

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 18, 2020  
Start: 10:10 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)

Ben Stark, Land Use Counsel  
on behalf of Applicant 223 Troutman LLC  
Hirshen, Singer, and Epstein

Neil Weisbard, Land Use Counsel  
On behalf of Mansion Café  
Pryor Cashman

Susan Wiviott, CEO  
The Bridge

Brian Coleman

Hercules Argyriou  
MEGA

Penny King

Jennifer Crescitelli, AVP  
The Bridge

Scott Burton, Client  
The Bridge

Zachary Bernstein, Land Use Counsel  
Fried Frank

Morris Jerome  
JEM

Ray Cazis, Pastor  
International Baptist Church

Don Kaplan, Senior Partner  
FX Collaborative Architects

Harry Bubbins  
Respect Brooklyn

Virginia Cahill, New York City Resident

Danette Plagge, New York City Resident

Jeannie Hutchins, New York City Resident

Cassandra Carrillo, Representative  
32 BJ

Christopher Cazis, New York City Resident

Jesus Ramos, New York City Resident

Sabre Mostafa, New York City Resident

Joy Rosenthal, New York City Resident

Cynthia Spencer, New York City Resident

Mac Montandon, New York City Resident

Prudence Hill, New York City Resident

Forrest Gurl, New York City Resident

Ronald Longhofer, New York City Resident

Valerie Goulbourne, New York City Resident

Yvette Bennett, New York City Resident

Todd Weeks, New York City Resident

Mark Duffin, New York City Resident

MC Forelle, New York City Resident

Jann Degnan, New York City Resident

Michelle Phillips, New York City Resident

Rachel, Czak, New York City Resident

Geraldine Beauvil, New York City Resident

Lars Engstrom, New York City Resident

Sergio Vieira, New York City Resident

Tricia Bastian, New York City Resident

Ioan Smoleac, New York City Resident

Novita Mason, New York City Resident

Jessica Park, New York City Resident

Marta Reyes, New York City Resident

Linda Brilliant, New York City Resident



SERGEANT-AT-ARMS: Sergeants, if you could begin your recordings.

SERGEANT-AT-ARMS: PC recording is underway.

SERGEANT-AT-ARMS: Cloud recording good.

SERGEANT-AT-ARMS: Backup is rolling.

SERGEANT-AT-ARMS: Sergeant Jones, if you would go ahead.

SERGEANT-AT-ARMS: All right. Good morning, everyone, and welcome to today's remote New York City Council hearing of the Subcommittee on Zoning and franchises. At this time, would all panelists please turn on your videos? To minimize disruptions, please place electronic devices to vibrate or on silent. And if you wish to submit testimony, you may do so at [testimony@Council.NYC.gov](mailto:testimony@Council.NYC.gov). And again that is [testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). And thank you for your cooperation. And, Chair, we ready to begin.

CHAIRPERSON MOYA: Thank you so much.

[gavel]

CHAIRPERSON MOYA: Good morning. I am Council member Francisco Moya, Chair of the subcommittee on Zoning and Franchises. I am joined

remotely today by Council members Rivera, Richards, Grodenchik, Barron, and Levin. But before we begin, I would like to note that the pre-considered LUs for the Special Flushing Waterfront District proposal are being laid over. Today we will hold public hearings for the number of pre-considered LU items, including the Bedford Avenue overlay extension under ULURP number C 200158 ZMK, the Mansion restaurant sidewalk café under ULURP number N 00078 ZRM, and the 803 Rockaway Avenue rezoning under ULURP number C 00056 ZMK and N 0057 ZRK and to zoning actions related to the 312 Coney Island Avenue rezoning proposal under ULURP number C 00092 ZMK and N 00093. The third action related to the Coney Island proposal for a zoning special permit application is expected to be calendared for hearing at the future meeting, but before we begin, I want to recognize the subcommittee counsel to review the remote meeting procedures.

COMMITTEE COUNSEL: Thank you, Chair Moya. I'm Arthur Huh, counsel to this subcommittee. Members of the public wishing to testify were asked to register for today's hearing. If you wish to testify and have not already done so, we ask that you register at that counsel's website at

[www.council.nyc.gov](http://www.council.nyc.gov) to sign up. For members of the public viewing today's meeting online, please note that that counsel is providing a live stream broadcast with ASL interpretation. This option can be found on the Council's website at [www.council.nyc.gov/livestream](http://www.council.nyc.gov/livestream). When called to testify, individuals appearing before the subcommittee will remain muted until recognized by the Chair to speak. Applicant teams will be recognized as a group and called first. Members of the public will be called and recognized as panels in groups of up to four names at a time. When the Chair recognizes you, your microphone will be on muted. Please take a moment to check your devices and confirm that your mic is on before you begin speaking as there is a slight delay in the process of un-muting. 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 wish to submit instead of appearing before the subcommittee, you may email it to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please indicate the LU number and or project name 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 the order that they raise their hands and Chair Moya will recognize members to speak. Witnesses are reminded to remain in the meeting until they are excused by the Chair as Council members may have questions. Finally, there will be pauses over the course of this meeting due to various technical reasons and we will ask that you all please be patient as we work through any issues. Chair Moya will now continue with today's agenda items.

CHAIRPERSON MOYA: Thank you, Arthur. I now opened the public hearing on the pre-considered LU item for the Bedford Avenue overlay extension relating to property in Council member Reynoso's district in Brooklyn. The ULURP application number for this pre-considered item is C 200158 ZMK. The application includes a zoning map amendment to establish a C 24 commercial overlay district within an existing R6B district along the west side of Bedford Avenue between grand Street and North first Street in Williamsburg, Brooklyn. If approved, the

proposal would facilitate the development of a three-story mixed-use building at 276 Bedford Avenue with ground for commercial use and the residential use on the upper floors. Before we hear from the applicant, I would like to first go to-- I'm sorry. We don't have Council member Reynoso, do we? No? Okay. Seeing that we don't have the Council member here, I would like to also recognize that we been joined by Council member Lander and now I would like to turn it over to our counsel to please call the first panel for this item.

COMMITTEE COUNSEL: The applicant panel for this item will include Ben Stark, land-use counsel appearing on behalf of the applicant 223 Troutman LLC. Mr. Stark, if you've not already done so, please accept the unmute request in order to begin to speak.

CHAIRPERSON MOYA: And, counsel, if you could please administer the affirmation when the panelists are ready?

COMMITTEE COUNSEL: Mr. Stark, please raise your right hand. Do you affirm to tell the truth, the whole truth, and nothing but the truth in

your testimony before the subcommittee and answer to all Council member questions?

BEN STARK: Yes. I do.

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 may be a slight delay in both the initial loading and the advancing of the slides. As a technical note for the benefit of the viewing public, if you need an accessible version of this presentation, please send an email request to the landuse[testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). And now, if the panelist will please restate your name and affirmation for the record. You may begin.

BEN STARK: Hi. Thank you, Chair Moya. My name is Ben Stark. I am land-use counsel at Hirschen, Singer, and Epstein. I am the applicant's representative. The older and applicant for the zoning map amendment is 223 Troutman LLC. It's not to be confused with the project development site to

76 Bedford Avenue in Williamsburg, Brooklyn, but we will get to that in a second. Will you please go ahead with the presentation. Thank you. Great. And I'm not sure if I have functionality here, so I just say next slide, Chair Moya? You are on mute, but I'll just get going.

CHAIRPERSON MOYA: Sorry about that. Sorry about that. Yeah. You just say next and then we will have the staff move along for you.

BEN STARK: Cool. Thank you. As Chair Moya graciously introduced, this is the Bedford Avenue overlay extension, which is a zoning map amendment whose name generally describes what is happening here. It's a rezoning application to extend an existing C 24 commercial overlay over a 2700 square for property on the corner of North First Street and Bedford Avenue in Williamsburg community District 1. As Chair Moya said, this rezoning would facilitate the development of a new three-story building and the building would have ground-floor retail which is being facilitated by the overlay extension and apartments on a second and third floor. What apartment each proposed for rentals. Next slide, please. Kind of already gone over a few

elements of this, but this application is, in a way, it's been done to develop a vacant property that is only partially within a commercial overlay on a corner of a retail focus Street, Bedford Avenue. The applicant, upon getting into contract for the property, determined that less than 50 percent of the property was within an existing commercial overlay and so the zoning map amendment application was initiated to complete the-- to move the overlay over the entirety of the 2700 square-foot site so that a full ground-floor-- so the full ground-floor of the proposed building could accommodate retail uses. The zoning map amendment application proposes no change to the underlining R6 B designation that governs development of the site and so the property is permitted today to be developed to two FAR and will continue to be permitted to be developed after this application. Or should this application be approved. Proposed building, like I said, three stories, two residential units, ground floor commercial uses will be, as we will show a little bit, in context with buildings that surround reaching the height of around 39 feet. No parking or other residential amenities are proposed other than an outdoor terrace for the

second unit above part of the commercial ground-floor. Next slide. All right. So, this is where we are. The map on the right kind of locates you to kind of the border between South and North side Williamsburg. The vacant property-- the property, like I said, it's vacant. The corner of North first and Bedford Avenue. A lot of people know this site and that it is on a very busy street. It gets a lot of foot traffic and, for many years under a prior owner, had a number of garden gnomes making residents on the lawn. And so, every time we've made presentations to people on this project, they've always pointed that out. Next slide. Just bringing us down to the pedestrian level. Next slide. That is looking up north first towards the water. Now kind of looking back, looking south down Bedford now looking north up Bedford. And leave it here on this-- Oh. On the zoning map, please. So, the map-- I am sure members of the subcommittee have seen the zoning change maps before. Our map on the left is the existing zoning map and the map on the right is what is proposed. The map on the left shows, if you can locate yourself to the corner of Bedford Avenue in grand, you will notice that the

existing C24 commercial overlay is mapped within 100 feet of grand Avenue. It looks, if you look at the map, like the entirety of the corner of Bedford and North first is within a commercial overlay already, but when it as surveyor actually lays out wet 100 foot distance is from grand Avenue, you will see at the property on the corner of North first and Bedford isn't completely covered. And so, if you look to your right at the other map, you will see that the proposal is to extend this overlay mapped within 100 feet of Bedford Avenue, as well. As being within 100 feet of grand. Next slide. This tax map, annotated tax map, shows this dynamic a little better. You will see again that the existing overlay extends 100 feet from Grand Street and only catch is just kind of a corner of the proposed development site, an area of approximately 600 square feet. And so, by extending it to also be a way than 100 feet of Bedford Avenue, the entirety of the development site is then zoned within the commercial overlay. Next slide, please? The proposed building, three stories with ground floor commercial is similar to the most recent building that had been on this property. So we went back and took a look at the 40s tax map, which I'm

sure many members of the committee and the public have spent time poking around and looking at in this image here is the building that had previously existed at the site and which, from what we understand, was demolished sometime in the 70s or 80s. Next slide. The proposed building, as we said, similar to what was there in the past. Three stories. Ground floor commercial setback at the second and third levels in the rear to provide light and air to the apartments on the second and third story. Entrances to the proposed commercial unit would be on Bedford and on North first just a short distance from Bedford in order to provide a buffer between the commercial use in the residential building adjacent to the site on North first. Next slide, please. What we have here is a rendering and it's just an illustrative rendering produced maybe 18 months ago that provides the committee and members of the public with just context of like what the scale of this building would be, but this is not what the applicant proposes as far as finishing materials. When we had presented this building before the commission, the City Planning Commission, one of the comments that came out of that project was a desire



for the buildings finishing materials to be more similar to those of the buildings that surround. And so, that is what the applicant and owner intends to do. We are looking into a red brick building. Next slide, please. And this is the thought process-- this is very recent. So, coming out of the commission thought process, they had us look at the materiality of neighboring buildings, and so we did. And you can see here that we were just starting to look at what is going on next-door. They are red brick. There's a couple different shades. Like we see this in many areas of the city, but some cool stuff going on here is some brick detailing along the edges, along the parapets. The mixing of materiality along window lintels. These are all things that the owner is going to do or consider doing when designing a red brick building that is going to be more in keeping with the context that surrounds wall so maybe, you know, standing out a little bit. We talked about, you know, doing a red brick that is red, but not the exact same red as what is going on next door. Some visual intrigue, we think, is nice. So, the next slide. Other comments that came out of the early part of ULURP were some pointed comments by

the borough president to have the applicant and owner look into some sustainability measures and some kind of pedestrian focused improvements. And so, the owner and applicant is committed to, as part of their bill or pavement plan, developed developing, you know, coordination with DEP and DOT, the rain gardens that you sometimes see adjacent to new developments. The bio swells. And also the applicant owners going to pursue or at least is going to talk to DOT about maybe extending the sidewalk at the corner of North first and Bedford with one of those-- I don't quite know the term for them. The kind of-- the bump out thing. You see it in the bottom picture there. So, we haven't yet talked to DOT about those things, but we see them throughout the city, so I would imagine that is something that can be done here. Other comments that came out of the borough president portion of ULURP was wondering whether or not the applicant has made a commitment to local hiring or MWBE participation and that is something that the applicant intends to look into. We went back during the borough president process and check to see if the owner is already been using MWBEs without maybe quite knowing so and it turns out a number of the subs that

he is used on other projects are minority owned, but actually are registered as MWD ease. So, we been trying to get a few of these smaller subcontractors registered. You know, it's been kind of an illuminating process figuring out that, as much as it is easy in some respects, for people who are owner operator subcontractors who get up every day and, you know, are out in the field, you know, it can be burdensome to find the time to be able to find the time to be able to go through these processes. So, were trying to be as helpful as we can do some of these subcontractors so that they can get the recognition that they deserve and they can be part of maybe public hiring processes in the future. And then also the façade treatment thing is the last bullet here. We already talked about that. Next slide, please? That's it. So, you know, I hope this presentation clarified what is going on with this project and application and of course I'm here to answer any and all questions.

CHAIRPERSON MOYA: Great. Thank you. Thank you, Benjamin, for that. Just a couple questions before we move on. Just how long has the property been vacant?

BEN STARK: We think, from the research we've done, that it was in the 80s that that building came down. It was owned in a-- our client closed on it last spring. They had been in contract for the first part of like the precertification process and eventually they had to close, regardless of what is happening here. The prior owner-- I think it was held in a family trust and may be that complicated redevelopment, but, yeah. It was a long time. Decades.

CHAIRPERSON MOYA: Okay. And why was the commercial overlay not mapped over this part of the block historically? Do you know?

BEN STARK: We don't. I mean, we can't speak for city planning. Personally, it's-- I know I'm on record here. I just think it was missed. I see it on the zoning map. It looks like it covers it. I think these are the wrinkles of these processes that zoning maps get drawn in people look at them and, yeah. Okay. We got it. We caught what we wanted to catch and then, when you actually kind of zoom in and really peeled back layers of the onion, some things like these fall through the cracks. That's my guess.

CHAIRPERSON MOYA: Got it. And does the applicant intend to develop the property or sell it to a future developer?

BEN STARK: No. No. No. They fully intend to build themselves. This is about the scale of project that they have experience with. Our client has three or four projects of this size ongoing in the Williamsburg area, all relatively the same typology. Three, four story buildings with ground floor commercial. That is what their kind of investment strategy is is retail.

CHAIRPERSON MOYA: Got it. So, just because that was my next question, so the ground floor business that you envision locating there is commercial?

BEN STARK: Yeah. Yeah. And as you can imagine, they don't have any idea who will eventually lease it. I mean, they had to have some initial conversations just with brokers a year ago and, given everything that is happened, I think that potential tenants are going to want to see a building done before-- and tour-- for spaces of this size because now there is a lot of-- more availability on the market. There's going to be pretty hard to secure a

tenant before the building is done, so we can't answer who it would be at this time.

CHAIRPERSON MOYA: And my last question and you might have said this in your presentation, and forgive me if you did, but what, if any, sustainability and resiliency measures are incorporated into the building design and construction?

BEN STARK: So, the building itself will have to comply with provisions of the building code and local law requiring either green or blue roof components as well as there is a-- the coded the local law gives you a choice between certain blue roof components and certain green roof components and they haven't gotten to that part of the design process to actually decide which one, but the building will comply with what the local law requirements that ensure that, you know, the building will be definitely more sustainable than existing prewar buildings that, you know, neighbor it.

CHAIRPERSON MOYA: Great. That's it for me, so let me-- Can we turn to our counsel to see if there's any members who have any questions? Please indicate by using the raise and button and I just

wanted to turn it over to our counsel to see if there were any council members that have any questions for this panel.

COMMITTEE COUNSEL: Chair Moya, Council member Grodenchik has a hand up for questions.

COUNCIL MEMBER GRODENCHIK: Just one quick question. Thank you, Mr. Chairman. Thank you, Arthur. You mentioned a rain garden. Who is going to be responsible-- that's my cat, by the way. Who is going to be responsible-- He has too much food. That's why he is complaining. Who is going to be responsible for the rain garden maintenance? In various parts of the city before Covid, I've seen that they are not maintained as often as they are maintained. I'm getting a load of them in my district because of a consent decree and am just curious about will the owner be responsible? Is DEP going to be responsible? Or have you gotten that far?

BEN STARK: That's a really good question. I don't know the answer to that. That's something that we can definitely follow up in writing and provide an answer there.

COUNCIL MEMBER GRODENCHIK: I would appreciate that.

BEN STARK: I mean, as a member of the public, I am curious. Is that part of the shovel your snow dynamic as a neighborhood property owner?

COUNCIL MEMBER GRODENCHIK: I don't know about that. It's not necessarily for this committee. It may be for the environmental committee, but I think you for your candor.

BEN STARK: Yeah. We will look into that and all follow-up in writing.

COUNCIL MEMBER GRODENCHIK: Thank you very much. Thank you, Mr. Chairman.

CHAIRPERSON MOYA: Thank you. Are there any other members with any questions?

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

CHAIRPERSON MOYA: There be no further questions, the applicant panel is now excused. Counsel, are there any members of the public who wish to testify on the Bedford Avenue application?

COMMITTEE COUNSEL: Yes. Chair Moya, there is one public witness currently signed up to



speak. We will now hear from that first witness who will be Linda.

CHAIRPERSON MOYA: And, Ben, you're excused. Thank you so much for your testimony today.

BEN STARK: Thank you, Chair Moya, and thank you to members of the committee and counsel. Thank you.

CHAIRPERSON MOYA: Great. Thank you.

BEN STARK: And staff.

CHAIRPERSON MOYA: Thank you. Now, members of the public, you will be given two minutes to speak. Please do not begin until the sergeant-at-arms has started the clock. It is the first witness is ready, you may begin.

CHAIRPERSON MOYA: Arthur, do we have the next witness?

COMMITTEE COUNSEL: Apologies, Chair. We did have a witness signed up, but it appears we don't have that individual at this time. So, we will briefly stand in these just to confirm that there are no other members of the public signed up to speak.

CHAIRPERSON MOYA: Great. Thank you.

COMMITTEE COUNSEL: Pardon me, Chair Moya. There are no other members of the public signed up to speak on this item.

CHAIRPERSON MOYA: Okay. There being-- let's see. One second. If there no other members of the public who wish to testify on the pre-considered LU item for the Bedford Avenue overlay extension, please press the raise hand button now. The meeting will stand at ease. We will check if there-- There being no other members of the public. I apologize for that. Seeing that we have no members of the public who wish to testify on this item, there will be no other members testifying on this item of the Bedford Avenue overlay extension proposal. The public hearing is now closed and the application is laid over. I now open the public hearing on the Mansion sidewalk café text amendment relating to the property in Council member Kallos' district in Manhattan. The ULURP application number for this pre-considered item is N 00078 ZRM. The application includes a zoning text amendment which would allow unenclosed sidewalk cafés within the C15 district at the northeast corner of York Avenue and East 86th Street. If approved, this action would facilitate

subject to a separate sidewalk café licensing process through the Department of Consumer and Worker Protection, formerly the Department of Consumer Affairs and unenclosed sidewalk café with 23 tables and 47 seats accessory to the Mansion café located at 1634 York Avenue. Counsel, if you could please call the first panel for this item?

COMMITTEE COUNSEL: The applicant panel will include Neil Weisbard, land-use counsel for the applicant and available for questions will be John Phillips, the owner of the restaurant in question. Mr. Phillips and Mr. Weisbard, if you have not already done so, please accept the unmute request in order to begin to speak.

NEIL WEISBARD: Hi. Neil Weisbard on behalf of the applicant. I'll be presenting and John Phillips who is the owner and applicant will-- is here to answer any questions that the committee may have.

CHAIRPERSON MOYA: Great. Thank you. Counsel, if you could please administer the affirmation.

COMMITTEE COUNSEL: Mr. Weisbard and Mr. Phillips, if you would please raise your right

hand. Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before the subcommittee and an answer to all Council member questions?

NEIL WEISBARD: Yes. I do.

COMMITTEE COUNSEL: Thank you.

NEIL WEISBARD: Thank you. We have received your slideshow presentation for this proposal and, whenever you're ready, please say so and the presentation 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 may be a slight delay in both the initial loading and the advancing of slides. As a reminder, members of the public needing inaccessible version of this presentation, you can send your request to land use [testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). And now, the panelist, if you can please just restate your name and affirmation for the record and then you may begin.

NEIL WEISBARD: Hi. Neil Weisbard from Pryor Cashman on behalf of the applicant and I am ready for the slideshow. So, I appear before you on behalf of York [inaudible 00:33:05] Mansion Inc. which is located-- It's the Mansion Restaurant which

is located at 1634 York Avenue. Next, please. The application seeks an amendment to section 1441 of the zoning resolution to allow unenclosed sidewalk café on the north side of East 86th Street waited 125 east of York Avenue. The application only seeks an unenclosed sidewalk café and unenclosed sidewalk cafés will still not be permitted pursuant to this amendment. Next, please. This area was determined based on the following land-use considerations.

Next. Primarily to coincide with the boundary of the sea you want to five commercial districts on the north side of East 86th Street. This is typically the case with sidewalk café regulations. They are mapped to within a commercial overlay approximately 125 feet from a wide and big. Next, please.

Sidewalk cafés are already permitted on both York Avenue and East 85th Street, but only within the C15 commercial district, so there was no need for the text amendment to apply to such area. Next, please.

Sidewalk cafés are permitted on both York Avenue and East 87th Street, again, within the C15 and therefore no need to extend the text amendment to such area.

Next, please. Next. The portion south of the text amendment area are located within a residential

district in which sidewalk cafés are not permitted, so that area was not included, as well. Next, please. Next. Also, it's on the South-- the C1 district on the south side of East 86th Street is being developed with a long-term care facility with only residential uses, so that's why this area was excluded, as well. Next, please. Next. There was an environmental assessment statement prepared as part of the City Planning application and it took a hard look at all the impacts and found that unenclosed sidewalk cafés could easily be accommodated on that stretch without negatively impacting the flow of pedestrian traffic and it would complement existing commercial uses, enhance the streetscape, and bring more vitality to the area without inhibiting pedestrian circulation. Next. And the EARD from City Planning held that there would be no significant effect and issued a negative declaration. Next. As demonstrated by the tremendous outpouring of support, including a favorable determination-- recommendation from the community board, City Planning Commission, and borough president Gail Brewer's favorable recommendation in which the borough president held

that the proposed text amendment would be a true added benefit to the surrounding area and add to the public welfare. Next, please. And based on these considerations, that is the land-use justification for the proposed text amendment area. Next, please. I know that it was mentioned that the café would have 23 tables, but based on some of the concerns from the community board, the layout has been reduced to 10 tables and 36 chairs. I know that is not the subject of this text amendment, but we wanted to let everyone know that that is the proposal right now. 10 tables, 36 chairs with a removable railing and a retractable awning. Next, please. Here is the plan of the site. Next, please. The next slide. So, as you can see, there is ample room between the proposed area where the sidewalk café will be located and on the sidewalk there will be a minimum of eight and a half feet from a tree planter, but primarily the open space is 13'1" and, as we move on, I will show you some photos that evidence this. Next, please. This is the area where the café will be located. The yellow tape indicates the boundary of the sidewalk café. Next, please. This is everyone's favorite photo, but we have four gentlemen showing the distance between that tree pit,

which is the narrowest area of the sidewalk and the border of the sidewalk café. And, as you can see from these photos, but there is plenty of room for pedestrian traffic. Next, please. Here is the Birdseye view of the sidewalk. As you can see, there is plenty of room. Next, please. These is where the tables will be located. A rough rendering. Next, please. And, finally, this is the actual text amendment and that is the presentation. As I mentioned, John Phillips and his father Phil Phillips-- and I also want to make sure that I didn't neglect that this Mansion Restaurant has been located on this site since 1945. The Phillips are in their third generation of operating this restaurant and they're here, as well, to answer any questions as am I.

CHAIRPERSON MOYA: Great. Thank you. Just two questions for you. Will the neighboring property owner on East 86th Street be able to take advantage of this sidewalk café eligibility, as well?

NEIL WEISBARD: Yes. It extends 125 feet. So, a portion of their property, if they decide to put a restaurant in there, yes, they could



have the sidewalk café. But only within that-- on the north side was then 125 feet of York.

CHAIRPERSON MOYA: and just lastly, given that the Mayor has indicated that the city will codify the outdoor dining program, why not just use that instead of pursuing the text amendment?

NEIL WEISBARD: So, that's a good question. If it was codified-- Well, were so far in the process that we continued. We had already met with the community board, obtained their favorable recommendation, and right now there is still an executive order which can be rescinded by the next Maniac, so we just want to ensure that zoning resolution reflects that this use would be permitted regardless of what happens with that executive order.

UNIDENTIFIED: [inaudible 00:40:21]

CHAIRPERSON MOYA: That's it for me. But now I just want to invite any of my colleagues to ask questions. If you have questions for the applicant panel, please use the raise hand button on the participant panel. Counsel, are there any Council members with questions?

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

CHAIRPERSON MOYA: Okay. There being no further questions, the applicant panel is excused. Counsel, are there any members of the public who wish to testify on the mansion restaurant sidewalk café application?

COMMITTEE COUNSEL: Chair Moya, there are no public witnesses signed up to speak on this application.

CHAIRPERSON MOYA: There being no other members of the public who wish to testify on the pre-considered LU item for the Mansion Restaurant sidewalk café application, the public hearing is now closed in the application is laid over. Thank you very much for your testimony today. Thank you. We will now move to LU 803 Rockaway Avenue rezoning. I now hope in the public hearing on the 803 Rockaway Avenue rezoning relating to property in Council member Barron's district in Brooklyn. The ULURP application number for these pre-considered items are N 20057 ZRK and C 200056 ZNK. The application includes a zoning map amendment to change an M11 district to a mix of M14 to a R7A. And an M14 and R6A districts. As well as a zoning text amendment to establish the special mixed-use district MX19 to

modify certain use regulations and that MX 19 district and to establish a mandatory inclusionary housing area utilizing options one. These actions would facilitate the development of a new building with ground-floor manufacturing uses, community facility uses, and approximately 174 affordable and supportive housing units. I would like to now recognize my colleague, Council member Barron, for her statement.

COUNCIL MEMBER BARRON: Thank you, Mr. Chair. Thank you to the panel and to my colleagues for being here to consider this matter. Just want to say, in full disclosure, that I'm very familiar with the location of this site because it faces PS 41 on Thatford Avenue which is where I was a staff member and assistant principal for many years. I guess about 18 years or-- at least 10 years. So I'm very familiar with the site. It used to be the manufacturing site of chocolate and we had a great relationship with the manufacturers there and they used to give our school little goodies from time to time to supplement programs that were going on. So I'm familiar with the site. It's been vacant for many years and now we have an opportunity to consider

how we're going to utilize that space to benefit the community. So I have been in conversation with the developer and have listened to their presentations and their plans. I believe they have a favorable recommendation from the community board. I am sure they will address that in their presentation. And I'm concerned and want to know particularly how they are going to make sure that the industrial part of the development will not in any way be injurious or hazardous to the residents that are there. So, I will look forward to their presentation today and I will have questions following that. In thank you so much, Mr. Chair, for allowing me this time to make my introductory remarks. Thank you.

CHAIRPERSON MOYA: Thank you, Councilwoman. Counsel, if you could please call the first panel for this item?

COMMITTEE COUNSEL: The applicant panel will include Susan Wiviott of the Bridge, Brian Coleman-- The Bridge being the applicant. Brian Coleman of Greenpoint Manufacturing and Design Center partnering with The Bridge on the manufacturing component, Penny King, land-use counsel for the applicant, and Don Flaggs, the project architect.

Also available for questions on this panel are Hercules Argyriou, Kate Gilmore, and Carol Gordon. Panelists, if you have not already done so, please accept this unmute request in order to begin to speak.

CHAIRPERSON MOYA: Thanks. Thank you, Arthur. If you could please administer the affirmations?

COMMITTEE COUNSEL: Panelists, please raise your right hands. Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before this subcommittee and in answer to all Council member questions?

UNIDENTIFIED: Yes.

BRIAN COLEMAN: I do.

UNIDENTIFIED: Yes.

CHAIRPERSON MOYA: Thank you. We have received your slideshow presentation for this proposal and, when you are ready to present it, please say so in it will be displayed on the screen for you. Slides will be advanced for you when you say next. Please note that there will be a slight delay in both the initial loading and the advancing of slides. Members of the public needing an

accessible version of this presentation are asked to please send an email request to the [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). And now, panelists, if you can just state your name and affirmation for the record. And, with that, you may begin.

SUSAN WIVIOTT: My name is Susan Wiviott. I am the CEO of The Bridge and I will be presenting a slide presentation and the other members of the panel will be available to speak in more detail about some of the questions that I'm sure people will have. So we can start this out with the slide presentation.

CHAIRPERSON MOYA: Great.

SUSAN WIVIOTT: First of all, thank you. Thank you, Chairman Moya, and thank you, Council member Barron, who we have met with on a number of occasions to talk about this project and to get her input. And, yes, we did get a favorable recommendation from the community board. We have also worked-- So we have been working very closely with them over the course of developing this project. The development team includes The Bridge. We are a nonprofit organization that works people with mental

illness. We provide housing, as well as treatment services. We have GMDC which provides-- which will own and operate-- It's also a nonprofit and it will own and operate the commercial space. MEGA who is our construction partner, and Think, or architect partner and I would particularly like to recognize Penny King who has been our counsel on this project. As you can see, this is a rendering of the building founded by Rockaway Avenue and, as Council member mentioned, Thatford Avenue and the Newport in the front. It's two-- The ground floor space is the manufacturing space and then two residential towers with a large outdoor space on the roof of the manufacturing space for the use of the residents of the building. Next slide, please. As I mentioned, we are a nonprofit organization. We have housing and treatment services throughout Manhattan, the Bronx, Brooklyn. We currently house about 1400 people in buildings that we own. We own 26 buildings and scattered site apartments and we have over 500 units of housing in development and are literally in the process of renting the building right now. 3500 Park Avenue in the Bronx. And we have been around doing this for quite a while. Next slide, please. Like

The Bridge, GMDC is a nonprofit real estate developer. They develop multitenant manufacturing buildings. Usually they repurpose existing buildings. In this case it will be, for the first time, new construction for them. They own and manage over 700,000 square feet of affordable manufacturing space. As I mentioned, like The Bridge, they are a nonprofit, so we are really-- it is to mission driven nonprofits working together to develop a project which we think will bring a lot of benefits to the community. Also, the last point here, the vast majority of GMDC workers are New York City residents. They live often near the facilities and they, you know, pay taxes and create jobs in New York City. Next slide, please. This is the site. As Council member mentioned, it is across the street from the school on Thatford Avenue and then bounded by Riverdale Avenue in the far back, but Rockaway and Newport right there bounded on three sides directly. Next slide, please. This is a version. I just want to say one other thing about the site. You know, the last line of sight which is that it is only-- it is two blocks south of the Rockaway Avenue subway station, so it is actually very accessible. There is



also a lot of buses that run in the area. So, it is very accessible to people that will be living in the building. This is a rendering of the ground floor space. There's, as you can see, three entrances. The GMDC entrance will be on the Rockaway Avenue side which is the more commercial side. That's where the people who are working in the manufacturing spaces will come and go. On the Thatford side, as you can see, where the arrow is, that is the community facility entrance. There is a small community facility space. We have had numerous conversations with community board 16 about what they would like to see there and I think there's a lot of enthusiasm for trying to identify some sort of financial services institution like a credit union that would be an appropriate tenant for a community facility space, but would bring some services to the community that they really feel they need. And then, on the Newport side, there's the entrance to the building. People will either use the stairs or the elevators. It's a wide open stairway that will be able to go to the second floor where there is the outdoor space. Also the offices for The Bridge and all of the amenities for the building such as the community rooms, the

laundry room, computer room, and all of those are adjacent to the outdoor space. Next slide, please. So this is that Thatford Avenue elevation. As you can see-- as you'll see on both of these slides with the elevation slides, the manufacturing extends to the street line so that we can maximize, essentially, the amount of manufacturing space, but the buildings, the taller parts of the buildings themselves are set back and then angled so it's not so bulky on the street front. Visually, it feels a little less bulky. We had, you know, had some discussions with the Council member about materials. It's going to be an all brick building using a couple different colors of brick, again, to create some visual interest so it's not so monolithic and then some colored bricks on the ground floor along with the windows around the manufacturing spaces. It's not retail space. These manufacturers do not sell directly to the public and so wide open windows while they're working wouldn't really work, but we did create some windows at the top and along the sides just to make it seem a little more open and to create a little more interest as people are walking along the street. Next slide, please. Again, it's a little hard to see here, but

similar to the other side, the residential part of the building is set back and angles. But it is seven stories on the Rockaway side and six on the Thatford Avenue side. And, again, there's the windows and the colored brick at the street level. Next slide, please. Again, we had some discussion both that the community board and City Planning Commission about how the building would interact with the community garden. There is a community garden in the corner of the site which is a Parks Department community garden which, of course, would remain there and so we wanted to have some interface between the garden and the building be welcoming and accessible and so we worked to create the windows along the building adjacent to the garden. They are a little higher up so people won't be looking right in at the residence, but it creates an opening and also some light in the corridor. You can see the, where the little 700 is there. That is the building entrance on Newport Avenue. So, the residents of the building will be coming in and out of that entrance and then the front brings a lot of light into the lobby and up to the second floor of the walls of windows right there. Next slide, please. This is just a rendering of the

courtyard, not what it is going to look like at all. Just to sort of show how it's going to sit between the two buildings. It's quite large and we are working with the landscape architect to design the space sent to carve out different areas for more active play and more quiet uses. There will be patios adjacent to the community room so we can have sort of indoor/outdoor activities and spaces for the clients. We will also have some urban farming activities on the roof where the residents of the building had work to plant fruit and vegetables and flowers and we have an ongoing relationship with the Horticultural Society of New York and they worked with us on a lot of our urban farms working with the clients to engage them in horticulture and in how to utilize the various things that they're growing.

Next slide. In terms of economic development, there's really three components. One is the residential building. The building itself will support-- the residential building will support approximately 20 professional, paraprofessional, and maintenance positions in the residential programs and we have had some discussions with the Council member and community board 16 about how we will do outreach

and job fairs around ensuring that the local community knows of the availability of those jobs and is in a position to apply for them. GMDC estimates, based on its experience, that the 39,000 square-foot space will generate approximately 35 light manufacturing jobs and MEGA will be partnering with Building Skills New York and coordinating with hiring in New York City and that community-based organizations to maximize local MWBE hiring and I sure they will be glad to talk a little bit more about that in more detail after the formal presentation. They have, you know, done a lot of thinking around how to work with the community around hiring. Next slide, please. This is the breakdown of the units in the residents. It will be a 50-50 building. 50 percent permanent supported housing in 50 percent of affordable housing. So there's 87 unit of each. The supported units-- you can see the breakdown. There will be 52 New York City 15/15 units which will be formerly homeless adults with mental health conditions and then 35 ESSHI units which is the state supportive housing initiative that will be for homeless seniors and veterans. The supportive units are mostly studios and there's a few

one bedrooms. And then the affordable units, you can see the breakdown between the one, two, and three bedroom units. These are deeply affordable units. 70 percent of the affordable units are at the 30 and 40 percent AMI and, as you can see, there's also a generous number of two and three bedroom units which will be appropriate for families. Next slide, please. These are the land use actions which you are familiar with changing the M11 district to an M14 R6A and to an M14 R7A. one being for the Thatford side and one being for the Rockaway side and also establishing a special mixed use district and then requesting a zoning text amendment for the purpose of amending the restrictions for certain uses in the mixed use district which has to do with the manufacturing and establishing a mandatory inclusion-  
- an inclusionary housing area. We can certainly answer your questions about this if you have any. Next slide, please. The proposed text amendment's, as you can see, this is what will permit GMDC to occupy the building that also contains residential uses. There would be additional manufacturing uses, but we have been working very closely with DEP and the buildings Department to limit those uses to

things that everybody-- that we know will be safe for the residents and then we can go into much greater detail about this later. We have included significant mitigation aspects to the construction of the building that will, we believe, eliminated any smell, noxious fume issues, as well as noise and vibrations and, as Brian said, the goal is that nobody upstairs knows what is going on downstairs and to really make sure that the residents are safe. We spent a lot of time working on this. I think we all believed that we had excellent safeguards in place and I think, you know, from a broader perspective, that the kind of work that we did helped pave the way, I think, for other projects that might want to do something similar and really maximize the use of the underlined piece of property. Next slide. That was the end of the formal presentation. We do have a number of appendices that speak more specifically to the affordability and, as I said, the mitigation efforts that we put in place around the manufacturing uses. We are happy to take any questions you might have.

CHAIRPERSON MOYA: Thank you. Thank you, Susan. I just got a couple of questions before I

turn it over to Council member Barron. I know you touched upon this in your presentation, but, you know, as you are considering the tenants that are coming into the manufacturing facility, do you have any-- any tenants reached out? Any expressed interest already coming into that space?

SUSAN WIVIOTT: I'm actually going to let-- I think the answer is no because it's really too early, but I'm going to let Brian speak a little bit about the success in attracting clients and their current spaces right now.

BRIAN COLEMAN: Good morning. This is Brian Coleman from GMDC. No. We haven't marketed this space yet because, frankly, we don't plan on closing on the project until June and then we would have almost 2 years of construction, so it's a bit premature to market the space to the type of tenants that generally occupy one of GMDC's facilities. Right now GMDC is more than 95% occupied. As you, I think, all are aware, there has been some recent zoning changes in the Brownsville and East New York area that is going to adversely affect existing manufacturers. So, we do not anticipate any problems



in leasing the 40,000 square feet or so that we will have when the property is complete.

CHAIRPERSON MOYA: Got it. And I know you spoke at length about the MWBE process, which is always good to hear, but can you just go over once again? I might've missed it. Can you just go and describe the plans for local hiring and the outgoing reporting on those plans?

SUSAN WIVIOTT: Yeah. I'm going to let Hercules respond to that and I don't know if we can pull up the-- there is an appendix in the back. A slide that outlined some of that. It's-- if you go back to-- you can start scrolling throughout. I think it is the second slide, maybe. The appendix, not that one. The next one. There we go. Okay.

CHAIRPERSON MOYA: Yeah.

HERCULES ARGYRIOU: yes. Hello. My name is Hercules Argyriou. I am with MEGA Contracting and thank you very much for having us and listening to our presentation. So, MEGA has been long builder in the area and we have successfully collaborated with local groups, both on MWBE efforts. As far as local hiring, we have a couple projects that are not actually in the community board, but

they are in neighboring community board five and we have hired over 20 workers on those sites. The 50 Pennsylvania Avenue site and note 405 Dumont Avenue site. So what we do is we collaborate with local partners through building skills. We collect resumes and vet resumes. We have to get them through higher NYC which is mandated by our HPD contracts. We set preferential priorities to the local workers. What we have also done in connection with the community board, we have committed to provide to 40 hour OSHA training sessions, one early on in the project and wanted when the project-- when the building is topped off. This way, we can provide training for prospective workers and for the early stages of the job and then for the later stages of the job. And as far as MWBE hiring, we have been extremely successful in meeting and exceeding all of the city requirements for MWBE hiring. We have done-- we have a pool of subcontractors that our MWBEs and we keep going out to them. And we also assist the subcontractors that could potentially be approved and certified as MWBEs and we help them through the process and we solicit all the lists of the approved MWBEs. City, state, and agency lists that are available. Inviting MWBE

subcontractors to, and submit certifications and pricing. We are very much focused on both the local hiring and the WB and we keep augmenting our processes to make sure that we meet all the goals.

CHAIRPERSON MOYA: Great. Thank you.

That's all the questions I have. I now want to turn it over to Council member Barron for some questions.

COUNCIL MEMBER BARRON: Thank you, Mr.

Chair. You asked some of the very important questions that I was going ask and I thank you for that. Now, in terms of the positions that you have been able to prepare through your own training for community residents through OSHA and such, what have been some of the titles that these hires have been able to fill? What are the job titles that they had? When you talk about local hires in your construction. What are their titles?

SUSAN WIVIOTT: Hercules or-- Yeah.

HERCULES ARGYRIOU: Yeah. So, we have obviously-- We have a lot of success stories in our local hiring. What we do is every week or every other week there is a subcontractor and coordination meeting that we invite building skills to attend and then we have somebody from our staff attending where

we ask every trade to let us know if they are planning to hire new people and that's how we create the pool of applications sort of-- or the openings, rather-- So, we have been successful in having people that started as laborers and went on to become assistant carpenters and then carpenters. We have people working with our plumbers starting as helpers if they don't have any experience and then, if they are successful, they move on and become plumbers or electricians. So, we obviously have some people doing general conditions. So clean up. And that's a starting place for many folks who have no been in a construction site before. And we try to mentor them and try to tie them with subcontractors that are more concentrated on trades. This way, they can have an upward career in construction.

COUNCIL MEMBER BARRON: Thank you. And--

HERCULES ARGYRIOU: And--

COUNCIL MEMBER BARRON: I'm sorry.

Anything else?

HERCULES ARGYRIOU: In addition, we also have-- will provide some labor monitoring in house which is we keep track of everybody that's on site and that's how we get all of our statistics and

we make sure that everybody that works on the site has all the required certifications. So we have an acquisition on every site that's typically filled by a local recruiter or recruitee which is a labor monitoring. And that's a clerical position and we've seen some of these applicants succeed and become involved in construction on the managerial side. So, right now, everyone in our company, there are two or three people that started with us about four or five years ago as labor monitors and no one of them is assisting our mechanical engineering group and providing shop drawings for submittals. So, they get advanced and more of a managerial levels within the company.

COUNCIL MEMBER BARRON: Great. And what kind of union labor do you expect to have as a part of this position? As a part of this development?

HERCULES ARGYRIOU: So, the financing for this development is all prevailing wage financing. We are an open shop and company, so we invite both union and nonunion companies. Typically, on a project like this, most of the trades will be nonunion because of the non-prevailing wage, however, we are seeing often plumbers and electricians being

able to provide competitive rates and we often hire them on a non-prevailing wage project.

COUNCIL MEMBER BARRON: Okay. I'm very concerned that we just don't think that, because this is a project with funds that come from the state and the city, that we can't involve unions. I hope that you don't have that kind of precluding that they will not--

HERCULES ARGYRIOU: Absolutely not.

COUNCIL MEMBER BARRON: Okay. Good.

HERCULES ARGYRIOU: Absolutely not.

And we do a lot of work in the city, as you may know, and there are sites that we have that are 70% of our workforce is union. So, we don't preclude anybody from doing work. We feel we are definitely an open shop and we invited anybody to come in and provide [inaudible 01:13:05].

COUNCIL MEMBER BARRON: Okay. And I don't know that I saw the chart that gives the bedroom mix and unit sizes that are going to be included in this project. I see the total, but I'd like to--

SUSAN WIVIOTT: If we-- If we can go back to the appendix, I think it was the first slide in the appendix that have--

COUNCIL MEMBER BARRON: Okay.

SUSAN WIVIOTT: The detailed chart.

PENNY KING: It's page 16.

SUSAN WIVIOTT: Page 16 of the presentation and we can look at that again.

COUNCIL MEMBER BARRON: Okay.

SUSAN WIVIOTT: So, this is the slide--

COUNCIL MEMBER BARRON: Okay.

SUSAN WIVIOTT: that has the breakdown--

COUNCIL MEMBER BARRON: Yes.

SUSAN WIVIOTT: by the AMI tiers and by the sies of the apartments. And, as you can see, 35 of the units are at 30 percent AMI and 28 are at 40 percent AMI.

COUNCIL MEMBER BARRON: So, there are no studios in this project?

SUSAN WIVIOTT: The studios are the supportive housing units.

COUNCIL MEMBER BARRON: Oh, okay. So this is the affordable units in it.

SUSAN WIVIOTT: These are the affordable units. Correct.

COUNCIL MEMBER BARRON: Okay. So what about the bedroom mix and unit size for the supportive? Are they all--

SUSAN WIVIOTT: It's almost all studios. I think there's a few one bedrooms. That's--

COUNCIL MEMBER BARRON: Okay.

SUSAN WIVIOTT: what we generally utilize in the supportive housing.

COUNCIL MEMBER BARRON: Okay. And then, just to ask, what are your plans for making sure that, as the project continues, that you reach out to-- that you collaborate with other local organizations to do the outreach when it is time to have the applications come in?

SUSAN WIVIOTT: There's two things that we have done. One is, you know, this was the concern of the community board. We actually have had conversations with DHS which they generally don't do, but they have agreed to do it. To at least prioritizing the applications from shelters that are in the area which we are actually very pleased with because it would allow people who are getting the services through a shelter in the neighborhood to stay connected to the services that they have. It



doesn't mean they will all be coming from those shelters, but they have agreed to let us prioritize the local shelters. So, we were very-- it was something that the community board asked for and we said, share. You know, we will have some discussions with DHS and we are really presently surprised that they agreed to work with us on that. In terms of the affordable units, we are-- a couple things. There is a priority for community residents. I know that is being challenged in court. And so what happens a couple years from now, you know, we can't predict, but--

COUNCIL MEMBER BARRON: Sure.

SUSAN WIVIOTT: obviously, support the community-- we support the community preference and will work with the community. We have also talked about-- because we notice that when people apply for the affordable units, they often don't know how to apply. They often don't have the appropriate documentation and that is now really all out of our control because that is all being run through HPD. So what we offered to do was have a couple of sort of housing fairs where we would help people who wanted to apply understand how to apply so that when they

submitted their applications, they had everything in correctly and their application would not be rejected because that-- we've seen that in the project that we're renting out right now in the Bronx. We have 5 affordable units and a lot of people really don't know how to submit the applications through the electronic portal and what they need to have. So, we're totally, you know, willing to work with the community in any way we can to advertise locally, to work through the community board and any other nonprofits that want to work with local community members around understanding process of applying for the affordable units and providing assistance to them so that they can apply successfully.

COUNCIL MEMBER BARRON: Great. And then, just finally, in our conversation yesterday, I expressed my concerns about the manufacturing units. The manufacturing units that will be located on the first floor in terms of making sure that noise and vibration and odors are not offensive and are not, in fact, noxious or dangerous. So I did see something in your presentation that talked about that this was subject to restrictive declaration requirements of the DEP approval. So, can you talk a little about

what that is and will that, in fact, be a clause in any types of lease that you would have with those entities that will be in the manufacturing units?

SUSAN WIVIOTT: Penny, do you want to talk a little bit about the first part and then Brian can talk about the second part?

PENNY KING: Sure. So, the proposed text amendment would only allow these additional manufacturing uses if there is a legally binding document, restrictive declaration on the property that requires the building to have a series of design features that we have developed in consultation with the--

COUNCIL MEMBER BARRON: I'm sorry. You said a series of what?

PENNY KING: A series of design features.

COUNCIL MEMBER BARRON: Okay.

PENNY KING: That we have developed in consultation with architects and the Department of Environmental Protection and other consultants. So, we took a really comprehensive look at issues like life safety and fire any grass and then we studied issues like air quality and noise as part of the environmental review, but also, based on GMDC's, you

know, 30 years of experience operating multi-tenanted manufacturing buildings often very close to residences and schools. So, I'm happy to talk more about the specific measures, but this is been really carefully vetted by a big team and, you know, we have to very mission oriented nonprofits here that are really dedicated to making sure that these uses can coexist successfully.

SUSAN WIVIOTT: Brian, do you want to talk about the leases for a second and what's going to be--

BRIAN COLEMAN: Sure. Sure. I'll jump in and talk about the leases. GMDC runs a tight ship. As Penny mentioned, we've been around for 30 years and in part of the process of making sure that we were going to mitigate any type of odor, noise, or any type of pollution or anything that might bother the tenants in this project we actually share with DEP the addresses and, essentially, very detailed information about how our existing buildings operate. And we were comfortable doing that because we run a tight ship, our leases require that our tenants adhere to all rules and regulations and, frankly, unlike a lot of landlords, we welcome the fire

department, the building department, and Department of Environmental Protection into our buildings because they, essentially, serve with us as policing mechanisms to make sure that our tenants are operating in a clean and safe manner. Certainly, we'll even be more cognizant of that here because we're actually mixing residences above the manufacturing space so we'll be more zealous than ever in making sure that our tenants, who have written obligations in their lease, adhere to those obligations.

COUNCIL MEMBER BARRON: And just, finally, those manufacturing spaces are all on the Rockaway Avenue side?

SUSAN WIVIOTT: They cover the--

BRIAN COLEMAN: The manufac--

SUSAN WIVIOTT: Go ahead. No go ahead, Brian.

BRIAN COLEMAN: I'm sorry.

SUSAN WIVIOTT: No. Go ahead, Brian.

BRIAN COLEMAN: I'm sorry.

SUSAN WIVIOTT: No. Go ahead.

BRIAN COLEMAN: The manufacturing spaces cover the large majority of the first floor of the

entire facility except for a carveout on the first floor for the-- the ground level lobby for the Bridges units and the-- also a carveout for the community space on Newport. The manufacturing space covers the large majority of the ground floor. But it's important to recognize that we wanted to make sure that we had as few apartments as possible above the manufacturing space. So, a large majority of that level that's directly above the manufacturing space are common areas or areas that will not be full time occupied. Meaning that they will be offices and meeting rooms and bathrooms and laundry facilities and whatnot that will be shared by the facility. So, in our design, working very closely with our architects, THINK, we try to mitigate that issue as much as possible by limiting the number of units that are directly above the manufacturing.

SUSAN WIVIOTT: And the other thing is it covers the whole ground floor, but the only entrance for the manufacturing space is on the Rockaway side.

BRIAN COLEMAN: Correct.

COUNCIL MEMBER BARRON: Great. And then I just want to encourage you to reach out to PS 41 and

the staff that's there to let them know that you're planning on coming and finding ways that you can work with the school directly and to assure them, as well as the parents, that those entities that will be on the ground floor will, in fact, meet your very strict requirements, as well as those of the DEP. Because you know that [inaudible 01:22:29]. You know it's a building right across the street where there are children, young children, teenagers, whatever, who are in those buildings. We have a great concern because we know that, oftentimes, younger children are more susceptible to certain kinds of emissions than we older folks, the more mature folks. So thank you for your presentation and thank you, Mr. Chair.

SUSAN WIVIOTT: And thank you very much.

BRIAN COLEMAN: Council member--

COUNCIL MEMBER BARRON: Yes. Did you have something else, Mister--

BRIAN COLEMAN: Yeah. I was just going to jump in and say that the existing facility, which is being demolished for our new facility, has its loading dock directly across the street from the school.

COUNCIL MEMBER BARRON: Right.

BRIAN COLEMAN: Where trucks literally park on the sidewalk and idled.

COUNCIL MEMBER BARRON: Yeah.

BRIAN COLEMAN: There will be none of that near the school, so in the future, the conditions will be much better for the school, the students, the children, the professionals in the school, then it was in the past because all of that activity will take place on Rockaway Avenue on a complete diagonal from where it would've normally take place. So our design from the get go is a better designed to the people who utilize the school.

COUNCIL MEMBER BARRON: Great. Thank you so much. Thank you, Mr. Chair.

CHAIRPERSON MOYA: Thank you. Thank you, Council member. I now invite my colleagues to ask questions if you have questions for the applicant panel. Please use the raise hand button on the applicant panel. Counsel, there any Council members with questions?

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

CHAIRPERSON MOYA: Great. There being no further questions, the panel is excused.



SUSAN WIVIOTT: Thank you very much.

BRIAN COLEMAN: Thank you.

CHAIRPERSON MOYA: Thank you. Thank you, everyone. Counsel, either any members of the public who wish to testify on 803 Rockaway Avenue rezoning application?

COMMITTEE COUNSEL: Yes, Chair Moya.

There are two public witnesses who have signed up to speak on this item. Witnesses should please note that, once you, as a panel, have completed your testimony, you will be removed together as a group and you may continue to view the live stream broadcast of this hearing at the Council's website. We will now hear from the first panel, which will include Jennifer Crescitelli and Scott Burton. Jennifer Crescitelli will be the first speaker followed by Scott Burton.

CHAIRPERSON MOYA: Members of the public will be given two minutes to speak. Please do not begin until the sergeant-at-arms has started the clock.

SERGEANT-AT-ARMS: Time starts now.

JENNIFER CRESCITELLI: Thank you very much. Good morning, everyone. My name is Jennifer

Crescitelli. I am an EVP with The Bridge in the residential services. And I thought it was very important to take just two minutes today and tell you a little bit about some of the things that we do for our clients who live in our supportive services. The Bridge has operated mixed housing before with community residents and our Office of Mental Health clients and I think it is important to understand how we support the folks who are living within the community. Some of the examples of our services that we provide our twice monthly visits from a case manager. One of those visits takes place in the apartment where we do an extensive apartment review for safety and security. Also, it's an opportunity to may be teach people who need a little bit of help on how to maintain their apartments. We do a lot of work with the community referral sources for psychiatric and medical needs. In this new time of telehealth and tele-mental health, we make sure that every one of our residents, whether they are in supported or in community housing, have the opportunity to utilize our telehealth services and to get assistance with that as needed. We focus a lot on individual activities based on the clients' needs,

but we also do a lot of group work. So we talk about art, writing, wellness, financial services in an effort to make sure that our clients have a little bit more opportunity to have a well-rounded life in their permanent home. With the goal always been that we are a good neighbor, that we are part of an active community that wants us to be there and that we can possibly help fill needs where things are missing. So, I appreciate your time this morning and I thank you for giving me two minutes.

COMMITTEE COUNSEL: The next speaker will be Scott Burton.

SERGEANT-AT-ARMS: Time starts now.

SCOTT BURTON: Good morning. My name is Scott Burton and, first of all, I just want to say I appreciate having this opportunity to speak on my behalf and others who are part of the Bridge program. I have been able to live a great life with The Bridge housing. I have been with The Bridge since 98 and I find that the staff that I have had help me are very responsible and respectable of my needs and the residents and community. I currently live in Brooklyn which is a graduate status. It's beautiful, quiet, and I get along well with the neighbors and

the building is very secure and clean and any questions that I may have are answered almost immediately. I have no problems with getting along with anyone. I've been here to accomplish many of my goals and it's been a very helpful environment for the and I appreciate the staff, like I said, and I just want to say that I am very satisfied and thank you so much for giving me this time to speak.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today. Are there any Council members that have questions for this panel?

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

CHAIRPERSON MOYA: Great. There be no more questions--- there being no questions for this panel, the witness panel is now excused. Counsel, is there any other members of the public to testify on the pre-considered LU items for 803 Rockaway Avenue rezoning proposal? If there is, please raise the raise hand button now. We will take a moment to check if there's any members of the public who wish to testify on this.

COMMITTEE COUNSEL: Chair Moya, we have no other public witnesses signed up to speak on this item.

CHAIRPERSON MOYA: Thank you. There be no other members of the public who wish to testify on the pre-considered LU items for 803 Rockaway Avenue rezoning application, the public hearing is now closed and the application is laid over. And now we will move to 312 Coney Island rezoning. I know open the public hearing on 312 Coney Island Avenue rezoning proposal relating to property in Council member Lander's district in Brooklyn. The ULURP application numbers for these pre-considered items are C 200092 ZMK and N 00093 ZRK. The application includes a zoning map amendment to change an existing C82 district to an R8A C24 district within the Special Ocean Parkway district and a related zoning text amendment to modify setback requirements in an R8A district adjacent to Machate Circle as well as to establish a mandatory inclusionary housing area utilizing options one and two in conjunction with a third related action which we anticipate taking up at a future public hearing. These actions would facilitate the development of a new mixed use

building with the approximate height of 14 stories, approximately 278 units, 5000 square feet of ground floor retail space and a new 30,000 square foot church facility. At this time, I would like to recognize my colleague, Council member Lander for his statement.

COUNCIL MEMBER LANDER: Thank you, Chair Moya. I appreciate your making this opportunity for my constituents and I to participate in this public hearing. You know, obviously, this proposal has been working its way through the land-use process and there is been dialogue about it at the community board, at the borough president, at the City Planning Commission and we appreciate the opportunity to have dialogue about it here, you know, like so many of the other projects we face. You know, I think there are some shared goals for achieving affordable. In this case, there is, obviously, a long time community institution, the church, looking to stay in this community and we are trying to find ways to do that that fit within the design and community context that its neighbors have lived in for a long, long time as they have really built this community up. One of my favorite things about this little area is that, at

one time, it had five stables. This was where stables for like the whole borough of Brooklyn and riding in the park took place. One of those stables still exists, just actually on the same block to address is down and we have done a lot of work to preserve those stables and make sure we can continue to have riding in Prospect Park. So, that is just one little walk at the challenges of preserving what is wonderful about this neighborhood, you know, which is very nearby, quite low rise. You know, one and two family two-story homes, but also has, you know, the diverse context of the circle and other uses nearby. So, we're going to do our best to navigate through this. What I want to do today is just hear from the applicants. I have a few questions and then I really want to listen to community members who are here so that we can make the best possible decision on this application. Thank you.

CHAIRPERSON MOYA: Thank you. At this time, I would also like to remind the viewing public that the Council is providing a live stream broadcast of this meeting with ASL interpretation which could be found on the Councils website at [www.council.nyc.gov](http://www.council.nyc.gov) \Lifestream. And, with that,

counsel, if you can please call the first panel for this item?

COMMITTEE COUNSEL: The applicant panel for this item will include Zach Bernstein, land use counsel for the applicant, Morris Jerome, Ray Cazis, Dan Kaplan, project architect. Also. For this item and available for questions will be Wesley O'Brien, Ellen Lehman, both counsel to the applicant, and Tom Snyder also with the architect. Panelists, if you have not already done so, please accept the unmute request so that you may begin to speak.

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

COMMITTEE COUNSEL: Panelists, if you would please raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth in your testimony before the subcommittee and in answer to Council member questions?

DAN KAPLAN: I do.

UNIDENTIFIED: Yes.

UNIDENTIFIED: I do.

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 it, please just say so and it will be displayed on screen for you by our staff. The slides will be advanced for you when you say next. Please note that there may be a slight delay in both the official loading and advancing of the slides. As a reminder, members of the public meeting, and accessible version of this presentation are asked to please send an email request to land use [testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). And now, panelists, if you could please just state your name and affirmation for the record. With that, we may begin.

ZACHARY BERNSTEIN: Good morning, Chair Moya, and Council members. I am Zachary Bernstein with Fried Frank, land use counsel to the applicant. We are ready to present the presentation. This is an application to facilitate redevelopment of 312 Coney Island Avenue with the new church and school for the International Baptist Church as part of an MIH development providing approximately 70 new units of affordable housing. The applicant is an affiliate of JEMB Realty which holds a ground lease under which it will serve as developer of the site. The property is owned by the International Baptist Church. Here

with me to present is Morris Jerome, a principal of the applicant, as well as Ray Cazis, pastor of the church. I will give Morris and the pastor a moment to introduce themselves. Next slide, please. Morris Jerome will speak.

MORRIS JEROME: Good morning, Council members. I'm here today representing JEMB Realty, third-generation family-owned real estate company that was founded by my grandfather, Morris Bailey, in 1980. Our firm prides itself on long-term ownership of our assets, as well as community engagement with all the assets that we own and develop. We have had success throughout our portfolio in incorporating community facilities in our assets. One example being 75 Broad Street in downtown Manhattan which is home to the first post 9/11 high school known as Millennium High School. Next slide, please. As a lifelong Brooklyn resident, I am very proud of the fact that we are nearing completion of the first modern office building in downtown Brooklyn known as one will be square. This project was a collaboration between the New York EDC and the School Construction Authority which is going to provide the 300 seat public school at the base of the building. In

addition to that, while building out the [inaudible 01:38:05] floors, office floors, we are successful in having over 35 percent MWBE contractor participation and anticipate rolling that out throughout the building as the space is being fit out. We had a great experience with Dan Kaplan who is here with us today and have engaged with him to be the architect of record for this all-important quarter on Prospect Park. We have worked with city planning, as well as the Council member to provide a design that we feel we should all be proud of. It brings much-needed affordable housing to the area and provides the long-term viability of the church and school facility. Now here we have Pastor Ray Cruz who will share our mutual goals for the project. Next slide. Ray Cruz will now take over.

RAY CAZIS: Good morning, Council members. My name is Ray Cazis and I been the pastor the International Baptist Church since 2008. I have had the privilege of raising my family here in the Windsor Terrace neighborhood and it is a great community. We are a Baptist congregation and our church is a diverse community which conducts services in three languages. Our membership includes about 30

nationalities. Part of our ministry is K-12 school with about approximately 85 students. It was a number years ago that we started to plan for our future and we are glad that we found JEMB Realty who will be ground leasing the property and giving back to us a new and improved church and school. They share our vision of how a new development will be a positive addition to our neighborhood and thank you for the opportunity to speak this morning. Now back to Zach Bernstein.

ZACHARY BERNSTEIN: Thank you, pastor. Next slide, please. Here is an image of the site located within the C82 zoning district along Coney Island Avenue. The C 82 district does not allow residential use. It allows commercial use and a limited set of community facility uses. The applicant seeks the following actions: of zoning map amendment would rezone the site from C82 to R8A with a C 24 overlay. This will facilitate a 7.2 FAR mixed building with new church and school facility, local retail, and apartments above. The project would be a mandatory inclusionary housing development under option one which requires 25% of the residential floor area to be affordable, on average, at 60% of

the area median income with at least 10% affordable at 40% of AMI. Rent for these apartments will start at \$535 per month at the 40% AMI level and 856 per month at the 60% level. A zoning text amendment to the special Ocean Parkway district would permit the street wall to rise without setback on the projects wide street allowing for a lower height transition from the neighboring R7A district. Our project architect will speak further to this. And a proposed special permit of modified residential accessory parking rules allowing for the portion of the parking spaces to be utilized by the church on Sundays. Next slide, please. Because the C82 does not allow residential use, the only recent private development in the C82 has been hotel or self-storage usage. That has shaped the context around this site. Here is a photo that I took recently of the new cube smart building that now sits right next to our site. Next slide, please. Among the objectives of MIH 's promotion of neighborhood economic diversity to give lower income New Yorkers access to the services, amenities, schools, and social networks available in the neighborhoods with greater resources. Despite that intention, MIH rezoning to date has been largely

in low income communities. This site presents an opportunity to leverage MIH in an amenity rich neighborhood. Median income Windsor Terrace is near six figures. 312 Coney Island Avenue is a model of the type of site that is appropriate for increased density under MIH. In addition to its proximity to Prospect Park, which you can see right across Machate Circle here, the site sits directly across from the tennis courts and football, baseball, and soccer fields of the parade grounds. It is also touched by numerous bikes, bus, and transit routes. With the proposed zoning, the project would create approximately 70 permanently affordable apartments, providing lower income families with access to these resources. The community board recommended disapproval of the zoning change primarily based on objections to the height permitted in the R8A district. The borough president recommended approval with a condition that the height be lowered adjacent to the R7A district. The City Planning Commission discussed these recommendations and then voted unanimously to approve the application, concluding that the proposed height and design are appropriate at this location and that a reduction was not worth a

loss of affordable housing units. Next slide, please. The proposal before you today is the result of extensive dialogue with the Department of City Planning and Council member Lander. Here, on the screen, is the original proposal from the church and the applicant which would have rebuilt only a portion of the site with greater height along Park Circle and leaving the existing school building in place. With the encouragement of Council member Lander, we reached agreement to design a new school to be incorporated as part of a more contextual envelope across the site. The new church and school, together with the 70 MIH units will occupy 35% of the new building. I now turn the presentation to Dan Kaplan of FX Collaborative to walk you through how the projects evolves from here. Next slide, please

DAN KAPLAN: Thank you, Zach. I am Dan Kaplan, the senior partner at FX Collaborative Architects. Before taking you through the design, I want to point out that this is a rare sight that fronts on three wide streets ranging from nearly 100 feet wide to almost 500 feet wide. Plus the park space in the parade ground space beyond. A single narrow street on the south of the site is even wider

than most at 70 feet. Next slide. The slide that is coming up illustrates two unique conditions of this development. First, the special district requires a 30 foot front setback along Ocean Parkway. While a typical block is 200 feet deep, we are starting off with a block that is narrower at 180 feet. Second, you can see in purple here that the project incorporates 40,000 gross square feet of church and school program, including the double height chapel which effectively lifts the residential building higher in the air. Further, the residential amenities and other functions that might've been below grade are pushed up into the building because of the church program. Incorporating these uses into the residential base substantially increases the cost and complexity of the project. Next slide, please.

When we mask the residential floors above the space, at the request of Council member Lander, we sought to create a transition area from the R7A district. Illustrated here in lighter yellow is where the bulk from the western portions of the site has been shifted to the full Street wall along the circle. The result is a strong architectural presence that frames the circle consistent with other parks or



goals like Grand Army Plaza, which I will show you in a moment. To respect to the context of the adjacent R7 A district, we have designed the building incorporating a four-story transition towards the center of the block. However, at the confluence of the three wide streets where the large open space is, I suggest this is exactly and precisely where increased density and height ought to be. Next slide, please. Taking cues from the historic fabric of the area, we propose to add notches into the form of the building to break **it up into** smaller components. Next. Now I have six renderings which I will walk through quickly. This arrow shows the building presence on the circle surrounded by the open area. Next. This view-- Yeah. This view we show how the street wall frames a large open space of Park Circle. Next. Which will be a zoom into the base of the building that shows a pedestrian view of the Park Circle frontage. Really, the first two floors are the church and the school that have complete frontage along Park Circle and down Coney Island Avenue. The church facilities integrated into the rest of the building and not a freestanding or separate element. Next slide, please. The slide

that is coming up is the view from ocean Parkway and it shows the transition from the R7 A district on the right and the use of the notches to break down the scale into vertical components. Next slide, please. The slide that is coming up is the view from Caton Place looking East showing the transition up from the R7A on the left to the parade grounds on the right. Next slide, please. The idea of a clear simple form rising directly from grade to the cornice without setback is consistent with the other well-loved buildings that line the other Park Circle of Prospect Park. Here are some along Grand Army Laws up. They created a strong spatial definition of the circle and a clear demarcation between the park and the urban fabric. Next, please. Here is the-- Well, as it comes up. We're going to show you the ground floor plan that organizes multiple programs. First and purple is the church, again, with its frontage along Park Circle and Coney Island Avenue Ocean Parkway. The main entrance to the building and the residential components, shown in yellow, is on Ocean Parkway. Along Caton Place will be the school entry, as well as neighborhood oriented retail use, bike storage, and entrance to the parking. There will be 140 bike

parking spaces. Next slide, please. Finally, in the seller plan, we are able to fit approximately 80 spaces. 36 of these spaces would be available to church congregants on Sunday to replace the existing surface parking on the site. I will now turn it back over to Zach to wrap up. Thank you. [Inaudible 01:50:01].

ZACHARY BERNSTEIN: Thank you, Dan. Next slide. So, the team here today worked hard with the Department of City Planning and Council member Lander on a thoughtful proposal for this site. The proposal implements MIH in an area rich in amenities, provides an anchor for the community with new church and school facilities for this prominent location on the circle. We welcome your questions.

CHAIRPERSON MOYA: Thank you. One second place.

ZACHARY BERNSTEIN: Council member Lander, I see you change your background from a map like mine to what looks like this location.

CHAIRPERSON MOYA: So--

COUNCIL MEMBER LANDER: We think Park Circle or Machate Circle was the right place to do this hearing.

ZACHARY BERNSTEIN: Good.

CHAIRPERSON MOYA: So, before I ask some questions and turn it over to Council member Lander, just to facilitate the question-and-answer period, if one you, perhaps Mr. Bernstein, you could keep your mic open for the duration and let us know who on the team might be in a position to best address the specific questions as they come up.

ZACHARY BERNSTEIN: Will do.

CHAIRPERSON MOYA: Yeah.

ZACHARY BERNSTEIN: Thank you.

CHAIRPERSON MOYA: Thank you. Just a couple quick questions. Can you just explain the rationale for the mapping of both that MIH options one and two when the application states that they intend to utilize only option one?

ZACHARY BERNSTEIN: There is a requirement, I believe, to map the optionality, but the intention is to move ahead with option one.

CHAIRPERSON MOYA: Okay. And what tenants use have you considered for the proposed ground floor commercial space?

ZACHARY BERNSTEIN: The one thing that is been thought about is a greengrocer here. I think

the nearest grocery is a small winter terrace food co-op a few blocks away, but we haven't had conversations with specific tenants yet. We have heard consistently that there is a lack of local neighborhood services here at our open to suggestions for might serve the needs of area residents because there is just not much in the vicinity right now.

CHAIRPERSON MOYA: Great. And can you just describe your plans for outreach to MWBEs and locally based contractors and subcontractors for this development?

ZACHARY BERNSTEIN: Sure. I will let Maurice Jerome take that, if someone can unmute him.

MAURICE JEROME: Hi. For MWBE participation, we work with a firm called Crescent. We've worked with them in downtown Brooklyn. As I mentioned earlier, we were successful in a 35% participation with interior fit out work. That translates and over 70 people working within those floors and we intend to retain them, as well, for this project.

CHAIRPERSON MOYA: Thank you. Can you just describe your plans for local hiring and also what is going to be the ongoing reporting on those plans?

MORRIS JEROME: Local hiring, as far as construction or as far as-- is that your question?

CHAIRPERSON MOYA: Yes.

MORRIS JEROME: Well, as far as construction, we're going to be doing open shop which we had done at Willoughby which really becomes a mix of union and nonunion contractors. A pretty successful harmony there. We have engaged 32 BJ who will be performing the services at the building once it is built and, you know, we have-- in downtown Brooklyn, we complied with all of the ICAP requirements with Crescent on the MWBE side we intend to be doing that year, as well. So--

CHAIRPERSON MOYA: Great. Thank you very much. I now want to turn it over to Council member Lander for some questions.

COUNCIL MEMBER LANDER: Thank you very much, Chair Moya. I appreciate, you know, your support and your questions on behalf of our community. So, you know, a few questions for the team and, you know, I appreciate that you have been in dialogue with my office and with the community for quite some time here, as you say. And, you know, there are, you know, some of the things I appreciate

about this proposal, you know, I think, obviously, providing the street wall in the way that you have done it year, working with the church to enable them to stay, incorporating the MIH, are all good and I certainly share broadly the idea that this circle is an appropriate place for residential development, lot better than the cube smart that is next-door. We don't need any more self-storage facilities. You know, and therefore rezoning of some kind is warranted. I guess I do want to ask about the R8A district and how you think about the rationale for that. You know, there is other residential development on the circle back, you know, significantly lower heights and, you know, we did a rezoning on the immediately adjacent site test 7A, you know, and the 7.2 in the 14 stories are both, you know, higher than the surrounding context even on the rest of the circle itself and, you know, I wonder-- I mean, you obviously, you know, gave some of the rationale from the other quarters of the park, but I think it's worth asking, in terms of, you know, the immediate context where, you know, folks live nearby. What is the rationale for mapping this district?

ZACHARY BERNSTEIN: Sure. I mean, a number of factors went in to planning what we thought was best for this site to achieve a number of goals, both looking at what could be built as of right as a touch point for penciling out new developments that then have to include MIH in it and then also trying to meet the needs of the church up getting its new facilities and then, when we had to shift course and agreed to demolish the existing school building and build brand-new school facilities and increasing the capacity of the school within the project, it all has to pencil out and be a feasible project. And so a lot of work went into what results in a feasible project and working with the city administration, we are also trying to maximize the goals of housing affordability under MIH. So, all those together would go into the proposal we have here today. I think what happens to be built next door doesn't necessarily control what is appropriate for a given location and this is a, as Dan said, very rare location on approximately 500 feet of open area even before you get to the park and urban planning principles of the Department of City Planning, wherein they study zoning, emphasize the location for



density in these types of places and, you know, while the 13 stories here may seem tall compared to some things that are in the area, compared to the other projects that are happening around Brooklyn, this is a pretty modest project.

COUNCIL MEMBER LANDER: I am interested to hear-- you know, I'd be listening to the testimony from folks in the neighborhood, as well. You know, I like to see the church, you know, get its resources and what it needs and, I agree. Affordable housing is a goal, but I'm not sure-- and I think more density that is allowed by the-- you know, that is allowed by the zoning and obviously more residential density than allowed by the zoning are all warranted. I don't know that the answer-- you know, feels like implicit on what you're saying is like this is out of context, but the other goals are more important than that is challenging. You've got a set of people who moved to this neighborhood loving its context and this is a hard thing our counsel always ways. You know? We want me affordable housing. We want to support the church. We think this is an appropriate location for density, but also we tried to give some recognition and respect to the idea that

neighborhoods also have character and people move there for them and that balance is what we are working on today. So, I guess, you know, both community Board seven and the Brooklyn Borough Pres. recommended some changes to, you know, not zoning, for sure. It is significantly more density and especially residential density than is allowed today, but modified from and somewhat less than what you are proposing. You know, can you respond to the recommendations that the community Board and the borough president made?

ZACHARY BERNSTEIN: Sure. Yeah. I will say two things to that. I mean, one, I just want to give a little reality check on the context. Coney Island Avenue is a major Avenue with, as you noted, and, unfortunately, the cube smart next door, a tall residential building with a B ASA variance next to, another older storage alongside. So, this is not-- Coney Island Avenue is not a quite Avenue, but, you know, I live around here. I give credence to some of those concerns and we tried to work hard, at least on the transition between the R7A and the R8A and, perhaps, it is something that we can look closer at going forward because, you know, we have

been sensitive to battle all along. That drove the zoning proposal and it is a relatively large site and so there may be things we could continue to study on the architecture that give the feeling that this does blind in a little bit more as it meets the rest of the neighborhood.

COUNCIL MEMBER LANDER: And I will just-- I appreciate the response. And I will just say, look. I definitely would be better if we were really zoning a stretch of Coney Island Avenue here. It would be better if we had done that before. So, instead of the cube smart we had got in, you know, kind of mixed retail and residential development next door and if we were going to, you know, apply a new context stretched all down Coney Island Avenue in a way that, you know, felt more like the community engaging with city planning, it's not your responsibility to have done that. You know, but I think it is worth flagging part of the challenge of these processes rather than having a community dialogue about what the context should be and how that balances the goals appropriately indicates world the goals love affordability and commercial character and context could be weighed equally and we wind up,

you know, responding to individual developer actions which is, again, not your fault, but not an optimal way to be doing it. I just want to ask about parking for a minute and, obviously, on this site you have both the new residential development, but you also have the church and some people live nearby, but plenty of people will be coming from other places. And so, can you just go over for me how many parking spaces would be required without the waiver that you are requesting, how many parking spaces would be required with the waiver that you are requesting, and what your rationale is for such--

ZACHARY BERNSTEIN: Yeah. So, without the waiver, approximately 80 spaces are required, give or take, based on the residential density. We are providing approximately 80 spaces, but want the flexibility to have some of those spaces available for the church, particularly on Sundays. The church parking lot today, which is an open parking lot, has 36 spaces and so the plan is to have 36 swing space is available on Sundays which would be, you know, sort of transitory spaces during the weekend to church members who need to drive in. You know, we are exploring having car share in some of the other

spaces so as to discourage car ownership by residents of the building and although we are in a strange time right now with Covid where people are trusting transit sometimes, although I'm certainly riding the subway, myself and came to work today on the Q train, you know, the policies out of the administration and the city Council have been to decrease private car ownership and, I think, part of doing that is not having lots and lots of spaces available in every new building.

COUNCIL MEMBER LANDER: All right. Thank you for those answers and, yeah. I think, Mr. Chair, that concludes the questions. I guess I will maybe reserve the ability to come back and ask more questions later, I think, actually on the parking just so folks-- you said this at the beginning but, technically, this is actually not the public hearing on the parking waiver, the way the calendar works from City Planning. That one was like trailing behind it. So we can take comments on it today. That's why asked about it here, but we will also actually later on have to have a formerly-- so, there's some room that we can consider asking some of these questions later they are if we need to. But

that concludes my questions and I look forward to hearing the public testimony on the subject.

CHAIRPERSON MOYA: Thank you. I now invite any of my colleagues to ask questions. If you have questions for the applicant panel, please use the raise hand button on the participant panel. Counsel, are there any members with questions?

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

CHAIRPERSON MOYA: Great. There be no further questions, the panel is now excused. Counsel, are there any members of the public who wish to testify on the Coney Island Avenue rezoning items?

COMMITTEE COUNSEL: Yes. Chair Moya, there are approximately 30 public witnesses who have signed up to speak on this item. For members of the public here to testify, please use note, again, that witness panels will be called in groups of up to four names per panel. If you are a member of public who has signed up to testify on the pre-considered LU items for the Coney Avenue rezoning-- and as you hear your name being called, please standby prepared to speak when the Chair recognizes you to do so. Please also note that once all panelists in your

group have completed their testimony, you will be removed as a group and a next group of speakers will be introduced. After you've completed your testimony and your group has been removed, you may view the live stream broadcast of this hearing at the Council's website. We will now year from the first panel which will include Harry Bubbins, Virginia Cahill, Danette Plagge, and Jeannie Hutchins. The first speaker will be Harry Bubbins followed by Virginia Cahill.

CHAIRPERSON MOYA: Thank you, Arthur. Into the members of the public, just a reminder that you will be given two minutes to speak. Please do not begin until the sergeant-at-arms has started the clock. And now the first panel was, you may begin.

SERGEANT-AT-ARMS: Time starts now.

HARRY BUBBINS: Respect Brooklyn opposes the luxury up zoning of 312 Coney Island Avenue AKA 11 Ocean Parkway. It has 29 open violations and a stop work order. The lobbying firms here are also represented the controversial Amazon relocation and the defeated Industry City rezoning and have already received over \$300,000 for this ill-considered luxury up zoning. Their employees also donate money to

citywide campaigns and that undercuts public confidence in the transparency of this process. This proposal would be more than twice as tall as adjacent buildings and have 300% more luxury units than so-called affordable. You can guarantee you that the multibillion-dollar penthouse units, raised even higher by this grandiose up zoning, overlooking the park, will not be part of the poultry MIH component. The developer here has signed a 99 year lease that is worth \$1 billion and the threats to build and as of right hotel instead of a contextual residence is divisive and delusional. The design is unchanged since the community board disapproval. They have not listened to more involved in the community at all. Affordable housing is welcome. Out of touch spot zonings are not. The mayor's real estate friendly approach is a failure. Pandemic Zonings from Gowanus to Flatbush while the mayor is going out the door harmful and shameful. Nothing is stopping them from developing a 100% affordable housing development except for the coveting of more money. Without seeing the financials, you cannot make an informed decision. You just heard the Rockaway proposal that was 50-50 and contextual. The proposed tower of



Babel at a very significant and prominent location would have a detrimental impact upon the character of the area and lead to displacement pressures in Flatbush. It is a gross mere image of the luxury one Grade Army Plaza. We need community planning, not precedent setting luxury spot up zoning\*Hannah pandemic that benefited profit a tiny few. We call upon the Council to reject all three elements of this proposed luxury spot up zoning and engage in real community planning. Thank you.

CHAIRPERSON MOYA: Thank you, Harry, for your testimony.

COMMITTEE COUNSEL: Speakers Virginia Cahill.

SERGEANT-AT-ARMS: Time starts now.

VIRGINIA CAHILL: Hi. Thank you for this opportunity to make a testimony. I live on Park Circle. This is right outside my window. It is an extremely busy artery for trucks, cars, ambulances. The traffic here is already insane. My grandson and I can tell what time it is by the honking. It starts at 3:30. I try to make it friendly and say, here comes the honk fest. It's so painful. It's congested in the immediate area, even adding a few

cars to this article is hard to imagine. I've been on Ocean Parkway for 18 years. Parking has become so difficult and it is not going to get any better with 36 parking spots. This isn't a run-of-the-mill area. This is really unique and development should reflect or at least consider the density of the neighborhood. Our communities surrounds Prospect Park. High-rise buildings are incongruous with the area. There is a lot of foot traffic, bicycles, and horses. That's why we love it. This was a beautiful neighborhood. More people equals more cars, less parking, but mostly more noise and traffic. I implore the developers to keep this within scale of the neighborhood. Thank you.

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

COMMITTEE COUNSEL: The next speaker will be Danette Plagge followed by Jeannie Hutchins.

SERGEANT-AT-ARMS: Time begins now.

DANETTE PLAGGE: Good morning. Thank you for this opportunity to speak. I am also a resident of the neighborhood. I really find it troubling that what is being spoken about is that this project is being compared to the cube smart that went up on

Coney Island Avenue. This is not reflective of what the neighborhood actually is and has been historically and to use that as a mile marker seems completely inappropriate. I also want to address the parking issues. The developers have continually cited about car shares. We all know that the one car share agency that Brooklyn had, which was Zip Car, is no longer here. So, car share is not really even an option which means that parking will become more difficult. I agree with my neighbor. The congested and has only gotten worse over the past years. I also am a parent. I live in the building across the street from this site and work in the school which is approximately two blocks away. The developers have been not transparent and have not involved the community in this and I really would prefer to see some sort of building that is more to scale. The building that I live in is the largest building in the neighborhood and it is six stories high. What is being proposed is over double that and seems completely incongruous with the neighborhood. And it doesn't create enough affordable housing which is desperately needed. I want to address the school issue. Although the school is a new building and it

is already completely overcrowded. It has four to five classes per grade with 35 students per class. I, as a teacher, no that it is almost impossible to move within those classrooms because they are so crowded. None of this addresses, none of these infrastructure issues with adding this amount of housing--

SERGEANT-AT-ARMS: Time expired.

DANETTE PLAGGE: will address that issue. I will yield at this point. Thank you for the opportunity.

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

COMMITTEE COUNSEL: The last speaker on the panel is Jeannie Hutchins.

SERGEANT-AT-ARMS: Time begins now.

JEANNIE HUTCHINS: Hello. Yes. Thank you for this opportunity. I check out the other people's objections and I have lived here for 20 years and I have noticed the increase in congestion and traffic and so forth, but mostly I just feel that the bulk of this building is absurd and it's an assault on our neighborhood. I mean, there is, first of all, no way we can sustain it, but also just to justify it by

looking at Grand Army Plaza buildings which are not is near, they are older, they are farther away. This is a very bulky building and it is very close to the park and it's more akin to the horrible building on Ocean Avenue across the way that brings tears to my eyes every time I enter the park. It is such an assault. So, just from the standpoint of the visual aesthetics in the park itself, it is an abomination to but a building like that is that the Park circle. At the Machate Circle. The other thing is that I do feel like the first few people today in this hearing, which was very interesting, we are very aware of their developments connection to the community. They had considered all kinds of things in their plans. They were considering the schools. They were considering the traditional architecture. None of that seems to have come into consideration with the exception of a few parapet indicators and maybe some break. We live in six or seven story buildings. The prospect of this huge building that is twice as high right across the street is horrifying to most of us. It's totally out of proportion and it does not wreak- and does not read affordable housing. When you look at this plan, it does not look like, oh, great.

They are putting up affordable housing. It's the furthest thing from that and I think affordable housing and MIH and all that is far more in keeping with what we would like they had a tower like this with a luxury lock and we would like-- the community would like to be involved in every inch of the way on the planning and the sword of random wild West spot rezoning is totally inappropriate. Thank you for the opportunity.

CHAIRPERSON MOYA: Thank you. Thank you for the testimony. Counsel, do we have any council members that have questions for this panel?

COMMITTEE COUNSEL: Chair Moya, no. I see no hands from members for this panel.

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

COMMITTEE COUNSEL: The next panel will include Cassandra Carrillo, Christopher Cazis, Jesus Ramos, and Sabre Mostafa. The first speaker will be Cassandra Carrillo followed by Christopher Cazis.

CASSANDRA CARRILLO: Hello, can your me?

SERGEANT-AT-ARMS: Time begins now.

CASSANDRA CARRILLO: Hi. Good morning, Chair Moya, and members of the subcommittee. My name is Cassie Carrillo and I am a representative of 32 BJ. I am here today on behalf of my union and the more than 1100 32 BJ members who live and/or work in community District 7 to share our support for this project. 32 BJ supports responsible development. Development that takes into consideration workers, working families, and the needs of local community. We believe that projects like this should come with credible commitments to the prevailing wage jobs for building service workers and local hire. I am pleased to announce that the developers of this project have made a credible commitment to provide prevailing wage service jobs at the site. We estimate that this development will bring out about 10 new building service jobs to the neighborhood. These jobs will be good jobs that pay families sustaining wages for local essential workers and, for these reasons, we respectfully urge you to approve this project. Thank you.

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

COMMITTEE COUNSEL: the next speaker will be Christopher Cazis.

SERGEANT-AT-ARMS: Time begins now.

CHRISTOPHER CAZIS: Hello, Councilman and Councilman Lander. My name is Christopher Cazis. I am a longtime resident of the 39th district in have the privilege now also living here with my wife and two children for the past six years at 308 Vanderbilt Street. As a resident who knows the area and this property very well, I want to voice my support for the approval of the rezoning of 312 Coney Island Avenue. I know others testifying today will focus on benefit of affordable units. We also should keep in mind that there is an overall housing shortage in New York City. Our housing supply is growing slower than in a few of our other larger cities in this nation. This proposal brings both affordable housing and new housing, both of which are rare in the community. I also like the fact that a luxury style building will include affordable housing. I don't see that affordable housing should not look luxury. The size of this building is appropriate for this circle and Coney Island Avenue. There is a new self-storage building rising almost to the equivalent of an 11



story residential building right behind this site. There is also a 16 story apartment building about four blocks from the proposed property development. The park front is a beautiful place that needs new development. I appreciate the thoughtful design and consideration from the developer for our neighborhood. I have seen the renderings and believe the building will complement the Park circle. It's close proximity to the subway and Prospect Expressway place this development integrated barrier with easy in and out access to the city. I would also like to add that the size and design of this building will be a nice mask for that very large storage building behind it. Thank you for your time.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker on this panel will be Jesus Ramos to be followed by Sabre Mostafa.

SERGEANT-AT-ARMS: Time starts now.

JESUS RAMOS: Hi. Good morning, if you can hear me. Hi, everyone. My name is Jesus Ramos and I have been living at 734 East Fifth Street since 2014 and I know the area well since two of my children graduated from the school there. I fully support

this rezoning because it would allow a property at 312 Coney Island Avenue like no other. I know many here don't like the height proposal and will say the other nearby circles don't have similar building structures, but please consider this. It would allow for 70 affordable residential units that many will be able to take advantage of, considering how expensive it is to live in New York City, especially in these trying times. I believe it will also be a huge benefit for the neighborhood, having a rebuilt school and church in the area which can even be used for community meetings or special events and many in the area can benefit from this. So, please consider the advantages of this project which I believe greatly outweigh the alternatives. Thank you very much for your time.

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

COMMITTEE COUNSEL: The final speaker on this panel will be Sabre Mostafa.

SERGEANT-AT-ARMS: Time starts now.

SABRE MOSTAFA: Yes. Hi. I've been a resident for 25 years in Windsor Terrace and I live nearby the circle, as well. I would like to thank

everyone involved in this wonderful development. It's nice to see my neighbors get involved in our community. I would like to share some facts about this development. When it gets approved, we are going to be just fine as a community. In fact, it will complement our community. Let me share with you some positive notes about this wonderful development. This will be a welcomed infrastructure to Windsor Terrace. To everyone and anything that is coming into Windsor Terrace. Creating jobs. Keep in mind, we do need more jobs right now with unemployment rates. In the beginning, construction workers, electricians, plumbers, painters, etc. At completion, maintenance workers, doorman, and staff. Third, low income housing, 70 units, essential for this development in the community. Parking, 80 cars. No loss of parking. I find plenty parking in the area when I need it. Community facility. The project allows the church and the school to remain. Essential to the community and the development. Commercial stores. For 25 years, I've heard my neighbors and myself talk about more stores, more restaurants, more supermarkets, essential in this development. Hopefully, nice big supermarket will

come in. In closing, for many years, as I said earlier, we have wished for a project like this and now we have someone who wants to do it. This development meets all our needs. Please keep in mind the people that live on the building on the circle. 100 years ago, when they built this building, if they didn't build it, we wouldn't have those buildings now--

SERGEANT-AT-ARMS: Time expired.

SABRE MOSTAFA: for people to enjoy them. Please approve this project.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony. That being the last speaker on the panel, counsel, do we have any Council members what questions for this panel?

COMMITTEE COUNSEL: There are no members with questions for the panel.

CHAIRPERSON MOYA: Thank you. There being no more 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 Joy Rosenthal, Cynthia Spencer, Mac Montana

Dolan, and Prudence Hill. First speaker will be Joy Rosenthal followed by Cynthia Spencer.

SERGEANT-AT-ARMS: Time starts now.

JOY ROSENTHAL: Hi. My name is joy Rosenthal. I reside at 30 Ocean Parkway. Before this, I lived at 71 Ocean Parkway. I have lived in the neighborhood for about 18 years and I'm very, very familiar with it. What is not being said is that this is bordered on one side by a ramp to the highway, on another side by Coney Island Avenue, which is a major artery which is a major artery. And then, on two sides, by very small streets. East eighth Street and Caton place which already have seen the development of three huge apartment houses in the last few years, as well as the cube smart that has been referenced. The other facility on this block is the stables which has been squeezed. Since I've been here, it is gone from two buildings to one and provides the only horses for Prospect Park, which are a huge part of the character of this neighborhood. Because of this particular configuration being across from the police task force and Prospect Park and the parade grounds being-- and then on one side and on to other sides surrounded by the ramps to the

highway. There is very, very little parking here. My husband was disabled and parking was already a huge problem. We needed the car because of his disability. We could not use public-- he was not able to use public transportation and parking is already horrendous on both sides of Ocean Parkway of the highway. This will create huge inconvenience and 80 parking spaces is absolutely not enough. In addition, having it be 13 feet high is really an imposition and I would encourage that, if there is going to be any development, that it be--

SERGEANT-AT-ARMS: Time expired.

JOY ROSENTHAL: eight stories high in conjunction with the rest of the neighborhood. Thank you very much for allowing me to speak.

CHAIRPERSON MOYA: Thank you very much, Joy. Give her your testimony today.

COMMITTEE COUNSEL: Speaker will be Cynthia Spencer followed by Mac Montandan.

SERGEANT-AT-ARMS: Time starts now.

CYNTHIA SPENCER: Thank you. I appreciate the time to speak. I am a resident of the neighborhood also and I walk by this location and also ride my bicycle by almost daily going to the

park and other areas. I've always loved going by the existing property and always appreciated the green lawn and see the room to play in the sunlight been able to reach the sidewalks and I think it is so important to preserve that character of the place as that we walk through, transition through. I am also particularly concerned and I haven't heard anyone talk about the impacts that there might be on the existing bike paths along the ocean Parkway side, so I would like to ask that more information be provided about that. There are already-- you know, as they are, they could use further improvement, but they serve a very valuable and important function in allowing people to get safely to the park and, since it is going right by that place, I am wondering whether there will be any impact and I hope that it will be improved and not reduced. That area of the park and the parade ground is very much people's link to the nature, especially at this time a pandemic, but really all the time. I would also like to say that I-- while I appreciate that some work has been done on trying to make it more conducive to the neighborhood, I still think that, you know, having more setback and adjustment to the sizing is

necessary to keep it within the character of the neighborhood. From what I can see of these photos over the renderings, that still looks very large and monolithic on the parks side. I think that the comparisons to Grand Army Plaza don't make sense because this is a very different situation. It doesn't really fit into the character, so I think that much more work should be done on that. I certainly echo all the statements previously made about concerns about parking and the effect on streets and whether, you know--

SERGEANT-AT-ARMS: Time expired.

CYNTHIA SPENCER: Thank you.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: the next speaker will be Mac Montandon followed by Prudence Hill.

SERGEANT-AT-ARMS: Time starts now.

MAC MONTANDON: Hello. Good afternoon to the subcommittee and Council member, thank you very much for hosting this today. You'll understand why the dog is here in a second. So, in a couple weeks, on December 1, my wife Catherine and I will celebrate the 17th anniversary of when we moved into Windsor Terrace. At the time of when we moved in,



Catherine was six months pregnant with our older first child and oldest daughter. Her sister was born about 2 1/2 years after that. And this is the only home, community, neighborhood that our kids have ever known. They've grown up here. They have frolicked in Prospect Park nearly every day. You know, their only real complaint growing up was that we lived in an apartment building and didn't have a backyard so they couldn't get a dog. But at a certain point, we just started telling them that their backyard was Prospect Park and they took to that eventually and went off on their own when they were old enough to play in their backyard of Prospect Park. I mention all of this today because at the top of his presentation, Mr. Jerome talked about how his firm is a family business, that he is a lifelong Brooklyn resident. And so am hoping to appeal to him on both of those levels and, as you've heard from other residents of the neighborhood today, this development has brought a lot of anxiety and a lot of unhappiness to our community and neighborhood and I would just hope that they would reflect on that and work harder to develop something that is embraced by the entire community. I recognize that they have done a lot of

work getting to the point they are at now, but much of that work--

SERGEANT-AT-ARMS: Time expired.

MAC MONTANDON: Was that it?

CHAIRPERSON MOYA: You can wrap it up.

MAC MONTANDON: Oh. I was just going to say that much of their work began pre-pandemic now that we are in the pandemic and eventually will be living in a post-pandemic world, I think coming together as a community is more important than ever that should be considered in the decision, whatever decision is made about this development. Thank you very much.

CHAIRPERSON MOYA: Thank you. Thank you, Mac.

COMMITTEE COUNSEL: The last speaker on this panel will be Prudence Hill.

SERGEANT-AT-ARMS: Time starts now.

PRUDENCE HILL: Here.

CHAIRPERSON MOYA: We can hear you, Prudence. Whenever you're ready.

PRUDENCE HILL: Can you hear me?

CHAIRPERSON MOYA: We can hear you.

PRUDENCE HILL: Oh. All right. Well, I wanted to say that I think there is not enough affordable housing. I don't know why it is been said that this is one of the great advantages of this building because 75 percent of the apartments are going to be luxury housing and that's not what our neighborhood needs. And it will ensure that gentrification, already underway, will explode. My husband and I moved here 15 years ago. We live in one of the biggest buildings which is six stories high and we could afford it 15 years ago, but we're both schoolteachers and professors in the public New York City systems and we could not afford to buy an apartment. So, if we were to have all this more luxury residents moving in, they are going to bring more cars and it is going to be-- and that gentrification will explode through the roof. So, instead of an outside list spot zoning development, we would like to see or I would like to see community-based planning that would take into account the need for diversity. Our desire for diversity. Adequate schools. Public transportation. Grocery stores. Health services. Etc. All the infrastructure that would be needed for this large

group of people that will be moving in. As a former public school teacher and a strong proponent of reducing class size, I just want to address one of those issues which is will there be enough schools? I don't think there are now and I don't know when they are going to--

SERGEANT-AT-ARMS: Time expired.

PRUDENCE HILL: Oh. Well--

CHAIRPERSON MOYA: prudence, you can wrap it up, if you can, and a couple seconds.

PRUDENCE HILL: Well, they are probably already overcrowded. In fact, I thought-- and it will just be more. More overcrowding of our public schools and I don't have the time now to explain to you what that actually looks like when you have an overcrowded classroom and you have kids with special needs and kids who don't speak English or whatever language they need to speak all crowded together in one small room. It does not affect their education in a good way.

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

PRUDENCE HILL: Thank you for letting me speak.

CHAIRPERSON MOYA: That being I last speaker on the panel, Counsel, do we have any council members with questions for this panel?

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

CHAIRPERSON MOYA: Thank you. There being no questions for this panel, the witness panel is now excused. Thank you very much for coming here and giving your testimony today. Counsel, if you could please call up the next panel.

COMMITTEE COUNSEL: The next panel will include Forest Girl, Ronald Longhofer, Rosemarie Colborn, and Yvette Bennett. The first speaker will be Forrest Gurl followed by Ronald Longhofer.

SERGEANT-AT-ARMS: Starting time.

CHAIRPERSON MOYA: Arthur, who do we have up?

COMMITTEE COUNSEL: The first speaker is Forest Girl who I do see in the panelist list.

CHAIRPERSON MOYA: Okay. Forest, if you can hear us, you're up.

COMMITTEE COUNSEL: Okay. Perhaps we're having an audio issue with--

FORREST GURL: Hi. My name is Forrest  
Gurl. Hi. Can you hear me?

CHAIRPERSON MOYA: We can hear you,  
Forrest.

FORREST GURL: Hi. My name is Forrest  
Gurl. I live at 62 East Fifth Street. I've been a  
resident of this neighborhood for about 40 years.  
First, I'd like to thank Chair Moya and Councilman  
Lander and all of the participants of today's hearing  
for joining and becoming-- coming together as a  
community. I am for this project because I am-- the  
community needs it. We need jobs. We need  
affordable housing. We need a community space we can  
gather for AA meetings, NA meetings, addiction  
meetings, just community meetings. So, socially,  
yes. It is going to be a nice place. And we also  
need a good church. The church has been there for  
years. I've known Pastor Ray for about 25 years. I  
have lived across the street from them and they only  
been an asset to our community. Not just our  
community, winter terrorists, but extended out to  
other communities where there are inclusion no matter  
what race you all are, no matter what it is. They  
bring the whole community together and that is what

we need because Park Slope Windsor Terrace is one community. We need to bring Kensington, Ditmas Park, Coney Island Avenue altogether. We need a retail space there. We need a grocery store. We've been saying this for years. I grew up at the stables. I worked there for 30 years. I rode horses. I rode bikes. The traffic is the traffic. No matter what you build there, we are going to have traffic at rush hour and would have had traffic from four to six every day. It's been like that forever. And we have to keep Coney Island safe, also. That area has been a dead spot. Opening up an establishment like this brings the whole neighborhood together. You people from Coney Island, you people all over the neighborhood doing this. There's a lot of things in our community that we need and the church and pastor Ray is brought that community together. There's no reason to oppose this. Please take into consideration. This is great for our community.

SERGEANT-AT-ARMS: Time expired.

FORREST GURL: This is great for all people. Everybody in the neighborhood. There's Windsor Terrace, Kensington, Crown Heights, Ditmas Park, and there's all kinds of different languages.

The school provides 30 different languages so there's 100 plus seats at that school. I have friends that send their kids there--

CHAIRPERSON MOYA: Thank you, Forrest.

FORREST GURL: for 20 years.

CHAIRPERSON MOYA: Thank you. Thank you so much for the testimony.

FORREST GURL: --for giving me a couple extra seconds. Thank you very much for your help in putting this together.

CHAIRPERSON MOYA: You got it.

COMMITTEE COUNSEL: Ronald Longhofer will be our next speaker followed by Valerie Goulbourne.

SERGEANT-AT-ARMS: Starting time.

RONALD LONGHOFER: Good afternoon, Council members. I appreciate the opportunity to speak at this hearing. My name is Ronald Longhofer. I live at 314 Venable [sp?] Street in the Windsor Terrace neighborhood of Council Lander's district here, 39. I have lived in Brooklyn for over 31 years. 25 of those years have been in Windsor Terrace. I am speaking today in support of the proposed development of 312 Coney Island that would you. I am



particularly supportive of the project because over 70 affordable units will be included, units that are needed in our neighborhood. In regarding the other units, supply and demand indicates that this development will help keep rents from rising as quickly as without it. So I understand the affordable concern of some, but I think more units is bound to help. Additionally, the proposed design provides an attractive building that I think will upgrade the ambience of Park circle and serve as a gateway to Park circle, to Prospect Park, but it had to Windsor Terrace itself. A significant side benefit is that the building will largely block from view the massive cube smart building and that's, you know, only a couple of stories difference in height from the proposed development. And so, I think it is going to be a necessary size, really, to coordinate with that. Regarding concerns about traffic, you can co-commiserate. The Park Circle is a mess. I get that. I don't believe that the objection about traffic is really valid considering a few dozen vehicles added to the area should not really impact the thousands of vehicles that travel through the circle every day. And, finally, I am a member of

International Baptist Church and this development, if approved, will provide an exceptional opportunity to improve both our churches presence and our Christian day school functionality in Windsor Terrace and the surrounding functionality. I strongly urge you to approve the project for our ministry and for our community. Thank you.

CHAIRPERSON MOYA: Thank you, Ronald.

COMMITTEE COUNSEL: The next speaker on the panel will be Valerie Goulbourne followed by Yvette Bennett.

SERGEANT-AT-ARMS: Starting time.

VALERIE GOULBOURNE: Hello. My name is Valerie Goulbourne and I am in favor of this development project. I live at 314 Vanderbilt Street for four and a half years and in this community for about eight and a half years. I am a member of International Baptist church. The church has been a home away from home for me for many years and I know a lot of other congregants feel that way. At international Baptist Church, I have found a group of people who care about each other and take care of each other. I'm also grateful for it. This project would have a huge impact on our church. The project

will give our church new and better facilities, as well as the financial resources to continue to run its resource services and community programs. Again, I supported I am for this project and I think you very much for your consideration.

CHAIRPERSON MOYA: Thank you. Thank you, Valerie.

COMMITTEE COUNSEL: In the last speaker on this panel will be Yvette Bennett.

SERGEANT-AT-ARMS: Starting time.

YVETTE BENNETT: Hello. My name is Yvette Velazquez Bennett and I have lived on 10th Avenue in Windsor Terrace for over 40 years. I want to thank Chairman Boyette, Council member Landry--Lander, rather, and the city Council for this opportunity to speak in favor of the proposed project at 312 Coney Island Avenue. I want to explain some of the reasons why I support this project. First, the project, as was proposed, is a unique opportunity in a unique location. This location on a large property on the traffic circle is one of the few in the area that could support the building of these proportions without seeming out of place. Secondly, it would provide a large number of affordable housing

units which is a need in the community. Thirdly, residents that this facility would provide a boost to local business. A hotel or other facility built here as the right would not benefit the local community. It would benefit people outside of the community. Of course, the development would also provide new facilities for the school and church that is currently on the site and, lastly, past attempts at this type of residential development and residential rezoning have been turned down. One of those resulted in a hideous self-storage building being built as of right with the existing zoning. This building now looms over the traffic circle which is the gateway to our community. This new proposal would hide most of that building from sightlines in Prospect Park and the traffic circle providing a much more beautiful and welcoming gateway into this wonderful community. I would urge the city Council to approve the proposal. Thank you for your time.

CHAIRPERSON MOYA: Thank you, Yvette.

Thank you for your testimony today. Counsel, do we have any Council members with questions for this panel?

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

CHAIRPERSON MOYA: Okay. Thank you. There being no more questions for this panel, the witness panel is now excused.

COMMITTEE COUNSEL: The next panel will include [inaudible 2:43:21], Mark Duffin, MC Forelle, and Jann Degnan. First speaker will be Todd Weeks followed by Mark Duffin.

SERGEANT-AT-ARMS: Starting time.

TODD WEEKS: Hi. My name is Todd Weeks. Thank you to Chair Moya and thank you to the members of the land use committee and the Council and staff. So, this building, along with two other structures that have already been approved at 57 Caton will bring approximately 1000 residents into our neighborhood within the next two to three years and that is a conservative estimate. This community is vehemently opposed to this development. This is a diverse middle-class neighborhood. Most of the people who live here spend more than 50% of their income on rent. And, you know, we have progressive values in this neighborhood. This project is not reflect the community's values. The project is,

essentially, an example of the city ceding power to a corporate entity. JEMB is an international developer. They seek to park views for one per centers and they are not really interested in getting back to the community except potentially with raising our rents. This building is going to have an overall negative impact on our neighborhood. We need a lower building, we need a less dense building that is more in keeping with, as has been stated, with that community aesthetic. None of the recommendations of CP seven, the nine story limit have been taking into account. We are in favor of a reasonable structure that comports with middle-class progressives. And I say progressive. I mean economically progressive values that are here in this community. And the Council member has a career of espousing these values, championing progressive values. He is worked with organized labor, LGBTQ, BLM, antiracist, anti-Trump, participatory budgets. We applaud all of this. But how is this building as proposed part of that vision? The church that seeks to gain likely \$12 million, at least, on a--

SERGEANT-AT-ARMS: Time expired.

TODD WEEKS: Oh. Just finished by saying the church does not share these values. If they did, they would reach out to the community. The subcommittee and the Council wants to listen to their constituents, listen to the community, we applaud that. Thank you very much.

CHAIRPERSON MOYA: Thank you, Todd.

COMMITTEE COUNSEL: The next speaker will be Mark Duffin followed by MC

SERGEANT-AT-ARMS: Starting time.

MARK DUFFIN: Thank you for taking time to listen to me today. I just wanted to say that I support having the church and having its facilities there in the church members getting all of those things in the school. That's great. I support having a development here, just not this one. This one is oversized and utterly inappropriate to the neighborhood. I feel like it's been a disingenuous presentation from the start. The environmental assessment statement is basically statistical gymnastics to justify whatever the developers want, putting, you know, this giant building here where no other precedent exists for it. You know, it's utterly unrealistic to compare this to Grand Army

Plaza or every example they show in their presentation our downtown buildings. The architect makes high-rises in Dubai and China and the developer makes malls in Miami and Montréal and casinos in Atlantic City. We don't need these. That's not Machate Circle. Grand Army Plaza is not Machate Circle. It's not downtown Brooklyn. This building is twice the size of anything else. It needs to be reduced. Period. An inclusionary housing, when you have 75% of luxury housing, is not an excuse for it. Finally, I would just like to say that, in this, as well as earlier meetings, you have the actual leadership team of the church. Christopher Cazis, Mr. Longhofer, who are employees of the church who are showing up without identifying themselves and acting as if they are concerned citizens. The bulk of the people who come and testify for this project are members of the church or whose kids go to the school. I support them getting what they want. What they need. Their financial security. I just don't supported at the huge detriment to everybody else in this community. I think it is offensive and needs to be addressed and not, you know--

SERGEANT-AT-ARMS: Time expired.



MARK DUFFIN: utterly disregarding by the planning commission with the CP seven was very emphatic about this, when the borough president was emphatic about this. They should not be just--

CHAIRPERSON MOYA: Thank you. Thank you, Mark.

MARK DUFFIN: taking no consideration for the community.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be MC Forelle followed by the last speaker on the panel, Jann Degnan.

SERGEANT-AT-ARMS: Starting time.

MC FORELLE: Hi. Good after-- Oops. Sorry. Good afternoon and thank you for your time and for holding this hearing. I want to echo the concerns of all the other community members who have spoken against this project. I am a relatively new member of this community. I'm also the store manager at the Windsor Terrace Food co-op, although I speak in my personal capacity. I do not speak for the co-op. But working at the co-op has given me a sort of unique insight into the community. I agree that the developer's presentation felt a little disingenuous.

I appreciate some of the legs that have gone to, but have noticed among my neighbors hearing the frustration that they haven't reached out to us. And so, I asked the members of the church to see-- who support this project to try to imagine why the people who aren't of the church are against it and see if you could find us the proposed project on the site as you do. Because if there is a mismatch, then there is something wrong. I also found it interesting that the developers took a very specific angles for the mockups that they show, none of them showing the view down the other side of Caton or down the other side of East fifth where, what you would see our three-story buildings, at most the six-story building that I used to live in, and you would see, if you saw those angles,, how disproportionate this building is in this area. So, I echo the concerns that this is not Grand Army Plaza which is a very different area where an imposing façade like that just doesn't fit. It would not be a welcoming gateway into Windsor Terrace. It would feel like this model at that just rises above everything else around. And I also echo the concerns about infrastructure, I believe, that the developers have not taken that into account, at

least not in their presentation. The schools and the food infrastructures and the public transport-- not the public transportation, but like the biking and pedestrian infrastructures need to be, at least, presented more clearly in order to show that--

SERGEANT-AT-ARMS: Time expired.

MC FORELLE: this development would not have a harmful impact on it. Thank you for giving me this time.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The last speaker on this panel will be Jann Degnan.

SERGEANT-AT-ARMS: Starting time.

JANN DEGNAN: Good morning. My name is Jann Degnan. I live at 10 Ocean Parkway. He can hear me, right?

CHAIRPERSON MOYA: We can hear you.

JANN DEGNAN: Great. I live in 10 Ocean Parkway across from the proposed developmental site. I've lived here for a very long time. Almost 20 years. I've enjoyed living across from the church because I find the church pretty. I find the open lawns very welcoming when I walk on that side of the street. I very much am aware that the church and its

members really are interested in getting a new facility. I want that for them also. I am a freelance musician. I work all over town singing, creating musical experiences, concerts in and out of church settings. I realize that that church needs the facility to meet its needs and also wishes to extend that out more to the community. I think that is terrific. I do support that. What I have been consistently hearing about this development is that I cannot for as is. I oppose the development as is for several reasons. This is not downtown Brooklyn. Downtown Brooklyn and Grand Army Plaza are consistently being referred to as the touch points for development of this size. Machete Circle, where the church is now on this end of the park is purposely different. It is three times smaller than the actor Park circle that is being referenced. I heard today it was consistent with framing. The Brooklyn Public Library frames Grand Army Plaza. Machate Circle is not Grand Army Plaza. We have an arch that does reflect Grand Army Plaza. It is a--

SERGEANT-AT-ARMS: Time expired.

JANN DEGNAN: much smaller arch. This area is not going to be served by something of that magnitude. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today. Counsel, do we have any Council members with questions for this panel?

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

CHAIRPERSON MOYA: Okay. Great. There be no more questions for this panel, the witness panel is now excused.

COMMITTEE COUNSEL: The next panel will include Michelle Phillips, Rachel Czak, Rebecca Dennis, and Geraldine Beauvil. The first speaker will be Michelle Phillips followed by Rachel Czak.

SERGEANT-AT-ARMS: Starting time.

MICHELLE PHILLIPS: Hello, there. My name is Michelle Phillips and my family lives at 370 East Second street here in 11218 and the 39th Council district. I'm appearing today in support of the proposed rezoning. I think it is always important to build affordable housing, but I want to stress how important it is to introduce affordable housing to neighborhoods like this one. It seems like this

nation is looking for a real change in right now it doesn't seem like the city zoning changes are happening in the city's more affluent areas. The Windsor Terrace neighborhood is majority white with many high earning residents. Opponents of this project are happy to support affordable housing of this size in other neighborhoods, but that would reduce the affordable housing here by half for a nostalgic view of what their neighborhood should look like. There has to be new housing opportunities in the more exclusive areas of the city, too. This location is perfect for the proposed project. It's near buses, the subway, bike lanes. It's an easy commute to Manhattan and it's across the street from one of the biggest parts in the city: beautiful Prospect Park, which would be great for the residents. I think it is a great location and it's justified. Thank you for your consideration.

CHAIRPERSON MOYA: Thank you, Michelle.

Thank you for your testimony.

COMMITTEE COUNSEL: The next speaker will be Rachel Czak followed by Rebecca Dennis.

SERGEANT-AT-ARMS: Starting time.

CHAIRPERSON MOYA: Rachel, whenever you are ready.

RACHEL CZAK: My name is Rachel Czak and I live at 314 Vanderbilt Street. I pretty much just echo to what everybody has been saying in agreement to this project. I've been in this district, district 39, for about five and a half years, and I love this neighborhood and I think that this project is going to be a great addition and I love that they are bringing more apartments and affordable living so that we can see our community thrive. So I just thank you for considering this project.

CHAIRPERSON MOYA: Thank you, Rachel.

COMMITTEE COUNSEL: Next,, we will hear from Rebecca Dennis followed by Geraldine Beauvil who will be the last speaker on this panel.

SERGEANT-AT-ARMS: Starting time.

REBECCA DENNIS: Good afternoon. I want to thank you for your time. I just would like to say that, I mean, everyone who is for this project and for me, it's personal. I have lived in this district for almost 28 years, but I speak not only for myself, but represent a family of three. Before my husband and I got married, we had a very hard time looking

for affordable housing within the district. Our search took over a year and Just from getting married sooner because we wanted to make sure that we had housing first. We have since made another move due to needing more room for our baby and we have been blessed with enough space and affordable rent, but only because we knew the owner of the property. Otherwise, it would not have been possible. This housing, however, is temporary and will only last a few years. I am concerned about the daunting task of finding affordable housing again and that will be big enough for our family of three or more. Knowing that more affordable housing may be available in this district in the future gives me hope of housing security for my family in the future, therefore, I am for the rezoning. Thank you.

CHAIRPERSON MOYA: Thank you, Rebecca.

COMMITTEE COUNSEL: The last speaker will be Geraldine Beauvil.

SERGEANT-AT-ARMS: Starting time.

GERALDINE BEAUVIL: Hi. My name is Geraldine Beauvil. For the past 30 years, I have lived seven minutes from International Christian school. My children have been enrolled as students



at the school for the past seven years. I appreciate the small classroom environment of less than 15 students. The school was affordable and a safe place for my children to learn academics in the Christian faith. This project would provide affordable housing for young families, seniors, and people with limited income. International Christian schools mission statement is to elevate our students love for God and country. This project will also elevate the community by providing affordable housing and a state-of-the-art school. I am in support of the proposed rezoning for 312 Coney Island Avenue. Thank you for the opportunity.

CHAIRPERSON MOYA: Thank you, Geraldine. Thank you all for your testimony today. Counsel, do we have any Council members that wish to ask any questions?

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

CHAIRPERSON MOYA: Great. Thank you. There being no more 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 Lars Engstrom, Sergio Vieira, and Tricia Bastian. We will first hear from Lars Angstrom and then Sergio Vieira.

SERGEANT-AT-ARMS: Starting time.

LARS ENGSTROM: Hi. I just wanted to--  
30 Ocean Parkway. I for 17 years and my wife, Tricia, has been a resident for 30 and I understand the need for affordable housing because we lived here because we could afford it at the time we moved here and, if we had to find a new place to live in this neighborhood, we probably couldn't and that is to be said for just about every neighborhood in Brooklyn now. My opposition to the project is twofold. One, it is oversized for the community, but more importantly, 75% luxury how not going to do anything for lowering the rents of the neighborhood. Also, the apartment buildings are immediately on the start: not at. They are rent-stabilized apartment building and the people who live in the building will be negatively affected by increased traffic both by the construction and by the oversized development in its place. I also think that there's been a lot of disingenuous about how this project has been

prevented, whether it is the threat of a hotel that would be higher if they did not get approved. I noted there is a lot of Pro statements today on the panel of name but I recognize that local real estate agents and they did not buy them so that that. And also, the claim that, from Councilman Brad Lander, that the church is an integral part of the community. I have had friends who have been congregants and had students, but they never post any sort of schedule when their services are and, frankly, one of the pastors there, the one who spoke earlier, is an outspoken LGBTQ+ opponent of those rights and I don't think that reflects the neighborhood, unlike the Episcopal Church down the street that open [inaudible 03:1:34] Fort services and allows the space to be used by self-support groups. I don't think that the above board and I, again, I think that there is a definite--

SERGEANT-AT-ARMS: Time expired.

LARS ENGSTROM: need for affordable housing, but this is not an affordable housing solution. It's false.

CHAIRPERSON MOYA: Okay. Thank you for your testimony. Going to the next panelist.

COMMITTEE COUNSEL: The next speaker will be Sergio Vieira followed by Tricia Bastian.

SERGEANT-AT-ARMS: Starting time.

SERGIO VIEIRA: Hello. Thank you for giving me before. I am also against rezoning for such a massive development and, officially, one of the concerns, besides all the concerns already identified, is how units will impact of the displacement of middle income families in this area and how this essentially contradicts the city and also Counsel member Lander's attempt to have a more integrated neighborhood and the school. As we know, this building is about 278 units which means 900 residents. 75% of which will be high income residents and we [inaudible 03:03:09] to oppose the the 20-- what a look at the 25% of MIH, but that will not be enough to offset the impact of those 75% luxury units. So, I think, if we really are serious about having more integrated neighborhood schools, they should be more consistent and coherent policy between school policies, the social policies, and the approval of the type of development. As of now, I see you a negative impact to the essentially aggravated trend that I already have seen in this

area, but all Brooklyn, in general. And so, I don't think this would really benefit middle income families. Thank you.

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

COMMITTEE COUNSEL: The last speaker on this panel will be Tricia Bastian.

SERGEANT-AT-ARMS: Starting time.

TRICIA BASTIAN: Hello? Hello?

CHAIRPERSON MOYA: Go ahead, Tricia. We can hear you.

TRICIA BASTIAN: Oh, thank you. I just broke my glasses. So, first of all, I just want to start. I have lived in the neighborhood for 30 years since I was a young woman. My chant for all of the neighborhoods in New York City and all of the boroughs is we've got to stop lot line to lot line developments that crowd the sidewalk and leave no room for a dandelion, no room for grass that remediate water because we have climate change in this neighborhood is at the bottom of the hill. We have massive problems with standing puddles, large puddles. And we need to-- Oh. Sorry. I should hold the camera back. I was just-- but I just want

to say, Mr. Bernstein, I've got all these [inaudible 03:05:00] Homestead designed that corner as a sweep of open air and space giving brother instead of the other buildings and to pedestrians and people walking by. One of the developers, is that, I believe, was the operative reality check for the neighborhood say that Coney Island Avenue-- about Coney Island Avenue is that, yes, it is becoming a pedestrian hostile canyon with lot line to lot line, no room for dandelion developments that are chasing out the quaint shops. He said there was no quaintness. There's a lot of quaint shops by recent immigrants and now it's becoming a homogenous thing of going out of business stores. The traffic complaints are actually noise complaints and shifting the bulk of the building towards the park will be blasting noise directly into the park, directly across the lake which is great and then also this design, it replaces the open airs and trees, the [inaudible 03:05:55] and I just can't say that I want a school. I want a building. I want some amenities. But it doesn't have to be to the sidewalk. There's a beautiful sweeping lawn with beautiful trees and I believe that this thing is out of context with something. This

doesn't belong really anywhere in a neighborhood. This is not a neighborhood building. This is not a neighborhood building. This is a downtown building that they are trying to put next to the park and you have to leave steppingstones as a design concept of borrowed scenery. You can't just build concrete up to the park. They are literally paving over a gorgeous lawn. Where are the children going--

SERGEANT-AT-ARMS: Time expired.

TRICIA BASTIAN: to play? Thank you.

Thank you all.

CHAIRPERSON MOYA: Thank you. Thank you all for your testimony today. Counsel, is there any Council members with questions for this panel?

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

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

COMMITTEE COUNSEL: The next panel will include Justin Tatham, Novita Mason, Jessica Park, Marta Reyes, and Ioan Smoleac. The first speaker will be Ioan Smoleac followed by Justin Tatham.

SERGEANT-AT-ARMS: Starting time.

CHAIRPERSON MOYA: You've got to unmute yourself.

IOAN SMOLEAC: Hello?

COMMITTEE COUNSEL: Ian or Ioan Smoleac will be the first speak followed by Justin Tatham.

IOAN SMOLEAC: Hello?

CHAIRPERSON MOYA: Yep. We can hear you.

IOAN SMOLEAC: Yes. Hi. Good afternoon. My name is Ioan Smoleac and I came to this country like a young-- I was really, really on, okay. In the meantime, I got a family. I lived in the city for 22 years and that could help with to ask you to approve the proposal for the 312 Coney Island Avenue because-- not only because I think it will be good for this community, entire community, but also because of how it will benefit my children. ICS is an affordable option that maintains a strong academic curriculum and small classroom sizes. A parent does not have to be wealthy to send their children to the school because the school works to keep the tuition affordable. The teachers at ICS loved their students and that children thrive in this environment. The project will create a new school with recreational



space for the students and it will include a gymnasium and a playground and a lot of opportunity for this neighborhood and, in such time, we live right now and uncertain times, the local community is going to benefit from this project. And I am in favor for this development and thank you, Mr. Chairman and Council members and special Mr. Francesco Moya for allowing me to talk on this so. And thank you for allowing me to speak.

CHAIRPERSON MOYA: Thank you.

IOAN SMOLEAC: And it will be a great-- if it's going to be approved, it's going to be very good for the children which can benefit from this in years to come and more [inaudible 03:09:30] for kids in this city to get and to learn and to have such a good [inaudible 03:09:37]. I am in favor for this project and thank you so much, sir, for allowing me to talk.

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

COMMITTEE COUNSEL: The next speaker will be Justin Tatham followed by Nolita Mason.

SERGEANT-AT-ARMS: Starting time.

JUSTIN TATHAM: Hello, everyone. Thank you for the opportunity to speak today. I am Justin Tatham. I lived in the area of Park Slope for almost 8 years. I am not by the part of Bridget square area, but I did discover the church within the past couple years and have been attending since then. I do speak in favor of the church. Of the redevelopment. Primary reason is the affordable housing. My children are elementary school students here. The schools are great, but there is not a lot of economic diversity and I believe that economic diversity is just as important as any other kind. And 70 affordable housing units, that's dozens and dozens of kids who will have the opportunity to grow up right on the park and enjoy, you know, what is a true blessing for children. You know, they play out there every day, learn to fish, learn to ride a bike. Just real opportunities that wouldn't otherwise exist. I respect the concerns of everyone who spoke out against it, but I think the reality of the situation is the only way to have lower rents and more spaces is to build new apartments. It's the only way out of the housing crisis in New York. And the reality is that the only way to get things like

this done are public-- I'm sorry. Private enterprises where there is a mixed blend of people who are subsidizing the lower cost affordable housing, so I think it will be a benefit, eventually, economically, as well and that you will, within a few years of this development, you will see shops, restaurants, all the things that surround Bartel Pritchett Circle by the Pavilion movie theater. You will see things like that start to open up that is jobs that impacts people's lives on a daily basis and I think that is even more important as we come out of the pandemic where we had economic opportunities and are helping people to move into what is a great community. Thank you very much for your time.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Novita Mason who will be followed by Jessica Park.

SERGEANT-AT-ARMS: Starting time.

NOVITA MASON: Hello, everyone. My name is Novita Mason. I'm a resident of Ditmas Park. I am a parent of four students that attend International Christian school. As a parent, I must say I love this school academic wise, spiritual wise,

and, overall, it is just a safe place for my children. I'm very excited about the new development plan for the building. The improvement will bring more classrooms, more programs, and, most importantly, it will bring HM for our students. This plan will not only provide an upgraded building and it brings equity to the neighborhood and for our surrounding neighbors. I think this is a much needed project for our area. It provides Holmes for new residents and quality education for our children and the overall improvement to our community. Thank you.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: The next speaker will be Jessica Park followed by Marta Reyes.

SERGEANT-AT-ARMS: Starting time.

JESSICA PARK: Hi. My name is Jessica Park. I live in the neighborhood off of the Island Avenue. My family has been in this location for about 18 years and we strongly favor the rezoning at 312 Coney Island Avenue. All three of our children have been students at the school and we have been so thankful for the diverse, loving school community it provides, as well as the quality, affordable education. All three girls have benefited from small

classroom sizes, involved, dedicated teachers who love them so much. I have been so thankful for such a caring community in the midst of such a large city. The rezoning in the development of 312 Coney Island would allow us to have better facilities including a gymnasium, a playground, which we've never had. So, I hope you will consider this and thank you so much.

CHAIRPERSON MOYA: Thank you.

COMMITTEE COUNSEL: In the last speaker on this panel will be Marta Reyes.

SERGEANT-AT-ARMS: Starting time.

CHAIRPERSON MOYA: Martha?

MARTA REYES: Hello? Hi. Can you hear me?

CHAIRPERSON MOYA: We can hear you.

MARTA REYES: Oh. Wonderful. Thank you. Good afternoon, everyone. My name is Marta Reyes and I live in this area for over 30 years. My husband and I, along with four children love this community. I am thankful for having the park in the neighborhood, much like Mac earlier had mentioned that that was our backyard, as well. Raising our children in this area has been a huge blessing. I do love the church and the school and the community. I

love that we have nearby transit, markets, and just so much more places to even go out to eat as a family on a Sunday afternoon. It has been a blessing for us, as well. This development that I am in favor of is that he blessing to our community. Living here so many years, I have seen a lot of changes and it has always been for the better and I must say that I believe this development is still in that direction for the better of our community for families and I love, most of all, that it offers affordable housing for families much like mine that probably wouldn't otherwise be able to live here in this area. I am in favor and I do hope that you approve of this development. Have a wonderful day.

CHAIRPERSON MOYA: Thank you. Okay. Also do we have any council members that have questions for this panel?

COMMITTEE COUNSEL: Chair Moya, Council member Lander has a hand up for the panel.

COUNCIL MEMBER LANDER: I was-- I don't have questions for this panel, but I thought that was the last of the testimony. Is that correct or is there?

CHAIRPERSON MOYA: We're checking, Brad.

Give us a second and--

COUNCIL MEMBER LANDER: Okay.

COMMITTEE COUNSEL: Council member,  
we're about to check now.

CHAIRPERSON MOYA: Okay. Thank you.

COMMITTEE COUNSEL: At this time, if  
there are any other members of the public who wish to  
testify on the pre-considered LU items for the 312  
Coney Island rezoning proposal. We ask that you  
please press the raise hand button now. And we will  
now stand our meeting at ease briefly while we check  
for anyone remaining waiting to testify. Chair Moya,  
we have one remaining witness who had registered to  
testify. We are now going to hear from Linda  
Brilliant. Linda Brilliant will be the next speaker.

SERGEANT-AT-ARMS: Starting time.

LINDA BRILLIANT: Hello. Linda Brilliant.

CHAIRPERSON MOYA: Hello.

LINDA BRILLIANT: You can hear me?

CHAIRPERSON MOYA: We can hear you, Linda.

LINDA BRILLIANT: Hello?

CHAIRPERSON MOYA: Yeah. We can hear you.  
You're good, Linda.

LINDA BRILLIANT: Okay. [inaudible  
03:19:00] Ocean Avenue and [inaudible 03:19:03.  
Okay. I was being harassed. All types of stuff were  
being done to us so we can move out of the apartments  
and they can rent to white people. [inaudible  
03:19:16] homeless yet. Okay? It's a constant worry  
every day that we're going to be homeless, okay?  
People are being removed from these buildings and  
forced into the streets. Okay? So other people can  
move in. They want to raise the rent while the  
apartments are no good. Okay? While living at 781  
Ocean Avenue on the second floor, water would come  
down on us from the third floor. Okay? I'm not  
going to let them attack me. Physically try to kill  
me for these apartments. Okay. I went all the way  
to the Supreme Court so I could get justice.  
Nothing. We've lived there since 1980. I grew up in  
the neighborhood. It's a but there is too many  
people there. It's way overcrowded. There's other  
places where you can develop. I don't mind moving.  
[Inaudible 03:20:08] I was blocked from working. If  
I was working, I would gladly move because there are  
too many people living in that area. Not only are  
people being forced out of their homes, but we have



no decent bathroom to use. The streets are filled with human feces. You are saying Covid. Covid. But that street is dirty. How can you not get a disease from all the filth in the street? We are being moved. We are being forced out of our home so other people can move in. And the rent is sky high. There's too much. Too much development. Too many. If you look at the Catelli Road train station, it's packed. If you go to Beverly [inaudible 03:20:45] train station, there's nobody there. I used to go to Catelli Road train station. I have to leave the Catelli Road train station because there's too many people to go to Beverly Road because there's nobody on Beverly Road.

SERGEANT-AT-ARMS: Time expired.

CHAIRPERSON MOYA: Linda, if you could, just for the record, could you just tell us which project you are testifying on?

LINDA BASTIAN: I'm testifying on people being torn our of--

CHAIRPERSON MOYA: I know. I got it.

LINDA BASTIAN: their homes. There's too many--

CHAIRPERSON MOYA: Just what project is the one that you are testifying.

LINDA BASTIAN: I don't know anything about any project. All I'm saying is that there is too much development over there. It's too crowded.

CHAIRPERSON MOYA: Right. Are you talking about Coney Island?

LINDA BASTIAN: I'm talking all the areas.

CHAIRPERSON MOYA: Okay. Thank you so much. Thank you, Linda.

LINDA BASTIAN: [inaudible 03:21:29]

CHAIRPERSON MOYA: Thank you. Thank you. Counsel, and any other panelists?

COMMITTEE COUNSEL: Chair Moya, there no other witnesses who are registered to testify.

CHAIRPERSON MOYA: Do we have any council members who wish to ask the panelist any questions?

COMMITTEE COUNSEL: I do see that Council member Lander has a hand up for a statement.

COUNCIL MEMBER LANDER: Chair, I was just looking to make a kind of closing statement of gratitude for all the testimony we have heard so far.

Is it okay to go and do that or do you want to close the testimony first?

CHAIRPERSON MOYA: Let me excuse the panel and then I'll turn it over to you.

COUNCIL MEMBER LANDER: Thank you.

CHAIRPERSON MOYA: Thank you. So, if there being no other members of the public who wish to testify in the pre-considered LU items for Coney Island Avenue rezoning items-- if there-- yeah. If they wish to testify on this issue, the zoning text application, this public hearing is now closed and the items are laid over. That, before we go and conclude today's business, let me turn it over to Council member Lander for some very brief remarks, please.

COUNCIL MEMBER LANDER: Well, partly, I just want to thank you for sticking around and making it possible for us to have this hearing. It took a lot of time and we heard a lot of people. I'm grateful for everybody who showed up. This is how democracy is supposed to work. You know, it doesn't always work. It doesn't exactly equal number of panels, pro and con, on a project and that doesn't always make the decision making easier on a situation

like this, but it's exactly what's supposed to happen and I appreciate that this many people love their neighborhood and want to come out and talk about what they think about its future. So, we will spend a lot of time reviewing the data, listening, talking, asking some more questions, trying to figure out what the right approach forward is, but I am grateful for everyone that took the time today and I'm especially grateful to Chair Moya and to the staff of the committee who make it possible for us to do this even though they live far away from our neighborhoods in a lot of cases. So thanks to everyone who participated and we will be following up in the near future.

CHAIRPERSON MOYA: Thank you, Council member. And that concludes today's business. I would like to thank the members of the public, my colleagues, the subcommittee counsel, land use and other council staff and the sergeant-at-arms for participating in today's meeting. Thank you to our counsel, Arthur, who is always keeping us on track in these long meetings. Thank you, Arthur. 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 \_\_\_\_\_ December 10, 2020