waterfront project.

YIMING HUANG: [speaking foreign language]

INTERPRETER: Since I emigrated to America in 2005, I have been living and working in Flushing.

YIMING HUANG: [speaking foreign language]

INTERPRETER: It's been 15 years.

YIMING HUANG: [speaking foreign language]

INTERPRETER: I was an official in China
and I do have a fire safety license.

YIMING HUANG: [speaking foreign
language]

INTERPRETER: I have been in charge of the
big buildings heating and air conditioning
ventilation work.

YIMING HUANG: [speaking foreign
language]

INTERPRETER: Also to secure those people
living in the building. The security.

YIMING HUANG: [speaking foreign
language]

INTERPRETER: I love my job.

YIMING HUANG: [speaking foreign
language]

INTERPRETER: My daughter also was grown up
in Flushing.

YIMING HUANG: [speaking foreign
language]

INTERPRETER: She already finished her Ivy
League University curriculum.

YIMING HUANG: [speaking foreign
language]

INTERPRETER: She already got a very good job.

YIMING HUANG: [speaking foreign language]

INTERPRETER: My whole family likes Flushing very much.

YIMING HUANG: [speaking foreign language]

INTERPRETER: Because living here is very convenient and also they have very diversified delicious foods.

YIMING HUANG: [speaking foreign language]

INTERPRETER: I really want Flushing to be more prosperous and advanced community. Thank you very much.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony.

INTERPRETER: [speaking foreign language]

YIMING HUANG: [speaking foreign language]

CHAIRPERSON MOYA: We can call up the next panelist.

COMMITTEE COUNSEL: The next panelist will be Mable Chan followed by Wen Ye.

CHAIRPERSON MOYA: Okay. Do we have the next panelist up?

COMMITTEE COUNSEL: Mable Chan is the next speaker. Mable Chan, can you hear us?

CHAIRPERSON MOYA: All right. Why don't we skip to the next panelist?

COMMITTEE COUNSEL: We'll take Wen Yi and come back. Wen Ye will be the next speaker who will be followed by Mable Chan.

SERGEANT-AT-ARMS: Time starts now.

WEN YE: Can you hear me? Hello?

CHAIRPERSON MOYA: We can hear you. You can begin.

WEN YE: Okay. Okay. Thank you. Hi. My name is Wen Ye and I am an investment analysis. I work at [inaudible 06:40:37] Flushing and I support a project Flushing waterfront and the reason is that I believe the project will improve out living environment for our community. I know the developer will upgrade the existing sewers and [inaudible 06:40:58] systems. So, I think a good project for the city is not only build beautiful things that we

can see such as buildings, parks, roads, but also take care of the parts we can't see. Moreover, for me, a good living environment is not only for humans, but also for all of the lives. Animals. So, I'm very happy to hear about this project and it will do some job to help putting the Flushing Creek. So, that's all. I'm finished. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony.

COMMITTEE COUNSEL: And now we will hear from Mable Chan. Mable Chan will be the next speaker. Mable Chan is now on muted.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Mable, are you there?

COMMITTEE COUNSEL: Mr. Ye, perhaps you could inquire whether Mable Chan needs assistance with an interpreter?

INTERPRETER: [speaking foreign language]
I did not hear any response back yet.

COMMITTEE COUNSEL: I do see her in the list, but, evidently, we are having some technical issues with the audio.

CHAIRPERSON MOYA: So, let's move on if we get her back, we will bring her back up.

COMMITTEE COUNSEL: That was--

Accepting Mable Chan, that was the last speaker of this panel and I do not see any members with questions for this panel.

CHAIRPERSON MOYA: Great. There being no more questions for this panel, the witness panel is now excused. And, counsel, can you please call up the next panel?

COMMITTEE COUNSEL: The next panel will include Elizabeth Oh, Christopher Barone, Todd Leong, Calvin Wang, and Qingmiao Wang. The first speaker the panel will be Elizabeth Oh followed by Christopher Barone.

SERGEANT-AT-ARMS: Time starts now.

ELIZABETH OH: Thank you, Council member Moya of the Land Use Committee, for your time. My name is Elizabeth Oh and I work at the Legal Aid Society and we have been organizing with the Flushing Anti-Displacement Alliance. Four months, we have been organizing and doing research to fight against this rezoning.

UNIDENTIFIED: [inaudible 06:43:51]

ELIZABETH OH: Hello?

CHAIRPERSON MOYA: You can continue.

UNIDENTIFIED: [inaudible 06:43:58]

ELIZABETH OH: May I ask that I get a few more seconds? Okay. So, for months, we've been doing research to fight against this rezoning and we urge the city Council to vote no. What we know for a fact is that developers have spent 1 million dollars of taxpayer money to lobby city Council developed as part of Queens. We know that, for a fact, that the average Flushing resident is severely rent burden spending more than 60 percent of their income on rent and we know that downtown Flushing is one of the most, if not the most, congested areas in Queens. Flushing does not need 1725 luxury condos. It already has been the most luxury condos built in the past decade after Williamsburg and we know what that looks like. With the long lines and the food pantry data has shown is that Flushing residents need rent relief in the short-term and affordable housing in the long term. And this special waterfront district is not of that. The process of gentrification looks like this. They will build these condos, provide jobs, and then people will be displaced and then people will have nowhere else to go because Flushing is the last stop on the seven train. An

extraordinary number of small businesses has already shuttered their doors because of COVID-19. They are residents are, you know, disgusted with the rate of homelessness, but that is a direct correlation to the displacement and high rents that have occurred in the past decade. The people would be most impacted by displacement cannot join us on this call because 41 percent of Flushing residents don't have broadband access and zoom public hearing aren't accessible in the first place. But we know that this luxury development is an insult to the vibrant community that already immigrants and first generation Americans have built. And how many of the longtime residents do you think can actually afford to live in one of these condos? Job creation should not depend on displacement. And developers use of our taxpayer money to build their investment portfolios. We need real solidarity from the city Council to reject this proposal like they rejected Industry City and a commitment to build affordable housing in the city and at this time. Thank you so much.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Christopher Barone followed by Todd Leong.

SERGEANT-AT-ARMS: Time starts now.

CHRISTOPHER BARONE: Yes. Hello. Good afternoon, everybody. I wanted to first thank you guys for calling on me today and allowing me to be part of this discussion. I did want to make sure to take the time to speak to you all because I really do believe that the Flushing waterfront project would benefit the Flushing community tremendously. I personally have been working in Flushing on various construction sites for a little over six years now and, luckily, for those six years, construction in Flushing has stayed very busy and I've been able to stay work within this community. And in those years that I've spent here, I've really grown to love and appreciate the town and everything that it has to offer. I've had the opportunity to eat at so many of these great restaurants, some of them even famous restaurants. I have gotten to know some of the small business owners and the residents and I have really been able to, I guess, see you what this community has to offer and on each of the different construction sites that I have worked on, and I have been able to see its completion and see how those sites do bring the community together. So, that is

something that I am looking forward to seeing, hopefully, on the waterfront project. Not only would this waterfront project be beneficial to the construction industry, by keeping men and women like pork, but it will also open up more opportunities for small businesses to open and for already thriving local businesses to expand and if this new project is approved, who knows, you know, the next new great restaurant in Flushing might be able to open it or someone might be able to open the business of their dreams or whatever the case may be, but people will have the opportunity to add to the already great neighborhood and community that Flushing is. And to me, that is what the project is all about. It's about adding to--

SERGEANT-AT-ARMS: Time expired.

CHRISTOPHER BARONE: Sorry. It's about adding to the community and allowing people to grow together within the community to make Flushing an even more special and amazing place in the [inaudible 06:48:29].

CHAIRPERSON MOYA: Thank you, Christopher, for your testimony today.

CHRISTOPHER BARONE: Thank you.

COMMITTEE COUNSEL: The next speaker will be Todd Leong who will be followed by Qingmiao Wang.

SERGEANT-AT-ARMS: Time starts now.

TODD LEONG: Hi. My name is Todd Leong. I'm a small business owner in Flushing. I fully support this project. I'm trying to get this camera going. I own and operate a bar in downtown Flushing at One Fulton Square. We are lucky in this community to have such an influx of investment and to have a community that can support many small businesses. I'm not sure if you can see my background image, but that is an image of the site. I took it today from my apartment. It's on the edge of Flushing along the filthy Flushing Creek adjacent to the seven train tracks and the Van Wick. No one lives there now. No one will be displaced. This unused piece of land represents economic potential not just for Flushing, but for all of Queens. Private developers have pledged to spend millions and millions of dollars to clean up this private land which is contaminated with legacy industrial pollution and sewage runoff. So, let's be real. This project is going to get Bill out one way or another since it is privately owned.

Without rezoning, there will be zero affordable units built. It's not the developer's responsibility to build affordable housing, but rezoning will make it their responsibility. I opened a business at One Fulton Square that employs 20 people. They earned a solid wage. It allows them to put themselves through college and support their families. All of my young employees live in Flushing. They work very hard to support themselves and their families. They are not out there protesting economic development. They are participating in the flourishing Flushing economy. They work hard and they are prospering. For example, my chef, an immigrant from Jamaica who, after working many hard hours over many years attained permanent residency. He now supports himself and his two little girls growing up in America by working hard. Without economic activity, there can be no jobs created. No tax base. And without a tax base, the city government can do little to help the community. This is not about class struggle. This is about enabling economic progress for everyone.

Thank you.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Qingmiao Wang followed by Calvin Wong.

SERGEANT-AT-ARMS: Time starts now.

QINGMIAO WANG: Hello? Can you hear me?

CHAIRPERSON MOYA: We can hear you.

QINGMIAO WANG: Okay. So, first of all, I stand with the point of view that I strongly support the project and I moved to Flushing a few years ago and I feel like I grew up with Flushing, so I have a very deep affection with that city. Since day one I heard about the project, I feel very glad that we're going to have that and it's going to be a very good process for the infrastructure for the Flushing city and the people will have more space and more choice to spend with family or with friends. And the second one, I think, especially when the COVID-19 hit, the unemployment rate increased crazily and it's a good opportunity to stimulate the jobs, especially for the local small business and people will have the chance to open their store to do business with local people. And, thirdly, is the environment and the neighborhood. It's good to have the community, better than nothing, and also it is good for the neighborhood. It's more lively than

before and as someone mentioned that it can be the new landmark for Flushing as it's brand-new architecture in the Flushing city and I hope to see this soon. That's it. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony. Let's call up the next panelist.

COMMITTEE COUNSEL: The next and last panelist speaker on this panel will be Calvin Wong.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Calvin, can you hear us?

COMMITTEE COUNSEL: Calvin is joining by phone. Just another second to bring him in.

CHAIRPERSON MOYA: Okay. Great. Thank you.

COMMITTEE COUNSEL: Do we have Calvin Wong?

CHAIRPERSON MOYA: Calvin?

COMMITTEE COUNSEL: There he is. I see him now. Calvin Wong is the next and final speaker of this panel.

CHAIRPERSON MOYA: Calvin, can you hear us? Okay. Let's give it a few more seconds. If not, we will have Calvin come back on later. Calvin?

CALVIN WONG: Hi.

CHAIRPERSON MOYA: Hi. How are you? Are you ready?

CALVIN WONG: Hi. How are you? You hear me?

CHAIRPERSON MOYA: Yep. We can hear you. As soon as you're ready.

CALVIN WONG: Okay. Can I start now?

CHAIRPERSON MOYA: Yep. You can start now.

CALVIN WONG: Okay. Hi, everyone. My name is Calvin Wong and I live in Flushing for over 13 years. I work for the property manager company in Flushing. As a city professional, I am here to explain why you should support the special Flushing waterfront. The project. As we know, the Flushing waterfront has been sitting idle for over 20 years and I believe now is a great opportunity to revitalize this area. First of all, the developer is bringing a comprehensive environment clean up plan that will change this is significantly from the pollution and use [inaudible 06:55:51] and active waterfront open space. Secondly, all the developers will be financed privately, you been for the construction and maintaining of the [inaudible

06:56:07] network. I believe that the new road network will greatly reduce traffic congestion in downtown Flushing. I strongly support the special Flushing waterfront district and count on you to support the project because of the community benefits, including the significant environment clean up, large waterfront open space, large number of permanent jobs that will be created, and public accessible route network. Thank you.

CHAIRPERSON MOYA: Thank you, Calvin.

Thank you for your time.

CALVIN WONG: Thank you.

CHAIRPERSON MOYA: Counsel, do we have any questions from--

COMMITTEE COUNSEL: Chair, I see no questions from members of the panel.

CHAIRPERSON MOYA: Okay. There be no more questions for this panel, the witnesses-- the witness panelist now excused and that counsel could please call up the next panel.

COMMITTEE COUNSEL: The next panel will include Eric Benaim, Peter Bern, Eric Bern, and Victor Chow. First speaker will be Eric Benaim.

ERIC BENAİM: Hello?

SERGEANT-AT-ARMS: Time starts now.

ERIC BENAİM: Hi. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

ERIC BENAİM: Hi. My name is Eric Benaim. I'm the CEO of Modern Spaces. We are a real estate brokerage based in Queens. I am here to speak in support of the waterfront Flushing development and also in support of United Construction. I would like to say a couple things. Obviously, New York City is experiencing a very tragic time right now with COVID-19 of other thing. There is a lot of opposition over the last few years with that. It started with Amazon and several other projects after that. The denying of job creation. We cannot deny any more job creation. The specific project is going to be creating thousands and thousands of jobs in a time when we need jobs the most. It's also going to be generating tens and tens of millions of dollars a year in the time where the city is absolutely broke and needs all that money. My experience in Flushing is my firm represented a project right across the street, Skyview Park. I am not working on this project at all. The Skyview Park, I heard one person saying it is completely empty. That is completely

false. It's completely full. We actually sold almost every single project in that unit. In that project was sold to small business owners or other local people like Ron Kim who spent 1 million dollars on an apartment himself. And I would like to just say that, in the time the city really needs money and is in financial distress, we need to support as many projects that create jobs as possible. I know a lot of people are talking about homelessness, but we can't get people jobs and people are going to continue being homeless without jobs. So, again, I supported this project and please approve this project. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony.

COMMITTEE COUNSEL: The next speaker will be Peter Bern followed by Eric Byrne.

SERGEANT-AT-ARMS: Time starts now.

PETER BYRNE: Hello. Good evening. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

PETER BYRNE: Okay. Great. Hello everybody and thank you for the opportunity. I am calling in support of the project. My name is Peter

Byrne. I've been in Flushing for over 10 years now. I am a United States military veteran. I am a lifelong New Yorker and, in fact, the only time I have ever not been living in New York was when I was in Korea, 18th parallel-- at 38th parallel, excuse me, in the DMZ and I witnessed firsthand, unfortunately, what poor economic and development plan does to a nation and I did see that firsthand and stories told to me for sure. I hope everybody can appreciate what goes on elsewhere outside of this country. We want to make our country as good as possible for everybody. Moving forward on this, I hear people complaining, as I was sitting down listening for a substantial period of time, that there's, you know, all these people that are going to be displaced. I am looking outside of the window right now and have been for over an hour at the actual site where all of this development is going to take place. I see no sign of human life whatsoever. In fact, what I do see him use the parcel of land that is on the shores of the polluted body of water that is infested with rats, wild workrooms, feral cat, danger, quite frankly. I see it as a danger to the community itself with absolutely no good coming

from it. All of these problems are going to be rectified with this development moving forward. You guys have a substantial burden on your shoulders to keep the economy moving and I am no envious of you for that, but it is something that's absolutely necessary. You know, Winston Churchill said those that don't remember history are doomed to repeat it. That's paraphrasing. And by that I mean in 2008 in the city of New York--

SERGEANT-AT-ARMS: Time expired.

PETER BYRNE: the Lehman Brothers went under and there was tremendous difficulty in the city and the need to continue with construction and development is paramount. It's the life stream. I thank you for your time and I appreciate it.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Eric Byrne who will be followed by Victor Chao.

SERGEANT-AT-ARMS: Time starts now.

ERIC BYRNE: Hi. Good evening. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

ERIC BYRNE: All right. I would first like to thank the committee for this opportunity to speak in support of this upcoming project. My name is Eric Byrne and I have been in Flushing for the last six years. I've had the community to see it grow from a place that few people aspired to visit into a place that attracts foodies, entertainment seekers, and shoppers for local businesses. It is becoming an area where few would visit to a modern, high energy destination for groups of families, friends, and couples to visit and enjoy. With that also comes huge money that is spent on local commerce and taxes collected [inaudible 07:02:43] with the government. Flushing is a neighborhood that is clearly on the upswing and this beautiful project has the potential to be an integral part of that. The objective of any development anywhere is to improve the environment, the living conditions, and the quality of life. I believe that this project beautifies the neighborhood physically by taking an eye sore of a property and turns it into a gorgeous, modern development. It brings jobs and opportunities to hundreds of families both in the short-term and the long-term and it brings massive tax dollars into

an entire community that will allow this community to continue to revitalize. So, basically, in summation, I implore this committee to please approve this magnificent project for the benefit of all. It is a win-win. Thank you for your time and consideration.

CHAIRPERSON MOYA: Thank you, Eric. Thank you for your testimony today.

ERIC BYRNE: Thank you.

COMMITTEE COUNSEL: Next and last speaker on this panel will be Victor Chao.

SERGEANT-AT-ARMS: Time starts now.

VICTOR CHAO: [speaking foreign language]

CHAIRPERSON MOYA: Victor, you need a translator?

VICTOR CHAO: Yes, please.

CHAIRPERSON MOYA: Okay. One second. Do you need a Cantonese or Mandarin interpreter?

VICTOR CHAO: Mandarin.

COMMITTEE COUNSEL: Mr. Ye, are you here?

INTERPRETER: Let me talk to him first.

[Speaking foreign language]

VICTOR CHAO: [speaking foreign language]

INTERPRETER: [speaking foreign language]

VICTOR CHAO: [speaking foreign language]

INTERPRETER: [speaking foreign language]

VICTOR CHAO: [speaking foreign language]

INTERPRETER: Yes. My name is Victor Chao.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: I've been living in Flushing
for 12 years.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: I already have a family and
I'm married.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: Very happy that I have been
given the opportunity to express my opinion regarding
Flushing waterfront project.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: Here in Flushing, everyone
knows that we have many medium sites or small sites f
business enterprises.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: Also, there are many new
immigrants who came here pursuing American dreams.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: We all hope that this community will continue to grow and continue to prosper.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: During this process of growth, we are hoping that there are more commercial activities and also generate more tax income.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: More tax income, that means to create more-- complete more public facilities.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: So, I am very supportive regarding this project and also hoping this project will be successful.

VICTOR CHAO: [speaking foreign language]

INTERPRETER: Thank you.

CHAIRPERSON MOYA: Thank you, Victor.

Thank you for your testimony.

INTERPRETER: [speaking foreign language]

CHAIRPERSON MOYA: Okay.

COMMITTEE COUNSEL: Chair Moya, that was the last speaker for this panel and I do not see any members with hands raised for questions.

CHAIRPERSON MOYA: Okay. There being no questions for this panel, the witness panel is now excused. Counsel, if you can call up the next panel.

COMMITTEE COUNSEL: The next panel will include David Cheung, Bill George, Jenny Le, and Betsy Mack. First speaker David Cheung to be followed by Bill George.

SERGEANT-AT-ARMS: Time starts now.

DAVID CHEUNG: Hello? Hi. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

DAVID CHEUNG: Yes. I would like to express my gratitude to the Council Chair and Council members for giving me this opportunity. My name is David Cheung and I want to express my perspective of the user and resident of the immediate Flushing area of over 40 years. Okay. Do you see the virtual background behind me?

CHAIRPERSON MOYA: We do not.

DAVID CHEUNG: Oh. You don't. yeah. That's fine. You see there are three aspects of this project that are-- oops. Okay. Do you see it now? There are three aspects of this project which are crucial to us as residents in the area. What you see

right behind me this image of the very typical setting next to the river what we strive to have in Flushing, but we haven't got it for years the because it is just so dilapidated and the reality is that image doesn't look like that. It actually looks like this. Can you see that? That's the reality we are facing every single day of the last 40 years and everybody here is begging to have a change. It's dilapidated. It's an eyesore. It's a horrible smell for six months of the year. It is very crucial that we get rid of this horrible because it's just unacceptable and you would know it if you're here at work in here and living here.

SERGEANT-AT-ARMS: Time expired.

DAVID CHEUNG: You would understand. Yeah. And second point is that New York City and especially Flushing is in a dire financial situation due to COVID and--

CHAIRPERSON MOYA: David?

DAVID CHEUNG: Yeah?

CHAIRPERSON MOYA: You have to wrap it up. You time has expired.

DAVID CHEUNG: Yeah. Okay. I'm almost finished. And with this capital investments, it will

tremendously increase employment, so that would greatly better the community. So express and strongly encourage the committee to approve the project. Thank you.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Bill George will be followed by Jenny Le.

SERGEANT-AT-ARMS: Time starts now.

BILL GEORGE: Hello, all. I'll be reading the testimony of my 99-year-old gradient, downtown Flushing resident. Now, in her words, thank you for letting me speak today. I've lived in downtown Flushing on Parsons Boulevard for nearly 60 years raising two children into grandchildren here. After my husband passed nine years ago, I had the option to move to San Diego and live with one of my daughters, but I stayed in downtown Flushing. My home. So, as long as I'm here, the future of downtown Flushing is very important to me. Over the last 10 years, I've witnessed the transformation of Flushing with my walks around the neighborhood to Macy's to the grocery store to my hairdresser. I began to appreciate what the developers have done because the quality of my life has improved. My only wish is

that it would've happened sooner. I listened to the previous hearings and I ask why are people from Brooklyn testifying and telling me what is better for my home when they don't even live here? I want this project. I have been following this development since the community board meeting held in February and there is one thing from that meeting that I'll never forget. The late Claire Shulman attended. I firsthand know how hard it is to travel in your 90s and that type of effort shows how dedicated Claire was to Flushing. She was always an advocate for the betterment of our community and I think about that night that she was booed, taunted, and laughed at by our opposition all while she was ill. There was an amazing woman and for everything she is done for Queens, we owe it to her to approve this project. I hope that the people who treated Claire so badly that they are listening right now and they know how shameful that was. Thank you for your time.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today. We will proceed with the next.

COMMITTEE COUNSEL: The next speaker will be Jenny Lei.

JENNY LEI: Hi, everyone. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

JENNY LEI: Okay. Great. Hi, everyone. Thank you. My name is Jenny. My family emigrated from China to America when I was a little kid. I grew up in Flushing and currently I am a final year student at Queens College majoring in finance. As a long-term resident of Flushing, it is my honor to express my full support for this special Flushing waterfront district today. For over 10 years, I have surprisingly seen many great changes such as modern buildings, gorgeous hotels, nice restaurants, better amenities in our neighborhood. I merely believe Flushing has been transformed to global destination. As a food lover, I really love trying different types of authentic cuisines around Flushing. Flushing is my home and I can't wait follow the public about Flushing. When I heard the next potential of Flushing was to transform the waterfront last week, I decided to pass by College Pointe Boulevard. As of now, there's absolutely nothing there. So, now with private investment by developers, we finally have an opportunity to achieve the goals that my friends and

I have always hoped for. That includes a waterfront public park, more jobs for fresh grads, less traffic congestion, and much needed amenities. So this project is needed now more than ever as many of my classmates are having difficulty finding during the economic recession due to COVID-19. So, today, I strongly support the Flushing waterfront development project and I hope you will do the same. Thank you.

CHAIRPERSON MOYA: Thank you, Jenny. Thank you for your testimony today. If we can proceed to the next panelist.

COMMITTEE COUNSEL: The next and last speaker on this panel will be Betsy Mak.

CHAIRPERSON MOYA: All right. Betsy?

SERGEANT-AT-ARMS: Time starts now.

BETSY MAK: Hi. Can you hear me? My name is Betsy Mak. I'm an executive board member of Flushing Bid. I'm also a board member of CB seven. Today I am testifying on behalf of my own self. In the previous power points from the ownership, this one-page that I thought was the most critical which they proposed the development property tax will increase annually from 116 million-- from 1.3 million. I'm sorry. Property tax to 116 million

annually and also it would bring in the city additional corporate income taxes of 62 million annually. But I believe that they are also missing certain tax revenue that the city can benefit which is the realistic transfer tax. In New York City, there is a transfer tax of 1.425 percent. New York State has a transfer tax of 0.14 percent. New York City mentioned tax of one percent. New York City mortgage tax for homeowner is 1.925 percent and New York City mortgage tax 0.25 percent and the New York State has a mortgage tax of 0.4 percent. Out of the 1725 residential units, if they all sold out, our city will have an additional 90 million dollars of tax revenue in that state will have 15 million. And the office spaces has about 383,000 square feet. That is the equivalent to the New York transfer tax of 2.625 percent, New York State transfer tax six point-- 0.65 percent. New York City mortgage tax 2.8 percent. New York City mortgage tax 0.25 percent to the lender. New York State mortgage tax 0.625. That is the equivalent-- in just the residential and office components, it is already 110 million in extra revenue dollars to the city.

SERGEANT-AT-ARMS: Time expired.

BETSY MAK: So, this comes in a very critical time of the lifeline. This project is like a lifeline to New York City for all these additional tax revenue. That's all.

CHAIRPERSON MOYA: Great. Thank you, Betsy. Thank you for your testimony today. Counsel, do we have any council members that wish to ask the panel any questions?

COMMITTEE COUNSEL: Chair, I see no members with questions for the panel at this time.

CHAIRPERSON MOYA: Great. There be no questions for this panel, the witness panel is now excused and, counsel, if you can call up the next panel.

COMMITTEE COUNSEL: The next panel will include Ting Liu and Bo Miao who I understand may need to testify with the assistance of a mandarin interpreter. Ting Liu and Bo Miao. Mr. Ye, if you are just standing by, we may need--

INTERPRETER: Sure.

COMMITTEE COUNSEL: Mr. Ye, perhaps you could [inaudible 07:18:48]

INTERPRETER: [speaking foreign language]

TING LIU: [speaking foreign language]

INTERPRETER: [speaking foreign language]

TING LIU: [speaking foreign language]

INTERPRETER: [speaking foreign language]

TING LIU: [speaking foreign language]

INTERPRETER: [speaking foreign language]

TING LIU: [speaking foreign language]

INTERPRETER: Yes. So my name is Liu Ting.
I'm the person in charge of Flushing 139 Seafood Bar.

TING LIU: [speaking foreign language]

INTERPRETER: I would just like one more
time to express my support of the Flushing waterfront
project.

TING LIU: [speaking foreign language]

INTERPRETER: Regarding the opinion
opposing this project, have a different view.

TING LIU: [speaking foreign language]

INTERPRETER: In Flushing, many private
owned business is being affected since mid-January of
this year because Wuhan virus has started.

TING LIU: [speaking foreign language]

INTERPRETER: A lot earlier the New York
City imposed the meditation of indoor dining.

TING LIU: [speaking foreign language]

INTERPRETER: As a businessman, the most important concern is the customer flow that this Flushing waterfront project would generate about--

TING LIU: [speaking foreign language]

INTERPRETER: [inaudible 07:21:07]

TING LIU: [speaking foreign language]

INTERPRETER: So I think it is very tremendous and beneficial to attract Flushing community, especially a place that can create Flushing as a place to work, to live, and to leisure.

TING LIU: [speaking foreign language]

INTERPRETER: I really support this project and I believe that this would be helpful to my company's business, as well.

TING LIU: [speaking foreign language]

INTERPRETER: I hope not to be late of this project.

TING LIU: [speaking foreign language]

INTERPRETER: Thank you very much.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today.

INTERPRETER: [speaking foreign language]

TING LIU: [speaking foreign language]

INTERPRETER: Thank you. Bye-bye.

CHAIRPERSON MOYA: We can call up the next panelist now.

COMMITTEE COUNSEL: The second and last speaker for this panel will be Bo Miao. Mr. Ye, I think we may need you again.

INTERPRETER: Okay.

BO MIAO: Hi. This is Bo. I have been working for the city. I'm a city employee for the Parks and Recreation. I have been working [inaudible 07:22:32] nearby the US Open in Flushing. And that thing is I've been working there for 10 years, so I've been see the Flushing [inaudible 07:22:42] and for me, for this project, I fully support this project because it's like Brooklyn. They have Barclay Center. They have this kind of like new landmark and they run [inaudible 07:22.57]. the people are getting more places for their entertainment and more visual areas. I think Flushing is either going to be the same thing like Brooklyn downtown like we have the City Field, we have the U.S. Open, we have the big Fresh Meadow project. It was like for the water fair. So, this place means this kind of project to support all this landmark so it's going to create more jobs and more

opportunity for everyone, even going to be the new Metro Center for the Queens borough. So I think that's all my opinion. So I fully support this project. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you both. Thank you for your testimony today. Counsel, do we have any questions for this panel?

COMMITTEE COUNSEL: Chair, I see no hands for members for questions for the panel.

CHAIRPERSON MOYA: Great. There being no questions for this panel, the witness panel is now excused and, counsel, if you could please call up the next panel?

COMMITTEE COUNSEL: The next panel will include Jeffrey Wong, Dean Yep, Dion Yu, and Alice Chang. First speaker will be Jeffery Wong followed by Dean Yep. The first speaker for this panel will be Jeffery Wong followed by Dean Yep.

JEFFERY WONG: Hello? Are you able to hear me?

CHAIRPERSON MOYA: Yeah. We can hear you.

JEFFERY WONG: My name is Jeffery Wong. I am a lifelong Flushing resident born and raised. I grew up near Casino Park. I went to Francis Louis

High school. My family, when they emigrated to Flushing or when we emigrated to Flushing-- Well they emigrated. When my parents emigrated to Flushing, they had nothing. You know, they came from China. They have worked in Flushing and I've worked in Flushing my entire life and we wouldn't be where we are if it wasn't for development. I've known New York my entire life, as well, and I've seen areas like Williamsburg, [inaudible 07:25:36] City, and, you know, I've seen what large developments do to the neighborhood. Yeah, there is a lot of small issues that need to be ironed out and resolved, but long-term I see the results, the positive results are undeniable. That's all I have to say.

CHAIRPERSON MOYA: Thank you, Jeffrey.
Thank you for your testimony today.

COMMITTEE COUNSEL: The next speaker will be Dean Yet followed by Dian Yu.

SERGEANT-AT-ARMS: Time starts now.

DEAN YEP: [inaudible 07:26:15]

CHAIRPERSON MOYA: Dean?

DEAN YEP: Yes. Can you hear me?

CHAIRPERSON MOYA: Barely. Can you get closer to the mic? I should be much better.

DEAN YEP: Hi. Can you hear me now/
hello?

CHAIRPERSON MOYA: You're coming in a
little muffled, but go ahead. Let's try it.

DEAN YEP: [inaudible 07:26:40] Hello?

CHAIRPERSON MOYA: Yeah, Dean. You sound
very far away. It's hard to hear you.

DEAN YEP: [inaudible 07:26:50]

CHAIRPERSON MOYA: We can't make out what
you're saying here. Why don't we move to the next
panelist and then, Dean, we will come back to you.
Maybe you can try to fix your microphone. Okay?

COMMITTEE COUNSEL: We will hear from
Dian Yu next followed by Alice Chang and we will come
back to Dean Yep. Dian Yu.

DIAN YU: Good afternoon.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Go ahead whenever you
are ready.

DIAN YU: Okay. Hi. Good afternoon.
My name is Din Yu and I am the executive director of
the Flushing Bid. So, the Flushing Bid is a not-for-
profit organization and we serve over 2000 small
businesses in downtown Flushing and, as a BID, we are

very focused on community growth and business development and, with that said, as was previously mentioned, had the bid and the developer has executed an MOU for a 2 million dollars. So, what we're going to do is that we will use that 2 million dollars to support the small business by doing community beautification and district marketing and workplace making to support all the small business in downtown Flushing and we were formed in 2003 and I'm proud to say that one of the developers, FNT is a founding member and they have been supporting Flushing business community for the past over around 20 years. And, as a BID, we are also focused on short-term growth and long-term growth. So, the short-term growth, I think this project will bring thousands of construction workers and I think that is the best for our local business because all those construction workers and, I mean, they're going to eat and shop in downtown Flushing. That is tremendous for a small business who is struggling with consumers. And for long-term growth, I think it is great that, you know, as you know, the Flushing, we are just close to JFK and LaGuardia and it would be great, you know, if we could capture a portion of those 50+ million tourists

that then visit Downtown Flushing first. And, last but not least, we are also close to two international sports. The Mets and the U.S. Open.

SERGEANT-AT-ARMS: Time expired.

DIAN YU: Every year. So--

CHAIRPERSON MOYA: You can just wrap it up.

DIAN YU: Yeah. I just want to wrap up by saying that the Flushing West is a great opportunity for us to connect the rest of the world with downtown flushing through this project. Thank you.

CHAIRPERSON MOYA: Great. Thank you.

COMMITTEE COUNSEL: The next speaker will be Alice Chang.

SERGEANT-AT-ARMS: Time starts now.

ALICE CHANG: Hi. Can you hear me? Hi.
Hello?

CHAIRPERSON MOYA: We can hear you.

ALICE CHANG: Okay. Good afternoon.
Thank you for your time. I am working in Flushing. After working in this environment, I do think this project will create more benefits and is used to in this area. With permanent affordable housing and better living, working and shopping conditions and

more and more willing to come to Flushing, the jobs and local workforce opportunities are created after the project. Over 3000 permanent jobs with 40 percent aimed at local residents, over 6000 construction jobs are created during the pandemic period. The project also provides job training and placements for Flushing residents. Local shop revenue will definitely increase in this area and the environment will also be cleaned up due to this project. That is why I think it is a great opportunity for Flushing to have this project and I respectfully ask you to agree with the project. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for testimony.

COMMITTEE COUNSEL: We will now attempt to hear again from Dean Yep. Dean Yep will be the last speaker on this panel.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON MOYA: Dean, can you hear us?

COMMITTEE COUNSEL: I see that Dean is in here. I think we are just waiting for him to be on muted.

DEAN YEP: Hello?

CHAIRPERSON MOYA: Hi, Dean. Let's try it one more time.

DEAN YEP: Yeah. Can you hear me?

CHAIRPERSON MOYA: You're a little muffled, but let's try it again.

DEAN YEP: Can you hear me now?

CHAIRPERSON MOYA: It's very low, Dean. But go ahead.

DEAN YEP: I can hear you now. Hello. Can you hear me?

CHAIRPERSON MOYA: Now we can hear you, Dean.

DEAN YEP: Okay. Thanks so much. Chairperson, Councilman, thanks for having me to speak. I am a senior citizen and I live a couple blocks away from the waterfront. I definitely want to support--

CHAIRPERSON MOYA: Dean, let me stop you for one second. Sergeant-at-arms, can we just start it over at two minutes again just because of the technical difficulties? Dean, please you can begin.

DEAN YEP: Thank you so much. Thank you for having me to speak. I am a senior citizen then living in Flushing. I live two blocks away from the

waterfront and I definitely want to support the special Flushing waterfront district. In the past 20 years, I can see the Flushing Creek, you know, is being wasted for many, many years. This is a good opportunity to change this piece of wasteland to a little bit better place in a safer place for the public. And also the second point is that, if this type of development is approved, it would generate a lot of taxes which would be able to support further for the Flushing area. You know, if you don't have this kind of development, where is your revenue going to come from? So, this is a one-time opportunity with all these developers come together to create thousands of jobs. So, definitely I support this project and I hope the Council supports it as well. Thank you.

CHAIRPERSON MOYA: Thank you, Dean. Thank you for your testimony.

COMMITTEE COUNSEL: Chair, that was last speaker for this panel and, at this moment, I'm not seeing any members for review stands for questions.

CHAIRPERSON MOYA: Okay. Good. There be no more questions for this panel, the witness panel

is now excused and, counsel, if you could call up the next panel.

COMMITTEE COUNSEL: The next panel will include Michael Mei, Timmy Mai, Angela An, Wen Leong Zheng. First speaker will be Michael Mae will be followed by Timmy Mei.

MICHAEL MEI: Hello? Can you hear me?

CHAIRPERSON MOYA: We can hear you.

Michael, we can hear--

MICHAEL MEI: Hello? Can you hear me?

CHAIRPERSON MOYA: We can hear you,

Michael.

MICHAEL MEI: Hello? Can you hear me?

CHAIRPERSON MOYA: We can hear you. You can start whenever-- Michael?

MICHAEL MEI: Hello? Hello? Can you hear me?

SERGEANT-AT-ARMS: We can hear you.

CHAIRPERSON MOYA: Yes. We can hear you. You can begin, Michael.

MICHAEL MEI: Can you hear me?

CHAIRPERSON MOYA: We can hear you loud and clear, Michael.

MICHAEL MEI: Can you hear me now?

CHAIRPERSON MOYA: We can hear you. What we'll do is why don't we go back to-- we'll come back to Michael while we sort out some of the technical difficulties that he may be having.

COMMITTEE COUNSEL: We will hear from Timmy Mai.

SERGEANT-AT-ARMS: You time will begin now.

TIMMY MAI: Hello. Can you guys hear me?

CHAIRPERSON MOYA: We can hear you, Timmy.

TIMMY MAI: All right. Thank you so much for having me and I know it is getting long hours and getting late. I'll try to make it shorter make it easy for you guys.

CHAIRPERSON MOYA: No worries. Please.

TIMMY MAI: Yes. So I am a mortgage consultant. I work at a bank for over 15 years. Getting people to become a homeowner and helping them achieving their homeownership is my longtime passion and my goal every day. Actually, the bank works very closely with the local community and the government to help move a lot of current renters to become a homeowner. And it happens to be this waterfront community area is considered a low to moderate income area which allows the bank in the government to

provide very minimum down payment with very easy financing options to have a lot of people become homeowners such as little as five percent and some lenders able to give up to three percent for homebuying grant and up to 15,000 dollars of closing costs it makes homeownership very much easier. With this project sitting in the low to moderate income area, I'm sure that it would create a lot of more affordable units and, with easy financing options, we can help a lot of more homeowners instead of renting, they can actually just hold an affordable property in this beautiful area. So, we totally support the great benefits of building this waterfront project.

CHAIRPERSON MOYA: Thank you, Timmy.

Thanks for your testimony today.

TIMMY MAI: Thank you.

COMMITTEE COUNSEL: The next speaker will be Wen Leon William Zheng and then we will try to get Michael Mei, again.

WILLIAM ZHENG: [speaking foreign language]

COMMITTEE COUNSEL: Mr. Ye or Mr. Lao, going to ask if either of you could assess the witness.

INTERPRETER: Yes. Let me check out what language he speaks.

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: Yeah. I will be the one.

COMMITTEE COUNSEL: Thank you.

INTERPRETER: [speaking foreign language]

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: Yes. So my name is Zhen William. Thank you very much for giving me such opportunity to express myself.

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: I am one who supports this waterfront project.

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: I am an immigrant from China. I graduated from New York University

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: I have been working in Flushing for 10 years and my job is related to the computer field.

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: Yes. I personally witnessed in the past 10 years the development of Flushing area. 10 years ago, Flushing was the place that was dirty, disorganized [inaudible 07:40:12]

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: [speaking foreign language]

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: There some Street that are very smelly. I have to close my nose to pass by the area.

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: I support this project because I feel this project will bring many more job opportunities and also will make Flushing cleaner and also the totality of the city appearance will be better.

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: That's all I wanted to say. Thank you very much.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today.

INTERPRETER: [speaking foreign language]

WILLIAM ZHENG: [speaking foreign language]

INTERPRETER: Thank you.

COMMITTEE COUNSEL: The next speaker will be Angela An then will try to get Michael. Angela An.

SERGEANT-AT-ARMS: Your time will begin.

COMMITTEE COUNSEL: We just need to give Angela another couple seconds to commend.

ANGELA AN: Hello?

CHAIRPERSON MOYA: Yes, Angela. We can hear you.

ANGELA AN: Oh, hey. Hi. My name is Angela. I am the owner of a small business in Flushing Queens. I fully support this new development. Flushing small business owners are suffering from the economic fallout of coronavirus. The economy recovery from the coronavirus is likely to be long and painful. It is hurting our community, particularly businesses like mine. We temporarily closed our business due to lack of visitors. Continued investment in Flushing is the best way to keep the local business communities [inaudible 07:42:55] and then encourage visitors to come back to Flushing. Approval of this project will provide the community and also provide many other [inaudible 07:43:06] such as waterfront access, affordable housing, and good local job opportunities for residents. Please support the special Flushing waterfront district. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today.

COMMITTEE COUNSEL: We will not try once again to hear from Michael Mei. Michael Mei, you will be the last speaker on this panel.

SERGEANT-AT-ARMS: Your time will begin.

CHAIRPERSON MOYA: Okay, Michael. You can unmute yourself. Michael?

MICHAEL MEI: Yes? Hello?

CHAIRPERSON MOYA: Yeah. Can you hear us now?

MICHAEL MEI: Yeah. Can I start?

CHAIRPERSON MOYA: You can start.

MICHAEL MEI: Can I start?

CHAIRPERSON MOYA: You can start.

MICHAEL MEI: Okay. Hello. Yeah. My name is Michael Mei. I'm a senior [inaudible 07:44:18] and have been working in Flushing area for over 20 years. I fully support this project. When I talked to my customers or clients about this project, they all say it's good for Flushing. This project is good for people who live there. It is good for businesses who have been there and it's also good for the city with the 2 billion dollars in investment in unused land. This project could create thousands of jobs and will create [inaudible 07:44:52] for the city. Flushing needs more remarkable features to attract tourists in order to become more prosperous. I think this project will become a star attraction that will draw people to this area. Also, Flushing needs more

public open space. This project will build a new waterfront for me to provide public outdoor space for people to rest and relax. When it comes for Flushing shopping and among other things. In terms of housing, I feel currently that more people in the real estate market are buying condos. Condos in this project could be the preferred residents of buyers looking in this area. I believe with more people living in downtown area, more business opportunity will be created and that is more local business are looking for. Thank you for listening.

CHAIRPERSON MOYA: Thank you, Michael. Thank you for your testimony today. Counsel, any questions for this panel?

COMMITTEE COUNSEL: Chair Miya, I see no members with questions for the panel.

CHAIRPERSON MOYA: Great. There being no more questions for this panel, the witness panel is now excused. Counsel, can you please up the next panel?

COMMITTEE COUNSEL: The next panel will include Kenley Lu, Andy Liang, Frida Sui, Yang Kao, and Benjamin Li. The first speaker will be Kenley Lu follow Andy Liang.

SERGEANT-AT-ARMS: Your time will begin now.

COMMITTEE COUNSEL: Okay. Perhaps we'll come back to Kenley Lu and move to Andy Leong. Andy Liang will be the next-- Oh. Andy Liang will be the speaker followed by Kenley Lu.

ANDY LIANG: Hello?

CHAIRPERSON MOYA: Hi, Andy.

SERGEANT-AT-ARMS: Time will begin now.

ANDY LIANG: Hello?

CHAIRPERSON MOYA: Hi, Andy. Can you hear us?

ANDY LIANG: Yeah. I can hear you. All right. Hi. So my name is Andy. I was born and raised in Queens, New York. I'm a recent graduate from Stoneybrook University. I've been working as an IT technician in Flushing for the past year. So, back in like high school and middle school, I would always hang out with my friends in light Queens Crossing and all over Flushing. So, recently I read about the special waterfront district and I think it is a great idea. I would like to express my support for the development. So, I read about the potential to transform the area into a beautiful waterfront.

Currently, it is pretty dirty and it's an eye sore, like many people have said. Every time you take the train to Flushing, you can see that there's nothing there. It's just water. So, yeah. Just like how it is in the city, I think this could be like a great potential for something like the South Street Seaport where, you know, it attracts a lot of tourists and a lot of locals. Yeah. And sorry. Give me a second. Yeah. So, yeah. We definitely need this place. It can allow us to spend more-- our leisure time more places to hang out and it would also allow more opportunities for public places. So yeah. I've listened to this presentation and I understand the differences. The points from both sides and I don't think it would make any sense to why we would not do this special district. This project. We get so many more community benefits. And so, yeah. For all these reasons, I strongly support the project did I hope you guys do too.

CHAIRPERSON MOYA: Thank you, Andy. Thank you for your testimony. We will proceed to the next panelist.

COMMITTEE COUNSEL: The next speaker will be Kenley Liu to be followed by Frida Sui.

SERGEANT-AT-ARMS: Your time will begin.

KENLEY LIU: Hello. Can everyone hear me?

CHAIRPERSON MOYA: We can hear you.

KENLEY LIU: Okay. Hi, everyone. I am
can. I am currently in Flushing resident and I am a
graduate student at NYU. I just want to start off by
saying that I heard some friends from Sunset Park say
that they don't want Flushing to be developed. But,
instead, they want Sunset Park to be developed. But,
however, I personally think that this project for the
waterfront is good for the community, therefore, I am
in favor of the project. I believe, through this
project, it will revitalize Flushing's economy by
creating more jobs for everyone and it will create
more jobs for our students, as well, by attracting
more businesses into the area. And it will also
provide more housing through the MIH for the
community's low income residents. And I just want to
end things off by saying I suggest everyone to vote
for this project and make this community a better
place to live. In the visit. Thank you for having
me.

CHAIRPERSON MOYA: Thank you, Ken. Thank you for your testimony. We will proceed to the next panelist.

COMMITTEE COUNSEL: The next speaker will be Frida Sui to be followed by Yang Kao.

SERGEANT-AT-ARMS: Your time will begin.

FRIDA SUI: Hi. Hello. Hello. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

FRIDA SUI: Hi. Hello. This is Frida. I am the current resident in Flushing community and I have been living here for almost 5 years with my family. A very sad story for me was the beginning of this year. A lot of my family members and friends lost their jobs. So, because there is a lot of new construction project caused because of the COVID-19 and most of them work in the real estate industry. So, what got me the most excited is if this project can create a thousand jobs and they prefer hiring locally and that is really good news for us because I want my family members to have a job and pay for the family. And also this project is very integrated plan and really helpful to operate our whole Flushing

community. So, I am highly supportive of this project. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony, Frida.

COMMITTEE COUNSEL: The next speaker will be Yang Cao to be followed by Benjamin Lee.

SERGEANT-AT-ARMS: Your time will begin.

YANG CAO: Okay. Hi, everyone. My name is Yang Cao. I am a resident of Flushing and I have been working in Flushing for three years. I moved to Flushing one year ago and I live on Maple Avenue. It's about like a 10 minute walk from the waterfront. I will support this master plan as there is going to be more job opportunities in Flushing, but also the polluted water will be treated soon. The public waterfront Park is also a piece that is been used for all the Flushing residents. So, I am looking forward to the changes. Please vote yes. Thank you for your time.

COMMITTEE COUNSEL: And last speaker on this panel well be Benjamin Lee.

SERGEANT-AT-ARMS: Your time will begin.

BENJAMIN LEE: Hi. Good evening, everyone. My name is Benjamin Lee and I was born and

raised in Flushing. I have been a resident here for 33 years. I have seen the drastic changes in Flushing throughout my life. The first job I ever worked was when I was 16 years old in a new development at the time, Flushing Mall which is now Tangram. The company that I worked for was one of the first businesses to occupy the mall. I was a DJ for an audiovisual company that hosted many events in the local area. My parents were immigrants from Taiwan who came here in the 1980s. They started out whole cell restaurant supply company that I know. We catered to many of the local restaurants in Flushing. The influx of restaurants has been good for my business and I think that this project would be great for the future of Flushing. I am incredibly supportive of the Flushing waterfront project. Thank you for the opportunity for allowing me to speak.

CHAIRPERSON MOYA: Thank you. Thank you, Benjamin. Thank you for your time.

COMMITTEE COUNSEL: Sorry. Chair Moya, I see no members with questions for this panel.

CHAIRPERSON MOYA: Okay. Do we have any Council members who wish to ask the panel any questions?

COMMITTEE COUNSEL: I see no raised hands from our members for the panel.

CHAIRPERSON MOYA: Okay. Seeing none, we will now dismiss the panel. Counsel, do we have any other panelists?

COMMITTEE COUNSEL: The next panel will include Denny Tang. Denny Tang.

SERGEANT-AT-ARMS: Your time begins now.

DENNY TANG: Hi. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

DENNY TANG: My name is Denny Tang. Thank you for allowing me to speak at this hearing and for this Flushing waterfront project. I am absolutely in favor for this project. I am born and raised. Flushing. Flushing has always been very, very close to my heart. And to all my family, anyone that knows the area knows that that area is completely swampland. It serves no purpose for the community. I mean, even when you drive by the area, it has an older. This development would be great for the community for jobs, development for the progress of Flushing and for all of us to move forward in the community. So, I am in favor for the project and thank you for allowing me to speak today.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony.

COMMITTEE COUNSEL: Chair Moya, there was a panel of one member only. I see no members with questions at this time.

CHAIRPERSON MOYA: Okay. There being no members seeking to ask questions, the panelist is now excused and you will proceed to the next panel.

COMMITTEE COUNSEL: We will now hear from Shi Pang. Shi Peng will be the next person to testify.

SERGEANT-AT-ARMS: Your time begins.

SHI PENG: Hi. Hello?

CHAIRPERSON MOYA: Yes.

SHI PENG: [speaking foreign language]

CHAIRPERSON MOYA: One second. Let's just see if we can get a translator.

COMMITTEE COUNSEL: Mr. Ye or Mr. Lao, I'm not sure which one we may or may not need for this witness. Mr. Ye, perhaps you could ask the witness if he needs translation.

INTERPRETER: [speaking foreign language]

SHI PENG: [speaking foreign language]

INTERPRETER: Yeah. He needs interpretation. Yes. Let me make the instructions for him first. [Speaking foreign language]

SHI PENG: [speaking foreign language]

INTERPRETER: Yeah. So my name is Peng Shi. I am a resident of Flushing.

SHI PENG: [speaking foreign language]

INTERPRETER: I learned from TV program that there is the Flushing waterfront project. So, I came did this. The voice my opinion.

SHI PENG: [speaking foreign language]

INTERPRETER: Yes. I am living not far away from this project site. The one thing I like to mention is the project site area. At night, there is not much lighting at all so there is no people there, so you feel not very safe.

SHI PENG: [speaking foreign language]

INTERPRETER: So, when I heard this news about this project, I was very happy, so I just want to voice my support.

SHI PENG: [speaking foreign language]

INTERPRETER: Yes. I immigrated here. I've been living here for several years. The reason why I like this areas because there is many delicious

foods and also there is affordable rent and many--
so, I feel like this project will provide commercial
activities and also many job opportunities.

SHI PENG: [speaking foreign language]

INTERPRETER: That's all, but thank you
very much.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: Chair Moya, you
could ask for questions for this speaker.

CHAIRPERSON MOYA: Are there any questions
for this panelist?

COMMITTEE COUNSEL: I see no raised
hands for questions.

CHAIRPERSON MOYA: Okay. There be no
raised hands for questions for this panelist, the
panelist is now excused and, counsel, could we have
any other panelists?

COMMITTEE COUNSEL: The next speaker
will be the caller with the number ending in 0634.
The unnamed caller with the number ending in 0634.

SERGEANT-AT-ARMS: Your time begins.

COMMITTEE COUNSEL: Chair Moya, it
appears that caller 0634 has left the hearing. There
is another unnamed caller with the number ending in

7442. The unnamed caller with the number ending in 7442 will be the next speaker.

CHAIRPERSON MOYA: Okay.

PING YOUNG: Hello. Hi. This is the caller with the phone number ending in 7442.

CHAIRPERSON MOYA: How are you? Can you just identify yourself?

PING YOUNG: I'm sorry. Say that one more time?

CHAIRPERSON MOYA: Can you just state your name?

PING YOUNG: My name is Ping Young.

CHAIRPERSON MOYA: Hi, Ping.

PING YOUNG: Hi.

CHAIRPERSON MOYA: Hold on one second. Can we just put the clock back at two minutes? Ping, you can--

PING YOUNG: Okay.

SERGEANT-AT-ARMS: You may begin.

PING YOUNG: Can I start now?

CHAIRPERSON MOYA: You can start. Yep.

PING YOUNG: My name is Ping Young and I am here to support-- to voice my support for the Flushing waterfront district project. My family is

run a food distribution business in Queens for more than 30 years and we have a lot of customers in the Flushing area. From what I understand about this project, it takes a currently unused, uninhabited plot of land by a polluted stream and it will turn this unused land into housing, office, and real estate real tell space. A playground a usable and attractive space that is accessible to the public. The polluted stream will be cleared up. The new homes being built well add to the housing supply. I've been listening on this call for quite a while and I have read a lot of the arguments for and against both sides and I don't see any rationale why this project is so objectionable and why it would be a better alternative to leave this plot unused and polluted. New York City, and especially Flushing, has been hit very hard this year because of the COVID-19 crisis. My business was affected by it. All of my customers. Right now what we need is to build our city back and bring back economic prosperity for everybody. All of the problems that we have in society, they are not going to be resolved unless we have economic prosperity and that is why I

am here to voice my support for this project and I would ask everyone to vote for it. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony. Counsel, do we have any questions for this panelist?

COMMITTEE COUNSEL: Chair Moya, I see no members with questions for this panelist.

CHAIRPERSON MOYA: Okay. Seeing none, the panelist is now excused.

COMMITTEE COUNSEL: If there are any other members of the public who wish to testify on the pre-considered LU items with a special Flushing waterfront rezoning proposal and have not already done so, please press the raise hand button now. The meeting will stand duties for a moment while we check for members of the public. Chair Moya, I see no other members of the public who wish to testify for this item.

CHAIRPERSON MOYA: Okay. Before we close, I just want to turn it over to Council member Koo for some closing remarks.

COUNCIL MEMBER KOO: Thank you, Chair Moya. Thank you for all who come to testify today. I want to say a special thank you to Chairs Moya and

Salamanca and all the land use council members who participated. Thank you to our land use staff, to the translators, and everyone who signed up to testify. We had over 105 people testifying today, so thank you all for your advocacy and participation. This is what democracy is about. So, enjoy the evening, everyone. Thank you. Thank you, Chair Moya.

CHAIRPERSON MOYA: Thank you, Peter. Thank you for your closing remarks. So, there being no other members of the public who wish to testify on the pre-considered LU items for the special Flushing waterfront district, the public hearing is now closed and the application is laid over. I would also like to remind anyone who didn't have the opportunity to testify. You can always submit your testimony to [land use testimony@council.NYC.gov](mailto:land_use_testimony@council.NYC.gov) and you can email your testimony to us there. That concludes today's business and of course I would like to thank the members of the public, my colleagues, the committee counsel, the land use staff, our counsel staff, the sergeant-at-arms for participating in today's meeting. In particular, want to thank my copilot year, Arthur, who was done a tremendous job. Thank

you so much. And Angelina, as well who stepped in.
Thank you to the sergeant-at-arms and to all the land
use staff into my staff member, Megan Tatio. Thank
you. With that, this meeting is hereby adjourned.

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date November 30, 2020