

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON ZONING AND
FRANCHISES

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Tuesday, June 13, 2023
Start: 10:20 a.m.
Recess: 10:50 a.m.

HELD AT: COMMITTEE ROOM, 14TH FLOOR

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu
Erik D. Bottcher
David M. Carr
Kamillah Hanks
Farah N. Louis
Francisco P. Moya
Lynn C. Schulman

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

Richard Lobel
Attorney
189-10 Northern Boulevard

Jerry Lee[ph]
Applicant
189-10 Northern Boulevard

James Chen[ph]
Applicant
189-10 Northern Boulevard

Shannon Zhao[ph]
Architect
189-10 Northern Boulevard

Henry Euler
President
Auburndale Improvement Association

Eric Palatnik
Attorney
1656 West 10th Street

2 SERGEANT AT ARMS: Good morning and welcome to
3 the Subcommittee hearing on Zoning and Franchises.
4 Please silence all electronic devices. Chair we're
5 ready to begin.

6 CHAIRPERSON RILEY: Good morning and welcome to a
7 meeting of the Subcommittee of Zoning and Franchises.
8 I am councilmember Kevin Riley, chair of the
9 Subcommittee. This morning I am joined by
10 Councilmembers Bottcher, Schulman, Abreu, Hanks,
11 Carr, and Moya.

12 Today we will hold a public hearing for two
13 proposals: one in Queens and one in Brooklyn. Before
14 we begin, I recognize the Subcommittee Counsel to
15 review the hearing procedures.

16 COUNSEL: Thank you Chair Riley. I am Angelina
17 Martinez-Rubio, Counsel to the Subcommittee.
18 Apologies for that feedback. And before I give my
19 announcements to the hearing, I just want to note
20 that the printed edition of the city record included
21 the 43rd Avenue D mapping as an item-- as an item to
22 be heard today, but we're not hearing that today.
23 That's going to be heard at the next zoning
24 subcommittee meeting.

2 This meeting is being held in hybrid format.

3 Members of the public who wish to testify may testify
4 in person or via Zoom. Members of the public wishing
5 to testify remotely may register by visiting the New
6 York City Council website at

7 www.council.nyc.gov/landuse to sign up, or for those

8 of you here in the chambers please see one of the

9 Sergeant At Arms to prepare and submit a speaker

10 card. Members of the public may also view a

11 livestream broadcast of this meeting at the Council's

12 website. When you are called to testify before the

13 subcommittee, if you are joining us remotely, you

14 will remain muted until recognized by the chair or I

15 to speak, and when the chair or I recognize you, your

16 microphone will be unmuted. Please take a moment to

17 check your device and confirm that your mic is on

18 before you begin speaking. We will limit public

19 testimony to two minutes per witness. If you have

20 additional testimony you would like the subcommittee

21 to consider, or if you have written testimony you

22 would like to submit instead of appearing before the

23 subcommittee committee, please email it to

24 landusetestimony@counsel.nyc.gov. Please indicate

2 the LU number and or project name in the subject line
3 of your email.

4 We request that witnesses joining us remotely
5 remaining the meeting until excused by the chair as
6 Councilmembers may have questions. Finally, there
7 will be pauses over the course of this hybrid meeting
8 for various technical reasons and we ask that you
9 please be patient as we work through any issues.

10 Chair Riley will now continue with today's agenda
11 items.

12 CHAIRPERSON RILEY: Thank you, counsel. I will
13 now open the public hearing on LU's 230 relating to
14 the 189-10 Northern Boulevard commercial overlay in
15 Councilmember Paladino's district in Queens. This
16 application seeks a zoning map amendment to establish
17 a C2-3 commercial overlay and then an existing R3-2
18 zoning district, and reduce the depth of and existing
19 R3X zoning district. For anyone wishing to testify
20 on this item remotely, if you have not already done
21 so, you must register online. And you may do that
22 now by visiting the Council's website at
23 council.nyc.gov/landuse. And once again, for anyone
24 with us in person, please see one of the Sergeants to
25

2 prepare your speaker's card. Counsel, please call
3 the first panel for this item.

4 COUNSEL: For this item, we have Richard Lobel,
5 and Richard, if you could introduce the rest of your
6 team, and I will swear them all in.

7 MR. LOBEL: Thank you. I'm joined by applicants
8 Jerry Lee and James Chen, as well as architect
9 Shannon Zhao.

10 CHAIRPERSON RILEY: Counsel, please administer
11 the affirmation.

12 COUNSEL: If you all could please raise your
13 right hand and answer the following question. Do you
14 affirm to tell the truth, the whole truth, and
15 nothing but the truth and your testimony before the
16 subcommittee and in your answers to all council
17 member questions?

18 ALL: I do.

19 CHAIRPERSON RILEY: Thank you. For the viewing
20 public, if you need a sensible version of this
21 presentation, please send the email request to
22 landusetestimony@council.nyc.gov.

23 And now the applicant team may begin. Panelists
24 as you begin I'll just ask that you please re-state

2 your name and organization for the record. You may
3 begin.

4 MR. LOBEL: Thank you Chair Riley,
5 Councilmembers. Richard Lobell of Sheldon Lobell PC
6 for the applicant. I'm pleased today to present to
7 you the 189-10 Northern Boulevard rezoning, which
8 merely involves installing a C2-3 overlay on a
9 portion of Northern Boulevard which literally has
10 commercial overlays extending for two miles. So this
11 is an oversight in the zoning map which we hope to
12 correct through ULURP.

13 Next slide please.

14 So this zoning map amendment, again, takes
15 primarily six lots on this block and rezones them
16 from R3X and R32 to R3X C2-3 and R3-2, C2-3. So this
17 would add a commercial overlay on all our portions of
18 seven lots. There are six lots here that front on
19 Northern Boulevard. Of those six lots, five of them
20 have commercial uses. So what this would do would be
21 to allow for these five lots (other than the
22 applicant's lot) to become conforming uses and would
23 allow for James and Jerry to have a three-story
24 building there, which would house their professional
25 offices.

2 Again, as discussed, Northern Boulevard here has
3 C2 overlays for greater than 20 blocks to the east of
4 the site. And this would facilitate the development
5 of this three-story-plus-cellar mixed-use building
6 with commercial and community facility uses, and a
7 total floor area of 14,080 square feet.

8 Next slide please.

9 So these are the basic numbers behind the
10 rezoning. Again, this is a three-story-plus-cellar
11 building. Each floor would be roughly 5000 square
12 feet for a total floor area of 14,800 square feet,
13 with ground floor use group 6A retail, second floor
14 use group 6B office, and third floor a community
15 facility to be designated. The setback in the front
16 yard would be 10 feet with a total height of 40 feet.

17 Importantly, all of these bulk provisions are as-
18 of-right at the site. So a three story building
19 could exist here as of right. We're not changing the
20 underlying R3-2 or R3X. zoning, we're merely adding
21 a C2-3 overlay. This site would also have required
22 parking with 35 spaces, including 29 in the cellar,
23 and six on the ground floor. And as far as
24 sustainability measures, there will be planting in
25 the front yard. There will be EV chargers for 10

2 parking spaces, a green roof at the terrace, and
3 solar on the roof.

4 Importantly-- the next slide please-- shows the
5 as-of-right development at the site. And this is
6 something which came up during public hearings. But
7 basically the as-of-right development here in the
8 existing zoning district could have the same three
9 story building. So it would be a three-story-plus-
10 cellar building, which would house a use group 4A
11 community facility, medical offices or treatment
12 facilities, have a total height of 35 feet and 24
13 parking spaces.

14 Importantly, this is one of those rare instances
15 where the proposal actually would allow for a more
16 contextual building. The as-of-right building that
17 you see here would rise to a level of 23 feet in the
18 rear yard, which would basically go up against the
19 rear lot line. The proposal as proposed we would we
20 would need to have such a spread in the back to be
21 able to bring down the rear lot line the wall. So
22 it's actually a better building. And this is really
23 a rezoning which just goes to use, and allows for
24 commercial use of the property, particularly office
25 and, and retail.

2 The next slide addresses some comments which were
3 made in the course of public hearings regarding a BSA
4 variance. This block-- actually most of the block,
5 roughly 50,000 or greater square feet, is subject to
6 BSA action.

7 So since 1971, BSA has granted piecemeal
8 variances and special permits on this block to allow
9 for auto-related uses, furniture stores, and parking.
10 And so we've been asked during the course of public
11 hearings, why wouldn't we go back to BSA? And so
12 importantly, this application, while it's a great
13 land use application at the council and for ULURP,
14 makes a terrible BSA application. BSA applications
15 are-- the foundation of those applications are
16 uniqueness, financial hardship. That's not the case
17 with this site. It's a relatively rectangular site
18 of 9800 square feet. And you can't make your
19 findings, which we which we repeat on the board, in
20 the sense that there's nothing really unique about
21 the site that lends itself to a hardship variance.
22 However, in terms of land use, as we'll see in the
23 coming slides, it makes total sense.

24 The next slide shows a copy of the zoning map.
25 And you can see, although very small, extending to

2 the east, all of these C2 overlays, which line
3 northern Boulevard in this area. It's very prevalent
4 here to have commercial uses on Northern Boulevard.
5 Anyone who walks these blocks can easily see that its
6 commercial uses which go for miles. And so to allow
7 for this overlay here will merely allow for a
8 continuity of that use, and allow Jerry and James to
9 locate their offices.

10 The next slide is the tax map which shows with a
11 little bit more focus, the exact nature of the
12 development, the development site 9800 square feet,
13 to the left hand of the of the map is highlighted in
14 red, and the remainder of the site would have a C2-3
15 overlay.

16 The next slide (and after this I'll conclude; I
17 apologize for going on)-- The next slide is a land
18 use map and an area map, and really demonstrates well
19 why this property and this site is so well-- well
20 positioned for a commercial overlay. You can see on
21 the map the blocks that are shaded in the lots that
22 are shaded in red. Those are all commercial uses.
23 So you can see here that there is-- are commercial
24 overlays existing to the east of the site, and on our
25 block, you can see that most of the lot area is

2 either red or gray. The red portions of this lot
3 are, as I said, commercial stores, auto-related uses,
4 furniture stores. The gray portion, with the
5 exception of our site, are parking, commercial
6 parking, as well as the restaurant and accessory
7 parking for that restaurant. So of block frontage
8 here that totals roughly 72,000 square feet on
9 Northern Boulevard, roughly 63,000 square feet
10 already has commercial uses. The effect of this
11 rezoning will not be to cause any type of material
12 change in this block front other than to allow for
13 Jerry and James to locate their offices here.

14 You can see from the following slides, and you
15 can feel free to page through quickly, there are
16 pictures which demonstrate the commercial area of the
17 property. And then that's followed by site plans and
18 renderings (and feel free to go quickly) which are--
19 demonstrate that this would be a contextual building,
20 it would be a rather handsome building for the area,
21 it would have a patio for outdoor space and would
22 provide for greenery in and around the site.

23 The remaining portions of the presentation
24 include plans and materials, which show the ground
25 floor retail, as well as show on the proposed plans

2 that the rear lot line would be respected, there
3 would be a lower intrusion into the rear lot than
4 would be permitted and would be intended in and as-
5 of-right development.

6 So in summary, we are hopeful that the Council
7 can support the Queens Borough President's
8 determination, as well as city planning's
9 determination, which supported this application. And
10 with that, we're happy to answer any questions.

11 CHAIRPERSON RILEY: Thank you, Richard.

12 How long has the applicant owned this property?
13 And how is it currently used?

14 MR. LOBEL: [TO PANEL:] What's the division?

15 CHAIRPERSON RILEY: You can use the mic, and just
16 state your name for the record.

17 MR. LEE: Jerry Lee. Good morning. We 've
18 probably used it since 2019, I believe. Right now we
19 currently use it as storage for like construction
20 materials. We generally build, but because we've
21 been trying to get this application, we've been
22 having financial hardship of finding storage places
23 too. So we just park our trucks, vans, keep some--
24 keep some materials storage there. But we--

2 everything-- we just cleaned it out to the best of
3 our ability.

4 And right now we're also renting or leasing
5 office space near Whitestone. And that's about like
6 \$40-something-thousand. You know, that-- and that's
7 monthly costs and based and we just paid a property
8 tax to yesterday. So it's-- it's a little hard right
9 now. Thank you.

10 CHAIRPERSON CABÁN: Thank you, Jerry. You say a
11 leasing office space. What type of business?

12 MR. LEE: Construction. And also we share the
13 office space with a Amaralyn[ph] Brook[ph], which is
14 Shaolynn[ph] Zhao[ph] right here, the architect.

15 CHAIRPERSON RILEY: Thank you, if this action
16 were to be disapproved, how would this applicant use
17 this property?

18 MR. LOBEL: Well, Chair. It's a good question
19 and one which has been raised. The applicant would
20 be unable to use his property for their office,
21 because frankly, despite the fact that commercial
22 overlays abound here on Northern Boulevard, there's
23 not one on this block. So with that, the applicant
24 would be required to either use or lease a building
25 here for as-of-right uses, which we feel would be a

2 shame for the community, particularly because some of
3 the concerns that were expressed had to do with the
4 building to the rear and how this building would be
5 situated. And the-- the as-of-right building here
6 would be three storys, and because of the way the
7 parking would be situated would go up to 23 feet at
8 the rear outline.

9 So if it was not approved, it would be from a
10 bulk perspective would be far worse for the area, and
11 would-- would house a community facility / doctors
12 offices / treatment facility for the full three
13 stories of the building.

14 CHAIRPERSON RILEY: And directly behind is
15 residential?

16 MR. LOBEL: There are residential neighbors all
17 along this block. So there are-- Again there are
18 roughly six lots, five of them are already commercial
19 and there are roughly 20 neighbors to the rear. This
20 particular lot only has two neighbors to the rear.

21 CHAIRPERSON RILEY: Have the other properties in
22 the rezone area received variances from the BSA?

23 MR. LOBEL: They have. Through-- From 1971 on
24 there's been a hodgepodge of variances and special

2 permits to allow for commercial uses from furniture
3 stores to auto related.

4 CHAIRPERSON RILEY: Did the Community Board have
5 any issues with the proposed project that you have
6 tried to address?

7 MR. LOBEL: They did. And we have, and, you
8 know--

9 CHAIRPERSON RILEY: Can you state those issues?

10 MR. LOBEL: Sure. So we've been going to
11 Community Board 11 for years. The community board
12 actually-- this was a split vote at the Community
13 Board. It was a vote of 27 to 10 against, and
14 primarily had to deal with the massing of the
15 building.

16 I think the central issue of the Community Board
17 was that they wanted control in a way that-- When
18 variances are granted by BSA, BSA has the authority
19 to condition those variances. So in the BSA
20 resolutions, they'll place conditions on the use of
21 the property. And the Community Board said, "Well,
22 we want this property to be subject to a BSA
23 variance, so we can similarly have conditions." The
24 problem is that conditions aren't a cause of the BSA
25 variance, they're the effect. Meaning that if you

2 don't have a BSA variants case to begin with, you
3 can't have-- you can't have the conditions placed on
4 it merely because you're at BSA.

5 So this application makes a terrible BSA case.
6 It is a roughly 9800 square foot lot. It's
7 rectangular. You don't have the site uniqueness.
8 BSA variances, they need some type of yard relief.
9 They need an odd shaped lot. There has to be
10 contamination. We don't have any of that. What we
11 have is really just a case where the land use in the
12 area is totally different than what's reflected on
13 the zoning map here.

14 So we tried to basically explain to the Community
15 Board, and were successful for a portion of the
16 Community Board, that we can't get a BSA variance
17 here. But I will tell you Chair, that what we did
18 say, and what we're still happy to do is to condition
19 the uses of the property to basically say, we're not
20 interested in noxious uses, uses that may be
21 permitted in a C2. We can provide some of the
22 conditions that the community board would have gotten
23 by way of an agreement with the community board and
24 with, you know, with interested parties. So we are

2 still happy to do that. And we would, you know,
3 would appreciate that opportunity going forward.

4 CHAIRPERSON RILEY: Speaking of the Community
5 Board, I know you proposed an expected community
6 facility. Did you get a tenant for that facility
7 yet?

8 MR. LOBEL: No, I think that the discussion was
9 potentially around senior center space, which is
10 something that's needed in the area. So although we
11 have not-- don't have a tenant merely because there's
12 no definite, you know, approval here. I know that
13 the discussion was around something that would be
14 robustly used by the community and needed in the
15 area.

16 CHAIRPERSON RILEY: Was that suggested by the
17 Community Board, the senior space?

18 MR. LEE: We were open. We also asked the
19 Community Board, if they have any recommendation,
20 that would be open to it. The rest of the-- those
21 other spaces will just be office space for an
22 architect, our construction back office, and then on
23 the ground level it will probably just be retail that
24 we will also open to the community. We also-- also
25 suggested we would not put like a restaurant, and

2 we're also open to any suggestions that may-- because
3 we don't have an actual--

4 CHAIRPERSON RILEY: So you guys are open to going
5 back to the Community Board, pending approval, to
6 address those other two vacant...?

7 MR. LEE: Correct.

8 CHAIRPERSON RILEY: Okay.

9 MR. LEE: But they just didn't-- The community
10 board didn't give us any recommendations, or-- they
11 just said they would like an opinion. Thank you.

12 CHAIRPERSON RILEY: Okay. Well, I don't know if
13 it is a suggestion from me. It's not my community.
14 But being that you guys are doing construction and
15 the architect, maybe this is opportunity to work with
16 some people in the community to teach them the trade.
17 Maybe that could be a space within the community. So
18 maybe that could be an idea that you bring back to
19 them to address that.

20 My last question before I pass it to my
21 colleagues to see if they have any question is: Is
22 the applicant team willing to commit to a MWBE and
23 local hiring goals, as well as sustainable design
24 features recommended by the borough president?

25 MR. LEE: Yes.

2 CHAIRPERSON RILEY: Thank you. I now invite my
3 colleagues to ask any questions. Does any
4 Councilmembers have any questions? And we've been
5 joined by Chair Louis as well.

6 There being no questions, this applicant panel is
7 excused. Thank you so much, Richard.

8 MR. LOBEL: Thank you, Chair.

9 CHAIRPERSON RILEY: Counsel, are there any
10 members of the public who wish to testify on 189-10
11 Northern Boulevard commercial overlay remotely or in
12 person?

13 COUNSEL: It doesn't look like there's anyone in
14 person here to testify on this item. And we have one
15 person on line, Henry Euler. So Henry, I'll just
16 make a quick announcement for you that please make
17 sure your device-- your mic is working before you
18 start speaking. Be ready to speak when the Chair
19 tells you to begin and just note that if the
20 Councilmembers do not have questions for you, you'll
21 be removed from the Zoom but you'll be able to
22 continue to watch the hearing online at the Council's
23 website.

2 CHAIRPERSON RILEY: Members of the public will be
3 given two minutes to speak. Please do not begin
4 until the Sergeant at Arms has started the clock.

5 SERGEANT AT ARMS: You may begin.

6 MR. EULER: Hello, can you hear me?

7 CHAIRPERSON RILEY: Yes, we can hear you, Henry.
8 You may begin.

9 MR. EULER: Okay. Thank you. Thank you. My
10 name is Henry Euler. I'm the president of the
11 Auburndale Improvement Association, which is the
12 civic organization in the area. And my community is
13 opposed to the granting of this overlay application.
14 We feel that once the zoning change is established,
15 any building conforming to the new overlay
16 designation could be built on this block as-of-right
17 at any time without public review.

18 Now, there are 16 homes whose backyards back up
19 to this-- this particular block. It's a long, narrow
20 block. And we just feel that they should follow the
21 variance procedure in order to do what they want to
22 do. This way the community would have input. And it
23 would be more fair to the community. The lawyer
24 keeps saying that he can't get a variance here.
25 We've consulted with our land use specialists who

2 said that he believes that they can, that they can
3 meet all the conditions to qualify for grants.

4 Now we're not against businesses or community
5 facilities operating in our community. We feel that
6 the interests and concerns of the local residents
7 must be listened to, be respected, and acted upon.
8 We submitted a written statement to you as well as
9 three photos showing the current conditions on 189-10
10 Northern Boulevard. He has a construction and
11 building supply business operating there illegally.
12 And it's a mess. It's terrible. This is hardly a
13 way for this applicant to start a relationship with
14 the community. We're very upset about it. A
15 complaint was filed with the Department of Buildings
16 and a violation was issued to the applicant.

17 We also have the complete support of our
18 Councilwoman, Vicky Palladino. She attended our
19 rally.

20 SERGEANT AT ARMS: Time expired.

21 MR. EULER: Is that finished?

22 CHAIRPERSON RILEY: You may continue. Go ahead,
23 Henry.

24 MR. EULER: All right. I just wanted to say she
25 attended our rally in front of the site. She

2 attended our civic meeting. And she said she gets
3 it, that she-- she is also on the side of the
4 community in opposing the overlay. So we don't want
5 the community bypassed in this situation. We are
6 asking this subcommittee to vote no on the
7 application. Thank you.

8 CHAIRPERSON RILEY: Thank you, Henry, for your
9 testimony. Are there any Councilmembers who have
10 questions for Henry?

11 There being no questions for Henry, Henry you are
12 now excused.

13 MR. EULER: Thank you. There be no other members
14 of the public who wish to testify on LU 230 related
15 to the 189-10 Northern Boulevard commercial overlay,
16 the public hearing is now closed and the item is laid
17 over.

18 I will now open the public hearing on the pre-
19 considered LUs related to ULURPs numbers C 220285 ZMK
20 and N 220286 ZRK, relating to the 1656 West 10th
21 Street rezoning in Councilmember Yager's district in
22 Brooklyn. The application seeks a zoning map
23 amendment to rezone an existing R5B zoning district
24 to an R6 zoning district, and the related zoning text
25 amendment to map an MIH program area.

2 For anyone wishing to testify on this item
3 remotely, if you haven't already done so you must
4 register online he may do that now by visiting the
5 council's website at council.nyc.gov/landuse. And
6 once again for anyone with us in person, you may see
7 one of the Sergeant At Arms to prepare and submit a
8 speaker's card.

9 Counsel, can we please call the first panel for
10 this item?

11 COUNSEL: The panel for the side name is Eric
12 Palatnik.

13 CHAIRPERSON RILEY: Counsel, please administer
14 the affirmation.

15 COUNSEL: Do you please raise your right hand do
16 you affirm to tell the truth, the whole truth, and
17 nothing but the truth and your testimony before the
18 subcommittee and in your answer to all Councilmember
19 questions.

20 MR. PALATNIK: I do.

21 CHAIRPERSON RILEY: Thank you. For the viewing
22 public if you have-- if you need an assessable
23 version of this presentation, please send the email
24 request to landusetestimony@council.nyc.gov.

2 And now the applicant team may begin. Panelist,
3 as you begin, I'll just ask you please restate your
4 name and organization for the record. You may begin.

5 MR. PALATNIK: Sure my name is Eric Palatnik.

6 I'm an attorney representing the owners of 1656 West
7 10th Street. And we're here to request a rezoning
8 from R5B to an R6A that if approved, would permit the
9 proposed six story building that you see here.

10 Hello, Councilmember. How are you? It's nice to see
11 you.

12 I'll make this rather quick because the good news
13 here is there is no controversy, relatively speaking,
14 around this property. It was well supported at the
15 Community Board. It's been supported by the borough
16 president. It was supported at city planning. A
17 couple of the neighbors to the rear did show up at
18 the Community Board meeting to express their concern,
19 and I'll show you what that's all about during the
20 presentation.

21 Next slide, please.

22 We can't read this. I'll go to the next slide,
23 please.

24 This slide, the left side shows you the existing
25 zoning. The right side shows you the proposed

2 zoning. You could see where it intersects, just off
3 the intersection of Kings Highway and Quinton Road.
4 It's a rather large intersection. It's an R7-8
5 district, high density, and we're extending the R6A--
6 or creating an R6A that extends from that R7A.

7 If you could go two slides forward, please?

8 The rationale behind the rezoning is pretty self-
9 evident. This slide tells you that story very well.
10 I think we're asking for a logical request. The site
11 is in the middle of two larger buildings. The block
12 although, R5B is really more akin to an R6A zoning
13 district. So the site that we have, or we are
14 operating on right now is a daycare. I know
15 Councilmember, Chair Riley, you just asked about
16 adult daycare. This is an adult daycare that's on
17 the property right now. And that will be staying
18 there when we rebuild it. And it's the operators of
19 the adult daycare that are the sponsors of this
20 development.

21 Next slide, please.

22 See if you can skip ahead. I'm just going to
23 jump ahead and save you some time.

24 If you can go to slide 12, please.

2 So slide 12 starts to talk about the housing
3 shortage in the area. And we put together some
4 information for users to explain that this area of
5 Brooklyn is not keeping up with the rest of the city.

6 Next slide, please.

7 This slide that I'm showing you now shows you the
8 red dots indicate how many units of housing have been
9 built with MIH. You can see there's very little,
10 almost-- almost close to nothing. 22 and 7 here.

11 Next slide please.

12 Actually go one slide further, please.

13 There you go. This slide shows the unit mix,
14 which shows you the breakdown for the affordability.
15 And you can see there there's 24 units proposed.
16 It's a relatively small project. Six of which will
17 be affordable.

18 And I'll click now to slide 19.

19 And slide 19 shows you the rear of the building
20 on the right side and the front of the building on
21 the left. The building has been designed in a way to
22 take care of for the windows of the neighbors on the
23 lot line conditions next door to us.

24 And I'll stop on slide 20. Please go to slide
25 20.

2 Actually. If you can go slide 21, please? Speed
3 everybody's day up a little bit.

4 I just wanted to speak to what the concerns were
5 from some of the people behind us that showed up at
6 the Community Board-- at a city planning hearing,
7 excuse me. They were concerned about our building
8 being built on our site, which is on the right. On
9 the left, we show you what the existing condition is,
10 and what we're trying to demonstrate here is that our
11 buildings will be set back further from a lot line
12 than the existing building leaving an open space,
13 which will open up a lot of light merit to the
14 neighbors to the rear of us.

15 I believe even though we're creating a taller
16 building, we're creating a better living condition
17 for them. And I think the city planning agreed as
18 well, and they supported it after that. So that's my
19 presentation. I'd be happy to answer any questions.
20 Thank you.

21 CHAIRPERSON RILEY: Thank you, Eric. Do you know
22 what their plans for relocation are while the
23 proposed development is being reconstructed?

24 MR. PALATNIK: They're looking right now for a
25 suitable space. They're confident they'll find one.

2 There is a you know, an abundance of office type of
3 space available these days. So they-- they're
4 confident they'll find one. It's not really ideal
5 for them to be in a temporary space, but they're
6 comfortable doing it for about two years while they
7 build the building.

8 CHAIRPERSON RILEY: Thank you. The applicant is
9 proposing 10 off-street parking spaces. Is the
10 parking plan only for residents, or for employees of
11 the adult daycare center? And did the applicant
12 consider providing no parking due to this development
13 proximity near transit?

14 MR. PALATNIK: Well, I'm glad you mentioned that.
15 It is very well situated near the end train and
16 numerous bus lines. It's very close. We did not
17 consider providing no parking because we are required
18 to provide parking. We're providing the minimum
19 amount that is not for the daycare-- adult daycare
20 use. It is for the residents of the building.

21 CHAIRPERSON RILEY: Thank you. Councilmember?
22 Being-- There being no more questions for this panel,
23 this panel is now excused.

24 MR. PALATNIK: Thank you.

2 CHAIRPERSON RILEY: Counsel, are there any
3 members of the public who wish to testify on this
4 application?

5 COUNSEL: Chair, there are no members signed up
6 online, or that are online, and I don't see any in
7 person, so we can go ahead and close the hearing.

8 CHAIRPERSON RILEY: They really no members of the
9 public who wish to testify on preconsidereds Lus
10 relating to ULURP number C 220289 CMK and Neulasta
11 on-body CMK relating to the 1656 West 10th Street
12 rezoning, the public hearing is now closed an the
13 item is laid over.

14 That concludes today's business. I would like to
15 thank the members of the public, my colleagues,
16 Subcommittee Council, Land Use, and other council
17 staff, and the Sergeant Of Arms for participating in
18 today's meeting. This means is hereby adjourned.
19 Thank you.

20 [GAVEL]

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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 06/23/2023