Appendix D: Comments on the DEIS

TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK SUBMITTED TO CITY PLANNING COMMISSION (CPC) REGARDING THE CHRISTIAN CULTURAL CENTER'S INNOVATIVE URBAN VILLAGE PROJECT

August 24, 2022

Good morning Chair Grodnick, Vice Chair Knuckles and members of the City Planning Commision. My name is Aaron Sanders, and I am the Public Policy Director at the Association for a Better New York. Thank you for the opportunity to deliver testimony on behalf of ABNY in support of the Innovative Urban Village Project.

ABNY is a nonprofit organization representing community stakeholders, including corporations, nonprofits, unions, government authorities, and educational, cultural, and health institutions dedicated to the advancement and support of New York City's people, communities, and businesses. Our mission is to promote connections between the public and private sectors to make New York City a better place to live, work, and visit for all.

I will begin my testimony today by discussing why this project is vital to this community of East New York, Brooklyn. Housing insecurity and affordability are problems that persist in New York City aggregately. However, neighborhoods like East New York are facing the brunt of the crisis. According to a May 2022 report from the Association for Neighborhood & Housing Development, the rate of eviction for every 1,000 filings was 25.2 percent. Community Board 5 in Brooklyn ranks in the top 20 in evictions. Additional data suggest that only 9 percent of affordable housing stock was available to residents who live in East New York. In other words, there is a scarcity of housing for those who need it most. I would also like to highlight that in the same year, 33 percent of households were categorized as severely rent burdened, and 29 percent of all households surveyed were analyzed to be rent burdened. This data suggests that the housing crisis is negatively impacting residents in East New York.

After reviewing the merits of the project and thoughtful recommendations from various stakeholders regarding this development, ABNY supports the Innovative Urban Village project for the aforementioned reasons. One important factor is that this project received overwhelming support from Community Board 5 during its review at the ULURP stage–the project received a favorable vote of 22-1. A vote of this magnitude clearly shows a community consensus about the project.

Another important component of this project is that nearly all of the 1,950 housing units will be set aside for affordable housing. The project has an emphasis on housing low- and middle income residents; prospective residents who earn between 30 to 80 percent of the AMI will have priority access to housing. This is commendable and indicates a willingness to provide housing for those most in need. Additionally, 200 of those units will be allotted to senior citizens, and 50 percent of the developed housing units will be available to residents who live within Community Board 5.

There is also a component of this project which would advance homeownership. Homeownership is an important resource for New Yorkers to build equity, benefit from tax incentives, and begin to invest in

generational wealth - something rent burden New Yorkers have historically been unable to do. In addition, homeownership fosters social cohesion within communities.

Lastly, the addition of 24/7 daycare made available to residents will meet the needs of families with non-standard work schedules — parents working nights, single moms working multiple jobs, and emergency workers contending with rotating shifts. This will benefit families for whom child care options are few and far between. These are families who are also primarily low-income families of color.

ABNY supports the development of the Innovative Urban Village Project. This project encourages economic growth, sustainable housing, and innovative childcare options for New Yorkers. We encourage the City Planning Commission to consider the comprehensive value add of this project to this Brooklyn community.

Thank you.

BROOKLYN
CHAMBER OF COMMERCE

August 23rd, 2022

Testimony submitted the NYC Department of City Planning by the Brooklyn Chamber of Commerce at public hearing held by the on August 24 2022 – *Innovative Urban Village in ENY, Brooklyn*

My name is Randy Peers and President and CEO of the Brooklyn Chamber of Commerce.

The Brooklyn Chamber of Commerce is a borough-wide membership and economic development organization dedicated to helping businesses through four channels -- promotion, support, advocacy, and convening. The Brooklyn Chamber and its affiliate organizations, the Brooklyn Alliance and Brooklyn Alliance Capital, provides direct business services, technical assistance and support programs to help Brooklyn businesses grow.

The Brooklyn Chamber of Commerce believes this development is beneficial for East New York and its residents. First and foremost, the Christian Cultural Center is a reputable, long-standing community member that has the best interest of the community at heart. This project will create housing opportunities for families of various sizes and incomes. Their plans call for nearly 2,000 units of rental housing – all of which will be income-restricted, ranging from 30% to 100% of AMI – and 200 units of which will be set aside for seniors, our most vulnerable population. There is also 100 units of affordable homeownership that will provide our residents and families the ability to establish themselves here for the long term and build generational wealth.

Secondly, the plan will create opportunities for local entrepreneurs and business owners to open businesses and employ its neighbors. The Center plans to incorporate a host of services and amenities that will not only serve the residents of the new buildings, but the broader community as well – this will benefit residents from across the street as well as the broader East New York neighborhood. These services include GED programs, childcare programs, career counseling, vocational training, a performing arts center, and open green space, to name a few.

The Brooklyn Chamber of Commerce also support the Innovative Urban Village proposal for the following reasons:

- Christian Cultural Center is a long-term stakeholder in the neighborhood that has helped the community shoulder many changes over the last few decades. Under the leadership of Rev. A.R. Bernard, they have a vision to further support the needs of East New York and bring opportunities for our youth and families.
    - Christian Cultural Center will continue to operate their church and is partnering with Gotham Organization and Monadnock Development to advance this 10-year project. Residents and neighborhoods can have confidence that this is by and for their community.
- Create a total of 2,050 units of housing. The plans are for all these housing units to be income-based and affordable. A large portion of these units will be reserved for households with lower incomes, ensuring that members of our East New York Community can afford to move in. Also, 200 of these affordable housing units will be reserved for seniors.
    - Over the course of Gotham Org and Christian Cultural Center's engagement with the community, which dates back to the Summer of 2016, they have incorporated community feedback including reducing the heights of some buildings [from 10-17 stories down to 9-15 stories] and eliminating income tiers between 100-120% of AMI.

    - 50% of the units will be made available to Community Board 5 residents per HPD policy.
    - Through the process of analyzing the project, there will be no direct or indirect displacement.
    - Holistically, the integration of affordable housing, community facilities services and retail is a win for the community – both those that will live here and its neighbors.
- Include many benefits that will be available to the public, such as a Performing Arts Center, a school, a public playground, 24/7 childcare, green space, retail, parking, and shuttle service to nearby train stations.
    - Of the nearly 10 acres on the site, more than 50% will be open to the sky and a network of streets within the site will be integrated into the neighborhood street network, making this development park of the broader context.
- Incorporate several services that will benefit the residents of NYCHA housing into their project. These include GED programs, childcare programs, career counseling, and vocational training.
    - The Linden, Boulevard, Pink, and Wortman Houses are all in the vicinity of the Christian Cultural Center's proposed project. This project will give the residents of these buildings opportunities to use the public benefits and services that are incorporated into this project.
- Create economic opportunities for members of our community. This project will create locations for local businesses that serve our community to open-up shop. These businesses will bring both local retail and jobs to East New York.

In closing, we look forward to continuing to work with the Christian Cultural Center on this project and furthering the needs and aspirations of East New York residents. We urge the Brooklyn Borough President to vote to approve this project.

WEBVTT

1

00:03:16.830 --> 00:03:18.070

Host: Uh-huh.

2

00:03:18.190 --> 00:03:20.639

Host: Morning. Okay. Yup. I'll be.

3

00:03:20.670 --> 00:03:22.120

Host: We're ready to go.

4

00:03:22.130 --> 00:03:23.140

Host: Yeah. Okay.

5

00:03:23.680 --> 00:03:27.490

Vice-Chair Knuckles: Good morning and welcome to the City planning Commission. Public

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00:03:27.500 --> 00:03:28.490

Vice-Chair Knuckles: A remote

7

00:03:28.500 --> 00:03:32.860

Vice-Chair Knuckles: public meeting for August the twenty, fourth, two thousand and twenty two

8

00:03:33.110 --> 00:03:36.890

Vice-Chair Knuckles: Brian singer, senior Director of Land Use

9

00:03:36.900 --> 00:03:45.810

Vice-Chair Knuckles: Commission Operations will now outline general information about the remote public hearing and how to participate. Ryan.

10

00:03:46.760 --> 00:04:06.139

Host: Thank you. And good morning. Ah, verbal testimony may be provided online or by calling in on your phone. Ah, If you wish to speak, you must register through the Nyc. Engaged portal if you wish to access the hearing. Ah, please register through the upcoming meetings page of the Nyc. Engaged portal.

11

00:04:06.150 --> 00:04:17.940

Host: A link to join the hearing is on the landing page after you register. Ah, please do not close the landing page without first clicking on the link. If you are accessing the hearing via phone

12

00:04:17.950 --> 00:04:29.990

Host: and wish to speak, you must first register with the dial and participant hotline on Ah, with through the numbers listed on the screen. If one of the numbers is busy, please try another one

13

00:04:30.000 --> 00:04:43.409

Host: uh the meeting. Id is six, one, eight, two, three, seven, seven, three, nine, six press pound to skip the participation Id. The password is the new one.

14

00:04:43.620 --> 00:04:48.710

Host: The phone number is also posted on the upcoming meetings. Page of the Nyc engaged Portal.

15

00:04:49.420 --> 00:04:54.819

Host: Please note that no matter how you are accessing the meeting, you must first register to speak.

16

00:04:54.900 --> 00:05:12.699

Host: Those accessing, the meeting online will have the option to turn on their camera while giving testimony. When it is your turn to speak you'll be notified and promoted to a panelist. This will allow you to unmute your microphone and grant you the ability to turn on your camera. So listen closely for your name to be called.

17

00:05:12.710 --> 00:05:20.829

Host: There will be a short period where it will appear that you no longer in the meeting, don't be alarmed, you'll rejoin the meeting as a panelist.

18

00:05:20.840 --> 00:05:33.610

Host: If you're accessing the hearing via phone. Your name will be called it. It's your registered speakers. Once your name has been called, you'll be given the ability to unmute yourself, and you do this by pressing Star Six to on your phone

19

00:05:33.620 --> 00:05:49.750

Host: for those, those listening to the online live stream who Haven't registered to speak. They decide that they wish to do so, they must first speak through the upcoming meetings page at the Nyc. Engaged portal likewise for those hearing,

20

00:05:49.760 --> 00:06:01.169

Host: listening to the A meeting via phone, and they who have decided they want to speak. They must also register to speak through the dial and participant online that I described a moment ago.

21

00:06:01.180 --> 00:06:18.699

Host: Speakers are limited to three minutes of testimony. There are a few exceptions to the three minute time limit. Elected officials recorded the courtesy of jumping through the queue, and are not limited to three minutes. If consecutive translation services are being used, the time will be extended to five minutes,

22

00:06:18.710 --> 00:06:29.559

Host: and If an applicant team with three or more speakers, which is to make a team presentation, the team will generally be allowed a total of ten minutes. The chair will announce when the time limit is reached.

23

00:06:29.570 --> 00:06:41.169

Host: Ah! Be mindful of potential background, noise, or in your testimony make sure that if you are watching the proceedings via livestream, that the livestream is muted when you begin your testimony, otherwise you'll hear it back up.

24

00:06:41.180 --> 00:06:55.029

Host: If you wish to submit written testimony, it should be submitted to the Department of State planning. The mailing and email addresses can be found on our website planning on Nyc. Gob: and note that this remote public hearing is being recorded.

25

00:06:55.040 --> 00:07:22.709

Host: Do you have a few quick announcements? Ah! Before I hand it over to the vice-chair Ah! You may have noticed the state line of Christian has a new face. Ah! The Department is pleased to ah welcome! Ah, Rosalani Kamani! Ah, to ah! Excuse me, Rasmia Kermani, who is participating in her first public hearing today. Ah, also just a note to the Commissioners that regarding the Bruckner sites rezoning, which is scheduled for vote to date,

26

00:07:22.720 --> 00:07:32.579

Host: there was a letter that was sent out, clarifying the correct number of the proposed units. That I will hand it over to the

27

00:07:33.520 --> 00:07:51.010

Vice-Chair Knuckles: Thank you, Ryan. Good morning, and again welcome to the City Planning commission.

28

00:07:51.910 --> 00:08:10.860

Host: So today we have six folks, including a proposal in drugs that would bring approximately three hundred and forty nine two homes, one hundred and sixty, eight of them affordable, and ninety nine Set aside from senior housing to Brooklyn Boulevard, in the Bronx and Frogs next section of Bronx.

29

00:08:10.870 --> 00:08:24.070

Vice-Chair Knuckles: Three of our votes are on projects by the Department of Housing, Preservation and Development, Hpd. Which would bring fifty new affordable homes to the Bronx, and one hundred and sixty affordable homes to Manhattan.

30

00:08:24.680 --> 00:08:42.820

Vice-Chair Knuckles: We also have several public hearings on projects that seek permission to create more than two thousand eight hundred new homes, including in Queens in Brooklyn. If you'd like to sign up to speak during any of the public hearings, please go to Nyc. Gov. Engage

31

00:08:42.830 --> 00:08:51.250

Vice-Chair Knuckles: That's Nyc: Go, engage. Okay, let's get started. Madam Secretary, Please begin the meeting.

32

00:08:51.690 --> 00:08:53.040

Calendar Officer: Good morning.

33

00:08:53.190 --> 00:08:54.850

Calendar Officer: This is the State

34

00:08:55.860 --> 00:09:06.590

Calendar Officer: Mining Commission public meeting held remotely through the Nyc engaged world. Today is Wednesday, August the twenty fourth of two thousand and twenty two. I will now call the role I'll just know, for the record chair. Garlic is absent by Sierra Knuckles.

35

00:09:06.600 --> 00:09:07.580

Vice-Chair Knuckles: Here,

36

00:09:08.530 --> 00:09:13.290

Calendar Officer: Commissioner Bose, our work is absent. Commissioner Bernie.

37

00:09:13.300 --> 00:09:14.230

*Comm. Burney: Here,

38

00:09:14.290 --> 00:09:15.980

*Comm. Burney: Commissioner Serumo.

39

00:09:15.990 --> 00:09:16.800

*Comm. Cerullo: Yeah.

40

00:09:16.960 --> 00:09:18.770

Calendar Officer: I'm. Sure. It's

41

00:09:18.780 --> 00:09:21.320

*Comm. Douek: here, Commissioner Edie

42

00:09:21.330 --> 00:09:22.180

Calendar Officer: here,

43

00:09:22.820 --> 00:09:24.350

Calendar Officer: Commissioner Gold

44

00:09:24.500 --> 00:09:27.269

Calendar Officer: here, Commissioner Goodridge.

45

00:09:28.470 --> 00:09:29.480

Here,

46

00:09:29.540 --> 00:09:31.390

Calendar Officer: Commissioner Karbani.

47

00:09:31.400 --> 00:09:32.310

*Comm. Kirmani: Here

48

00:09:32.780 --> 00:09:34.360

*Comm. Kirmani: Commissioner Madden,

49

00:09:36.890 --> 00:09:38.040

Calendar Officer: here

50

00:09:38.830 --> 00:09:40.389

Calendar Officer: Commissioner or Saudi Arabia.

51

00:09:40.400 --> 00:09:41.270

*Comm. Osorio: Here,

52

00:09:41.520 --> 00:09:43.990

Calendar Officer: Commissioner,

53

00:09:44.000 --> 00:09:44.850

here

54

00:09:44.940 --> 00:09:46.850

Calendar Officer: a quorum is present.

55

00:09:46.860 --> 00:09:51.639

The first item is the approval of the minutes of the public meeting of Wednesday, the August the tenth,

56

00:09:52.450 --> 00:09:53.920

Calendar Officer: two thousand and twenty-two

57

00:09:55.020 --> 00:10:02.089

*Comm. Burney: the minutes all in favor, we say all right. Any opposed.

58

00:10:02.330 --> 00:10:04.030

Vice-Chair Knuckles: The minutes are approved.

59

00:10:06.330 --> 00:10:16.469

Calendar Officer: Scheduling calendar numbers one and two. We have resolutions for adoption scheduling Wednesday, September the seventh, two thousand and twenty two for a remote public hearing to be held through the Mit engage portal

60

00:10:18.880 --> 00:10:20.489

Vice-Chair Knuckles: on the resolutions,

61

00:10:20.500 --> 00:10:22.000

Vice-Chair Knuckles: all in favor,

62

00:10:22.010 --> 00:10:24.639

*Comm. Burney: bye, bye, bye, bye,

63

00:10:25.000 --> 00:10:26.440

*Comm. Osorio: any opposed.

64

00:10:27.800 --> 00:10:30.069

Vice-Chair Knuckles: Thank you. The resolutions are adopted.

65

00:10:31.260 --> 00:10:49.890

Calendar Officer: The next part of the calendar is your report. Section on page five reports of the Bronx Calendar, Number three Morse Heights, Ncp. Cd. Five, c. Two hundred and three, eight, one, H. A. X. In the matter of an application for Udap designation, project, approval, and Disposition of city owned property concerning more sites. Ncp.

66

00:10:50.090 --> 00:10:53.019

A favorable report on Calendar Number three,

67

00:10:53.160 --> 00:10:54.640

Calendar Officer: my cher knuckles.

68

00:10:54.650 --> 00:10:55.620

Vice-Chair Knuckles: Yes,

69

00:10:56.230 --> 00:10:57.450

Calendar Officer: Commissioner

70

00:10:57.520 --> 00:10:58.649

for me.

71

00:10:58.660 --> 00:10:59.510

*Comm. Burney: Yes,

72

00:10:59.870 --> 00:11:01.400

*Comm. Burney: Commissioner Surreal.

73

00:11:01.410 --> 00:11:02.460

*Comm. Cerullo: Yes,

74

00:11:02.820 --> 00:11:04.180

Calendar Officer: i'm sure and do it.

75

00:11:04.190 --> 00:11:05.169

*Comm. Douek: Yes,

76

00:11:05.810 --> 00:11:08.240

*Comm. Douek: it's not easy. Yes,

77

00:11:08.300 --> 00:11:10.210

Calendar Officer: Commissioner gold.

78

00:11:10.740 --> 00:11:11.890

Yes,

79

00:11:12.240 --> 00:11:13.860

Calendar Officer: Commissioner Goodridge,

80

00:11:22.410 --> 00:11:23.970

Calendar Officer: Commissioner Madden.

81

00:11:24.640 --> 00:11:25.740

Comm. Marin: Yes,

82

00:11:26.660 --> 00:11:28.290

Commissioner.

83

00:11:28.300 --> 00:11:29.400

*Comm. Osorio: Yes,

84

00:11:30.650 --> 00:11:31.890

Commissioner Rompershot.

85

00:11:31.900 --> 00:11:32.900

Calendar Officer: Yes,

86

00:11:33.870 --> 00:11:36.879

variable report has been adopted on calendar number three

87

00:11:36.890 --> 00:11:53.490

Calendar Officer: for of the Bronx counter Number four Morseania open door, Cd. Three, c. Two, two, zero, three, eight, zero, h, eight x. In the matter of an application for UDAAP designation, project, approval, and disposition of city owned property concern me, or senior open door for favorable report on Calendar Number four by stern knuckles.

88

00:11:53.500 --> 00:11:54.890

Vice-Chair Knuckles: Yes,

89

00:11:54.900 --> 00:11:55.990

Calendar Officer: Commissioner Bernie.

90

00:11:56.000 --> 00:11:57.090

*Comm. Burney: Yes,

91

00:11:57.190 --> 00:11:58.730

*Comm. Burney: Commissioner Sir Rudolph.

92

00:11:58.740 --> 00:11:59.740

*Comm. Cerullo: Yes,

93

00:12:00.160 --> 00:12:01.539

Calendar Officer: appreciate it to it.

94

00:12:01.550 --> 00:12:02.390

*Comm. Douek: Yes,

95

00:12:02.530 --> 00:12:04.079

Calendar Officer: Commissioner Edie.

96

00:12:04.090 --> 00:12:04.980

*Comm. Eaddy: Yes,

97

00:12:05.110 --> 00:12:06.490

Calendar Officer: Commissioner Gold.

98

00:12:06.500 --> 00:12:07.610

Calendar Officer: Yes,

99

00:12:09.410 --> 00:12:10.830

Calendar Officer: in our good Ridge

100

00:12:13.920 --> 00:12:15.790

Calendar Officer: Commissioner Kermani.

101

00:12:15.800 --> 00:12:16.680

*Comm. Kirmani: Yes,

102

00:12:17.400 --> 00:12:18.990

*Comm. Kirmani: Commissioner Madden.

103

00:12:19.540 --> 00:12:20.800

Calendar Officer: Yes,

104

00:12:21.270 --> 00:12:22.490

Calendar Officer: Commissioner also.

105

00:12:23.200 --> 00:12:24.130

*Comm. Osorio: Yes,

106

00:12:24.690 --> 00:12:25.990

*Comm. Osorio: Commissioner Rampershad.

107

00:12:26.000 --> 00:12:27.070

*Comm. Rampershad: Yes,

108

00:12:27.940 --> 00:12:30.990

variable report has been adopted on Calendar Number Four.

109

00:12:31.000 --> 00:12:50.209

Calendar Officer: For of the rocks Calendar numbers five and six partner sites rezoning, Cd. Ten Calendar, number five, c. Two two zero, zero, zero, seven, Zmx calendar number six, um and two, two zero, zero, zero, eight, zero x, and the matter of an application for zoning app and Zoning text Moments concerning

110

00:12:50.220 --> 00:12:54.670

Calendar Officer: favorable report on Calendar numbers Five in six by Trinacles.

111

00:12:54.900 --> 00:12:56.490

Calendar Officer: Yes,

112

00:12:56.500 --> 00:12:57.890

Commissioner Burney.

113

00:12:57.900 --> 00:12:58.760

*Comm. Burney: Yes,

114

00:12:58.870 --> 00:13:00.459

Calendar Officer: Commissioner Sierra Leone.

115

00:13:00.470 --> 00:13:01.440

Calendar Officer: Yes,

116

00:13:01.960 --> 00:13:03.089

here's what you're doing.

117

00:13:03.100 --> 00:13:04.070

*Comm. Douek: Yes,

118

00:13:04.310 --> 00:13:05.790

Mr. Eddy.

119

00:13:05.800 --> 00:13:06.700

Calendar Officer: Yes,

120

00:13:06.930 --> 00:13:08.270

Calendar Officer: Commissioner Gold.

121

00:13:08.410 --> 00:13:09.570

*Comm. Gold: Yes,

122

00:13:10.160 --> 00:13:11.770

Commissioner Goodridge.

123

00:13:13.240 --> 00:13:14.300

Calendar Officer: Yeah.

124

00:13:14.700 --> 00:13:16.190

Calendar Officer: Commissioner Kirmani.

125

00:13:16.200 --> 00:13:17.130

*Comm. Kirmani: Yes.

126

00:13:17.860 --> 00:13:19.260

Calendar Officer: Krishnak Madd:

127

00:13:20.520 --> 00:13:37.790

Calendar Officer: So i'd like to make a statement. I soil the documents that the applicant provided indicating that more three bedroom units would be provided, brings down the unix overall unit. Count, I will say that i'm still not convinced that the zoning designation is correct,

128

00:13:37.800 --> 00:13:40.889

so i'm going to vote. Yes, with the hopes that Council will address this

129

00:13:43.520 --> 00:13:45.290

Calendar Officer: Commissioner.

130

00:13:45.300 --> 00:13:46.450

*Comm. Osorio: Yes,

131

00:13:46.720 --> 00:13:49.010

Calendar Officer: Commissioner Rampershad.

132

00:13:49.020 --> 00:13:50.010

*Comm. Rampershad: Yes,

133

00:13:50.160 --> 00:13:56.610

Calendar Officer: Variable reports have been adopted on the calendar numbers five and six Borough Queens Calendar numbers seven and eight

134

00:13:57.270 --> 00:14:09.910

Calendar Officer: calendar number seven, Cd. Thirteen in two, three, zero, zero, zero, seven Hm. Kq. Cambria Heights, two Hundred and Twenty Second Street, historic District Calendar, Number eight, Cdm. Thirteen,

135

00:14:09.920 --> 00:14:29.129

Calendar Officer: and then two, three, zero, zero, eight; Hq. Cambria Heights, two Hundred and Twenty Seventh Street historic district, and the matter of communications concerning the historic district designations for Cambri Heights, two Hundred and Twenty Seventh Street historic districts on the adoption of calendar numbers seven and eight for the referral to the City Council, vice ter knuckles.

136

00:14:29.140 --> 00:14:30.400

Vice-Chair Knuckles: Yes,

137

00:14:30.560 --> 00:14:32.099

Calendar Officer: for your Burney.

138

00:14:32.110 --> 00:14:34.690

*Comm. Burney: Yes, Commissioner's.

139

00:14:34.700 --> 00:14:35.790

*Comm. Cerullo: Yes,

140

00:14:35.800 --> 00:14:36.790

Calendar Officer: which you're in direct.

141

00:14:36.800 --> 00:14:37.650

*Comm. Douek: Yes,

142

00:14:37.950 --> 00:14:39.490

*Comm. Douek: for your eating.

143

00:14:39.500 --> 00:14:40.430

*Comm. Eaddy: Yes,

144

00:14:40.780 --> 00:14:42.110

Calendar Officer: Commissioner. Gold.

145

00:14:42.190 --> 00:14:43.280

*Comm. Gold: Yes,

146

00:14:43.590 --> 00:14:45.140

Calendar Officer: Commissioner Goodridge,

147

00:14:48.210 --> 00:14:49.589

Calendar Officer: Commissioner Kramani.

148

00:14:49.600 --> 00:14:50.510

*Comm. Kirmani: Yes,

149

00:14:51.400 --> 00:14:52.979

Calendar Officer: Commissioner, let it.

150

00:14:53.890 --> 00:14:54.980

Yes,

151

00:14:55.510 --> 00:14:56.670

quick.

152

00:14:56.960 --> 00:15:00.530

*Comm. Osorio: Yes, Sheriff's studio. Can we share a rappershot

153

00:15:00.540 --> 00:15:01.430

Yes,

154

00:15:02.000 --> 00:15:06.659

Calendar Officer: Calendar Numbers seven and eight have been adopted for the referral to the City Council.

155

00:15:08.570 --> 00:15:21.970

Calendar Officer: Her of Manhattan countered Numbers nine through twelve of seven to five, Tenth Avenue, Dep. Cd. Four Calendar, number nine, c. Two two hundred and three, four, zero, eight Am. Calendar number ten in two, two, zero, three, three, nine zrm has been withdrawn

156

00:15:21.980 --> 00:15:40.890

Calendar Officer: under Number eleven, c. Two two hundred and three through eight Csm. Council, number twelve, c. Two hundred and thirty, seven Csm. And the matter of an application for you. Designation, project, approval, disposition of Cityial property, and special permits concerning seven hundred and five Tenth Avenue, D. P. Site for favorable reports on counter numbers nine, eleven and twelve

157

00:15:40.900 --> 00:15:42.240

Calendar Officer: by chernacles.

158

00:15:42.250 --> 00:15:45.270

*Comm. Burney: Yes, Commissioner Bernie.

159

00:15:45.280 --> 00:15:47.679

Calendar Officer: Yes, i'm sure.

160

00:15:47.690 --> 00:15:48.740

Calendar Officer: Ah, yes,

161

00:15:49.170 --> 00:15:50.190

Calendar Officer: we should do it.

162

00:15:50.200 --> 00:15:51.090

*Comm. Douek: Yes,

163

00:15:53.590 --> 00:15:54.590

Calendar Officer: yes,

164

00:15:55.180 --> 00:15:56.580

Rich trickled.

165

00:15:56.740 --> 00:15:58.000

Calendar Officer: Yes.

166

00:15:58.380 --> 00:16:00.699

Calendar Officer: Can I share a good bridge.

167

00:16:01.990 --> 00:16:03.030

*Comm. Goodridge: Yeah,

168

00:16:09.130 --> 00:16:10.590

Calendar Officer: I'm sure. But it

169

00:16:12.730 --> 00:16:13.880

Comm. Marin: Yes,

170

00:16:14.500 --> 00:16:16.410

Calendar Officer: commissioner or studio.

171

00:16:16.420 --> 00:16:17.360

*Comm. Osorio: Yes,

172

00:16:17.410 --> 00:16:18.690

*Comm. Osorio: Commissioner Rappershot.

173

00:16:18.700 --> 00:16:19.750

*Comm. Osorio: Yes.

174

00:16:21.630 --> 00:16:27.990

Calendar Officer: Your reports have been adopted on calendar numbers nine eleven and twelve. The next part of the calendar is the public hearings of Page ten.

175

00:16:30.150 --> 00:16:32.940

Vice-Chair Knuckles: Okay, thank you. Again. Uh,

176

00:16:33.680 --> 00:16:41.520

Vice-Chair Knuckles: we ask those who are testifying to limit their remarks to three minutes, after which you will be muted.

177

00:16:41.610 --> 00:16:52.250

Vice-Chair Knuckles: Please also let me note that while we welcome the opportunity to hear your comments, we ask that courtesy and the Forum be observed at all times. During your testimony.

178

00:16:58.740 --> 00:17:17.280

Calendar Officer: Screens, Calendar numbers thirteen and fourteen, forty, twenty, five Crescent Street, rezoning, Cd. One Calendar, number thirteen, c. Two, two, zero, one hundred and six, nine Cmq. Calendar number fourteen in two, two, zero, one, seven, zero, Z Rq. Public hearing in the matter of an application for zoning math and zoning text amendments concerning four thousand and twenty five Christmas treatment.

179

00:17:21.750 --> 00:17:27.090

Vice-Chair Knuckles: Okay, this is a ten minute team presentation.

180

00:17:27.490 --> 00:17:30.819

Vice-Chair Knuckles: The participants will be Dan Eggers, who

181

00:17:30.890 --> 00:17:33.150

Vice-Chair Knuckles: battery Rose and walk.

182

00:17:33.500 --> 00:17:38.870

Vice-Chair Knuckles: Andrew Rosen Walk, Dietra, Parson, Nora Fernandez,

183

00:17:39.030 --> 00:17:40.850

Vice-Chair Knuckles: Noah Bernstein,

184

00:17:43.700 --> 00:17:45.429

Vice-Chair Knuckles: Are you ready to proceed?

185

00:17:45.470 --> 00:17:47.640

xPH01 - *AT - Dan Egers: Yes, We are by Ste. Your novels.

186

00:17:47.690 --> 00:17:48.829

Vice-Chair Knuckles: Thank you.

187

00:17:49.050 --> 00:18:06.320

xPH01 - *AT - Dan Egers: All right. Good morning. Vice chair, knuckles and Commissioners Dan Eggers Land Use attorney from Rainbow Tart. Good to see you again. It's it's been a while, and good to see some of our faces as well. I'm. Representing Crescent Street Associates, Llc. Owner of Forty, Twenty, by Crescent Street, and an affiliate of the Rosa Walker.

188

00:18:06.360 --> 00:18:17.649

xPH01 - *AT - Dan Egers: I will explain the proposed actions and discuss the site and context. The Nora Fernandez from Gene Kaufman architect, will show the contemplated development, and Andrew Rosenwalk will speak on behalf of ownership

189

00:18:17.660 --> 00:18:28.089

xPH01 - *AT - Dan Egers: additionally to respond to any questions you may have. I'm joined by my colleague Gertrude Carson as Well, as Noah Bernstein from Akrf and Henry Rosen walk from ownership next slide.

190

00:18:29.920 --> 00:18:43.649

xPH01 - *AT - Dan Egers: This is an application for rezoning from M. One to R. Five B. And N. One to R. Five D. Zoning districts to an M. One, two, R. Six, a district within the existing Dutch killed subdistrict of Special Long Island City mixed use district.

191

00:18:43.800 --> 00:18:57.390

xPH01 - *AT - Dan Egers: A mandatory inclusionary housing area will also be mapped over the proposed free zone area and this will facilitate a new seven-story mixed-use building about one hundred and seventy five thousand square feet of floor area at forty, Twenty Five Crescent Street

192

00:18:57.400 --> 00:18:58.490

xPH01 - *AT - Dan Egers: next slide

193

00:19:00.530 --> 00:19:08.979

xPH01 - *AT - Dan Egers: forty minus twenty. Five. Crescent Street is on the block bounded by Fortieth and forty first avenues and Crescent Street in Twenty Seventh Street. Next slide.

194

00:19:11.320 --> 00:19:24.550

xPH01 - *AT - Dan Egers: Specifically, the proposed rezoned area would be the portion of the block one hundred feet north of forty First Avenue, and eighty feet south, forty of the mue, which is now into M, one, two, R. Five, B and M, one, two, R. Five D. Districts

195

00:19:24.560 --> 00:19:37.579

xPH01 - *AT - Dan Egers: the rezoning would rezone this area to M, one, two, R. Six, a zoning district extending the existing M. One to R. Six a zoning district immediately south. This area, north to within eighty feet of

196

00:19:37.590 --> 00:19:55.710

xPH01 - *AT - Dan Egers: this district would continue to serve as a transition with regard to density and height and the higher density blocks to the south, the adjacent M. One, two, R. Five, B. And M. One, two, R. Five d districts in addition to forty twenty-five presentry, six smaller lots of part of the proposed rezone area.

197

00:19:55.720 --> 00:20:05.320

xPH01 - *AT - Dan Egers: Four of these are used for vehicle storage. One has a three-story residential building, and one has a nine-story hotel, as are small portions of six otherwise

198

00:20:05.330 --> 00:20:06.530

xPH01 - *AT - Dan Egers: next slide.

199

00:20:08.800 --> 00:20:12.889

xPH01 - *AT - Dan Egers: Here is an aerial image of the site and the proposed rezoned area

200

00:20:16.310 --> 00:20:17.629

xPH01 - *AT - Dan Egers: next slide.

201

00:20:19.270 --> 00:20:35.120

xPH01 - *AT - Dan Egers: The site is in a proxy's forty five thousand square foot lot, with approximately two hundred and fifty five feet of frontage on Crescent Street and two hundred feet of frontage on Twenty Seventh Street. The site now is four one-story buildings, used as go into space for orca the exterminating service.

202

00:20:35.130 --> 00:20:40.890

xPH01 - *AT - Dan Egers: The facility where the owner stores and tests. It's water, storage and cooling tower products and a parking lot,

203

00:20:40.900 --> 00:21:02.150

xPH01 - *AT - Dan Egers: As you all hear, The existing light industrial use will be remaining on the property as part of an excuse development for a land use. Rationale. We believe this project is consistent with the specific purposes of special law on city mixed use district permit development, residential, commercial and light manufacturing uses and encourage the development of affordable housing.

204

00:21:02.160 --> 00:21:03.690

xPH01 - *AT - Dan Egers: Next lines please.

205

00:21:06.010 --> 00:21:12.179

xPH01 - *AT - Dan Egers: Here. Our existing conditions shown in Street level photos of the site next slide.

206

00:21:14.160 --> 00:21:16.879

xPH01 - *AT - Dan Egers: It's Twenty Seventh Street next slide

207

00:21:18.960 --> 00:21:22.230

xPH01 - *AT - Dan Egers: Twenty Seventh Street, and next slide, please,

208

00:21:24.200 --> 00:21:28.439

xPH01 - *AT - Dan Egers: All right, and I will now turn it over to Nora Fernandez. Thank you.

209

00:21:30.220 --> 00:21:42.299

xPH01 - *AT - NORA FERNANDEZ: And good morning. Vice chair, knuckles and commissioners. I don't know if you can see me. Oops. Yes, I cannot start the video. I'm sorry about that.

210

00:21:42.310 --> 00:21:56.340

xPH01 - *AT - NORA FERNANDEZ: Um. Here is the original site plan and the proposed development. As you can see, there will be commercial manufacturing and residential uses with a courtyard. Start my video next slide, please.

211

00:21:56.920 --> 00:22:23.730

xPH01 - *AT - NORA FERNANDEZ: In response to the community's concerns regarding loading and delivery some Crescent street which has a bike lane. We have revised the illustrative side plan to include the requested loading zone on twenty-seven streets and a bridgeway from the Twenty Seventh Street

portion signs with instruct deliveries to the building being made on Thirty-seven Street, and the river is for residents in the present street portion of The building would be brought through the Graceway

212

00:22:23.920 --> 00:22:41.309

xPH01 - *AT - NORA FERNANDEZ: through department staff. The applicant team has been in contact with theot to work on ways to ensure vehicular, and by traffic is maintained during construction, and we understand that the ot does not currently have any major concerns about the building in relation to the bike length. After opening

213

00:22:41.320 --> 00:22:42.900

xPH01 - *AT - NORA FERNANDEZ: slight, please,

214

00:22:44.830 --> 00:23:04.100

xPH01 - *AT - NORA FERNANDEZ: there would be a total of approximately one hundred and seventy five thousand square feet of floor area, three point nine far of which five thousand would be in commercial use, and twelve thousand square feet in manufacturing, and one hundred and fifty, eight thousand square feet three point five. Far would be residential,

215

00:23:04.110 --> 00:23:19.190

xPH01 - *AT - NORA FERNANDEZ: with an mih up to three point six far is permitted with up to an additional zero point. Four fa are allowed for the signated, permitted industrial uses for a total of four point zero far permitted,

216

00:23:19.200 --> 00:23:33.450

xPH01 - *AT - NORA FERNANDEZ: the commercial use would be either office or local retail space depending on market conditions, and the manufacturing use would be light industrial use by the owners pipe-fitting operations. This would, among other things, preserve industrial jobs

217

00:23:33.690 --> 00:23:57.540

xPH01 - *AT - NORA FERNANDEZ: of the residential approximately thirty nine thousand five hundred square feet, would be permanently a portable under mandatory inclusionary housing option one which requires at least twenty-five percent of the residential floor area be affordable to households with incomes not exceeding sixty percent am I, of which ten percent cannot exceed forty percent ami.

218

00:24:04.950 --> 00:24:18.920

xPH01 - *AT - NORA FERNANDEZ: The originally intended unit mix was about nineteen percent two hundred bedrooms. But in response to the community Board's request for more, two and three bedrooms. The contemplated mix is now forty, two, and three bedrooms one hundred and three.

219

00:24:18.930 --> 00:24:32.819

xPH01 - *AT - NORA FERNANDEZ: The building design would have sixty, five feet six-story base. Height, then set back fifteen feet from each street, and have a total height of seventy, five feet, and seven stories, which is less than the eighty five.

220

00:24:33.360 --> 00:24:44.489

xPH01 - *AT - NORA FERNANDEZ: A portion fronting on Crescent Street would be fifty, five feet within twenty, five feet of the adjacent M. One over two, R. Five T district north of the site,

221

00:24:44.500 --> 00:25:05.299

xPH01 - *AT - NORA FERNANDEZ: one hundred and eighteen required parking spaces would be provided, in the seller, of which eighty eight would be for the residents, and thirty would be for commercial and manufacturing. Use a team for commercial twelve for manufacturing access to the building's. Parking would be from Twenty Seventh Street and loading for the manufacturing would be on Crescent Streets

222

00:25:05.310 --> 00:25:07.769

xPH01 - *AT - NORA FERNANDEZ: here. Our next slide, please.

223

00:25:08.600 --> 00:25:16.290

xPH01 - *AT - NORA FERNANDEZ: This is the land. Use the diagram showing the proposed buildings in context. Next slide, please.

224

00:25:17.130 --> 00:25:28.540

xPH01 - *AT - NORA FERNANDEZ: These are images of the proposed building from the street. The new building would create a nearly continued street wall along each side of the street frontages next slide, please,

225

00:25:35.970 --> 00:25:49.730

xPH01 - *AT - NORA FERNANDEZ: and these are proposed illustrative renderings of the building, which is our design concept regarding the comments that the review session had about sustainability and vegetation.

226

00:25:49.740 --> 00:26:17.050

xPH01 - *AT - NORA FERNANDEZ: We want to state that we end to be below local low, ninety-seven green, that's house emissions limits. We seek to make them yc zero waste guidelines. We have green roofs, we have bird, safe glass. We have high efficiency exterior envelopes and glacing areas that are less than forty percent. And for vegetation. We're thinking native plants, glasses, grasses, and trees. Thank you. And now we we have Andrew Rosenberg. Talk.

227

00:26:20.770 --> 00:26:22.379

xPH01 - *AT - Andrew Rosenwach: Good morning,

228

00:26:22.550 --> 00:26:23.580

xPH01 - *AT - Andrew Rosenwach: my honor.

229

00:26:24.100 --> 00:26:31.089

xPH01 - *AT - Andrew Rosenwach: Yes, good morning, vice chair not to send the commissioners. I am Andrew Roosevelt, principal of the road for my

230

00:26:31.100 --> 00:26:40.780

xPH01 - *AT - Andrew Rosenwach: on the site we have been major suppliers, and about water tanks in the five-year-olds and related services.

231

00:26:41.310 --> 00:26:55.700

xPH01 - *AT - Andrew Rosenwach: We've been around town for about five generations. In fact, in the city I speak today in support of my company's application,

232

00:26:55.710 --> 00:27:01.699

xPH01 - *AT - Andrew Rosenwach: or a rezoning not permit the redevelopment of our facility of one thousand nine hundred and forty, five

233

00:27:02.000 --> 00:27:15.640

xPH01 - *AT - Andrew Rosenwach: Long Island city, which we have only and operated since one thousand nine hundred and seventy eight. We are extremely excited about the project, which will result in a truly an excuse, development,

234

00:27:15.650 --> 00:27:35.130

xPH01 - *AT - Andrew Rosenwach: residential, commercial, and manufacturing uses. The project will make new facilities for our water-thank business life-fitting activities would allow our business to retain the presence of low mountain city and be able to service thousands of customers we work with with extreme findings.

235

00:27:35.140 --> 00:27:44.389

xPH01 - *AT - Andrew Rosenwach: We basically always hold the workforce from new local communities and the city.

236

00:27:44.490 --> 00:27:55.889

xPH01 - *AT - Andrew Rosenwach: This will allow us to maintain that presence and give that opportunity for skilled jobs. At the same time the project will provide many other benefits,

237

00:27:55.970 --> 00:28:02.580

xPH01 - *AT - Andrew Rosenwach: units of affordable housing and transient oriented development. Only a few blocks.

238

00:28:07.990 --> 00:28:10.080

Host : That was that was time.

239

00:28:10.700 --> 00:28:11.860

Vice-Chair Knuckles: Okay.

240

00:28:13.890 --> 00:28:19.719

Vice-Chair Knuckles: So now we can go to questions from the Commission. Let me just see if they are

241

00:28:19.920 --> 00:28:21.220

Vice-Chair Knuckles: or any.

242

00:28:29.060 --> 00:28:35.550

Host : I don't. I don't. Oh, yes, okay, Commissioner Commissioner Osaudio.

243

00:28:36.100 --> 00:28:47.269

Host : Thank you. Vice chair. Thanks so much for the presentation. This is very useful, and thanks so much for highlighting aspects of the comments or the discussion that you're addressing at the moment.

244

00:28:47.280 --> 00:29:03.450

*Comm. Osorio: I wanted to follow up with two quick questions. I know that it's been tier from the comments from the Community Board and the Board President that the community facility is a community priority. Can you expand a little bit on that, and specifically

245

00:29:03.460 --> 00:29:12.839

*Comm. Osorio: and inform us whether or not you're committing any specific. Well, how many square footage are you committing to a community facility in the current version of the plan.

246

00:29:17.780 --> 00:29:24.489

Host : Am I? Am I a big I'm: sorry. Am I able to answer that even though I was part of the the presentation?

247

00:29:24.500 --> 00:29:27.690

Yeah, yeah, yeah, this is Q. And A. For all of your team.

248

00:29:27.700 --> 00:29:33.389

Host : It's first time with this with this format. Actually, So the So the

249

00:29:33.400 --> 00:29:35.140

xPH01 - *AT - Dan Egers: I don't know if someone's going to

250

00:29:36.210 --> 00:30:01.660

xPH01 - *AT - Dan Egers: ownership will give serious consideration, to including a community facility space for a mobile non-profit or or community group we've we've uh indicated our President, and we we look forward to hearing from the President and the Meeting Board and the and a Council member as to whether they have any community groups that are searching for space, and then ownership will give serious considerations of providing that space.

251

00:30:02.530 --> 00:30:14.079

*Comm. Osorio: Thanks so much for that. I know that this has been underlined as a priority from the community. But do you have a sense of how much space are you considering at the point at the moment,

252

00:30:14.950 --> 00:30:27.420

xPH01 - *AT - Dan Egers: as of Now we Haven't finalized the the building design. What you've seen is illustrative. So there's there's no specific amount of square footage in mind, so that would come about as part of the conversation we would have with the community.

253

00:30:28.370 --> 00:30:45.200

*Comm. Osorio: Thank you. Thank you. I appreciate that. I wanted to highlight another concern that has been brought up in the comments which in my mind connects with the previous question, Which is this suggestion or recommendation to

254

00:30:45.770 --> 00:30:54.169

*Comm. Osorio: explore a thirty percent local hiring commitment. And i'm wondering if what's your rationale, what's What's your response to that?

255

00:30:54.700 --> 00:31:13.620

xPH01 - *AT - Dan Egers: Yes, so the the applicant's general contractor is skiami, and we understand they have extensive experience regarding participation of of N. Of Mwbs, and they've, in fact, represented to ownership that they all make best efforts to meet a target of uh thirty percent in Mwb. Participation in the project.

256

00:31:14.870 --> 00:31:34.249

*Comm. Osorio: Thank you. The The other question that I have has to do with the sustainability measures. And again, I appreciate the response as part of the presentation. I was wondering if you can expand a little bit on specific concerns that have been brought up in the previous comments, including

257

00:31:34.280 --> 00:31:48.150

*Comm. Osorio: the amount and layout of vegetation that is being proposed Specifically, What are the measurements that you're taking to address urban Heat Island effect

258

00:31:48.160 --> 00:32:06.169

*Comm. Osorio: on one end, and then on the other. I know that you briefly mentioned that you're considering a series of interventions. Ah! To be compliant with local loss. But I was wondering if you can expand a little bit specifically on um solar and and and and in green groups. Yes,

259

00:32:07.120 --> 00:32:09.680

xPH01 - *AT - Dan Egers: uh, nor can can you speak to that, please?

260

00:32:09.810 --> 00:32:19.539

xPH01 - *AT - NORA FERNANDEZ: Yeah, sure. Thank you for the question, and for allowing us to explain a bit more. Yes, the intent is to have as much

261

00:32:19.550 --> 00:32:35.509

xPH01 - *AT - NORA FERNANDEZ: percolation soiled as we could in the courtyards and on the roof. Ah! We are also proposing green roofs that will be vegetative, and we are looking at native plantings to, you know, enhance the conditions of

262

00:32:35.520 --> 00:32:44.379

xPH01 - *AT - NORA FERNANDEZ: what is the position now of parks and the city on trying to work with a local vegetation, and

263

00:32:44.470 --> 00:32:50.600

xPH01 - *AT - NORA FERNANDEZ: we are considering having some areas of solar panels. It's just the

264

00:32:50.610 --> 00:33:04.699

xPH01 - *AT - NORA FERNANDEZ: It's too early in the process, I believe, to give you a certain percentage of how much solar, if it's going to be on the project, or how much of vegetation. But this is the intense from our side

265

00:33:04.870 --> 00:33:06.590

xPH01 - *AT - NORA FERNANDEZ: as architects.

266

00:33:07.530 --> 00:33:12.539

*Comm. Osorio: Thank you. Vice Chair. Can I have a quick follow-up One last Follow up question,

267

00:33:12.550 --> 00:33:27.989

*Comm. Osorio: please. Thank you. Yeah, Thanks for that. Speaking about the courtyard, you remind me of another question that has come up, which is the the lack of public access to the proposed courier. Can you expand a little bit? What is your response to that, or how are you addressing it?

268

00:33:28.000 --> 00:33:30.259

xPH01 - *AT - Deirdre Carson: So I may I address this, please?

269

00:33:31.170 --> 00:33:33.370

Vice-Chair Knuckles: Yes, um!

270

00:33:34.500 --> 00:33:52.850

xPH01 - *AT - Deirdre Carson: While we understand the desire of the community to have access here, it isn't customary to have community access in rear yards for individual buildings. This isn't a plaza which is a bonusable amenity where public access would be required. So

271

00:33:52.860 --> 00:34:22.469

xPH01 - *AT - Deirdre Carson: this is a fairly large building, and we expect that the port work will have heavy heavy usage by the residents of the building. Um! And it will serve a purpose and provide then with recreational area. So that takes, I won't say it takes a burden off of other public spaces, but it does provide a service for public for open space for the residents of the building. Um! It's uh beyond the purview and and capability really uh, of this area is sort of the general

272

00:34:22.480 --> 00:34:23.330

public.

273

00:34:25.050 --> 00:34:39.709

*Comm. Osorio: Thank you. I appreciate that response, and I understand that this is the on the requirement. But given the thoughtfulness of the interventions that you're giving to improving environmental conditions and creating additional green infrastructure. I highly encourage you to consider

274

00:34:39.820 --> 00:34:45.629

*Comm. Osorio: to the extent possible. You know, creating some level of public permission to these amenities.

275

00:34:46.949 --> 00:34:49.189

xPH01 - *AT - Deirdre Carson: We'll take it under it by some. Thank you.

276

00:34:49.199 --> 00:34:50.109

*Comm. Osorio: Thank you.

277

00:34:50.610 --> 00:34:55.459

Vice-Chair Knuckles: Thank you. Commissioner Osaudio. Are there any other other questions

278

00:34:55.600 --> 00:34:56.979

Vice-Chair Knuckles: for the team?

279

00:35:01.880 --> 00:35:07.810

Vice-Chair Knuckles: Okay, I'd like to ask this question of Miss Fernandez.

280

00:35:08.000 --> 00:35:14.800

Vice-Chair Knuckles: This Fernandez. I understand that the manufacturing component here would be

281

00:35:15.230 --> 00:35:20.819

Vice-Chair Knuckles: of light industrial as I understand it. But i'm wondering,

282

00:35:21.270 --> 00:35:23.629

Vice-Chair Knuckles: would you still, um,

283

00:35:24.590 --> 00:35:40.690

Vice-Chair Knuckles: in order to abate any noise issues since you This is a residential component as well. Would there be any particular treatment of the industrial space, so as to abate any any

284

00:35:40.910 --> 00:35:42.629

Vice-Chair Knuckles: acoustic coalitions.

285

00:35:45.440 --> 00:35:49.209

xPH01 - *AT - NORA FERNANDEZ: Thank you, Commissioner vice-chair

286

00:35:49.330 --> 00:35:59.649

xPH01 - *AT - NORA FERNANDEZ: I believe we are considering that of course I mean it's early in the process, as I explained earlier, but both ownership and us as architects would

287

00:35:59.660 --> 00:36:14.060

xPH01 - *AT - NORA FERNANDEZ: never think of doing a building that would be a nuisance for our tenants upstairs. So definitely we are considering the impact, even though this is live manufacturing. So the expectations of sounds impacts are

288

00:36:14.070 --> 00:36:24.350

xPH01 - *AT - NORA FERNANDEZ: minimal in comparison to Probably the surrounding noises in that area. But yes, it's a thing that we are taking seriously, and we consider.

289

00:36:25.240 --> 00:36:27.700

Vice-Chair Knuckles: Okay, Thank you. Thank you

290

00:36:28.060 --> 00:36:37.360

Vice-Chair Knuckles: right. If there are no other questions from the Commissioners. We can now go to

291

00:36:37.960 --> 00:36:41.950

Vice-Chair Knuckles: the speakers,

292

00:36:42.850 --> 00:36:46.089

Vice-Chair Knuckles: Do I? Yet have the list of speakers.

293

00:36:46.350 --> 00:36:50.589

Host : There are no other speakers signed up, no other speakers. Yeah.

294

00:36:50.600 --> 00:36:51.439

Vice-Chair Knuckles: Okay.

295

00:36:51.640 --> 00:36:54.179

Vice-Chair Knuckles: All right. Um.

296

00:36:58.940 --> 00:36:59.990

Vice-Chair Knuckles: So

297

00:37:00.170 --> 00:37:03.549

Vice-Chair Knuckles: there are no other speakers.

298

00:37:05.020 --> 00:37:06.949

Vice-Chair Knuckles: Then we will close the hearing.

299

00:37:07.010 --> 00:37:08.149

Turkish.

300

00:37:09.910 --> 00:37:27.699

Host : Okay? Ah, of Queens Calendar Number fifteen, seventy, eight, forty, six, Metropolitan Avenue, re so name Cd. Five, c. Two, two, zero, one, three, three, Cmq public hearing, and the matter of an application for zoning math amendment concerning at seventy eight, forty, six metropolitan avenue resili.

301

00:37:29.810 --> 00:37:32.189

Vice-Chair Knuckles: Okay, uh

302

00:37:35.280 --> 00:37:37.660

Vice-Chair Knuckles: this is a three-minute presentation

303

00:37:38.090 --> 00:37:40.580

Vice-Chair Knuckles: uh our first speaker

304

00:37:40.890 --> 00:37:46.109

Vice-Chair Knuckles: three minutes for a speaker I mean. Our first speaker is Richard Lobell, the

305

00:37:48.740 --> 00:38:04.879

xPH03 - *AT - Richard Lobel: Good morning, Vice Chair Commissioners. Thank you for hearing us today. We are here for the um seventy, eight, forty six metropolitan avenue rezoning. Ah! And I also wanted to ah join other speakers in welcoming Commissioner Kimani on to the commission

306

00:38:05.030 --> 00:38:06.220

*Comm. Kirmani: next slide.

307

00:38:08.460 --> 00:38:23.499

xPH03 - *AT - Richard Lobel: So there's a very straightforward rezoning. The rezoning area is roughly five thousand square feet. Next slide, please. This will be an amendment to alter the zoning from existing R. Five district to R. Five, D. C. Two, three district.

308

00:38:23.510 --> 00:38:52.699

xPH03 - *AT - Richard Lobel: This would have the primary purpose of legalizing and making performing an existing useful six veterinary medicine use, which has existed on the ground floor for roughly twenty nine years. This is a heavily utilized facility by local residents. This would also allow the building to be expanded to stories atop the building to allow for two residential apartments where it is currently intended would be housed.

309

00:38:52.710 --> 00:39:07.119

xPH03 - *AT - Richard Lobel: Ah! Workers at the existing veterinary practice. So this has been a long-standing goal of Ah! The existing practice to allow for ah workers to live above the ah the facility in order to provide Ah! Twenty four hour care.

310

00:39:07.130 --> 00:39:25.729

xPH03 - *AT - Richard Lobel: Um! So the development that has an existing one for ah medical facility for ah veterinary medicine Ah! Would be expanded to three stories. This would also have the added effect of bringing an adjacent building into conformance and compliance, which itself has a ground floor. Use group six offices next slide,

311

00:39:26.790 --> 00:39:54.540

Host : So you can see from the zoning map that commercial overlays here in particular, are well known to the area. This is in an area where roughly four blocks on the southern portion of Metropolitan Avenue, and five blocks on the northern portion are already zoned with commercial use, so I have been recognized by in the community board. Ah, the Queensburg President! Ah! And and everyone else to examine this, and it's internally appropriate to allow for commercial uses Here

312

00:39:54.550 --> 00:39:55.709

xPH03 - *AT - Richard Lobel: our next slide

313

00:39:56.150 --> 00:40:06.350

xPH03 - *AT - Richard Lobel: the next slide merely shows on the tax map of a more focused area, which is the two properties with existing ground floor commercial uses. Next slide

314

00:40:07.050 --> 00:40:14.109

xPH03 - *AT - Richard Lobel: the next slide. The area map demonstrates and fall. Why, this is entirely appropriate. There's a

315

00:40:14.120 --> 00:40:27.830

xPH03 - *AT - Richard Lobel: a a street width of one hundred feet along Metropolitan Avenue year. This is an existing, heavily utilized commercial thoroughfare as can be seen from the area map. There are abundant commercial uses along this strip.

316

00:40:27.840 --> 00:40:40.060

xPH03 - *AT - Richard Lobel: Um. The ah commercial overlay here would merely be an extension of existing C two Ah, C. Two districts in the area. Ah! In addition, we would know that the current zoning of the site is R. Five

317

00:40:40.070 --> 00:40:53.439

xPH03 - *AT - Richard Lobel: and R. Five, with community facilities, would permit. A two-far. The R five D. With a commercial overlay here, allows for the same overall if they are merely allowing for the specific uses that are proposing the site

318

00:40:53.450 --> 00:41:00.779

xPH03 - *AT - Richard Lobel: next slide. If you want to page through, there's some photographs in the area. Immediately in the foreground you can see the

319

00:41:00.790 --> 00:41:19.700

xPH03 - *AT - Richard Lobel: adjacent building which already exists. The three stories. The proposed building here will be of similar height. Ah! And the proposal ends with on the the presentation ends with

the site, map, area, map, and floor plans. So again, a very straightforward application approved the United States by the Community board, and we're happy to answer the question.

320

00:41:20.590 --> 00:41:21.770

Vice-Chair Knuckles: Thank you.

321

00:41:21.990 --> 00:41:24.669

Vice-Chair Knuckles: The questions for Mr. Lobell, The

322

00:41:31.950 --> 00:41:34.570

Vice-Chair Knuckles: I don't see any at the moment,

323

00:41:35.130 --> 00:41:37.210

xPH03 - *AT - Richard Lobel: so we'll go to our.

324

00:41:37.250 --> 00:41:39.589

Vice-Chair Knuckles: Am I missing something? No,

325

00:41:39.600 --> 00:41:43.150

Host : no, no, no, no, no, no, no, no, no, no, no, no, no, no, no, no, no, no, no, no, no, No, no hands. Right?

326

00:41:43.160 --> 00:41:47.339

Vice-Chair Knuckles: Okay. Our next speaker is Spiro by Zigos

327

00:41:47.920 --> 00:41:49.590

Vice-Chair Knuckles: spiro Bicycles

328

00:41:49.600 --> 00:41:57.090

xPH03 - *AT - Richard Lobel: vice chair. Spiro is the project architect, and is available for questions, as is of the remainder of the

329

00:41:57.830 --> 00:42:00.389

xPH03 - *AT - Richard Lobel: Okay. Um,

330

00:42:00.960 --> 00:42:08.350

Host : at your discretion by sure, you can just call the names if you want. Oh, yes, okay.

331

00:42:08.510 --> 00:42:09.859

Vice-Chair Knuckles: Ah,

332

00:42:09.880 --> 00:42:11.720

Vice-Chair Knuckles: Robert Thomas

333

00:42:12.320 --> 00:42:15.439

Vice-Chair Knuckles: Amanda Ionadi

334

00:42:16.020 --> 00:42:17.809

Vice-Chair Knuckles: and Kevin Williams.

335

00:42:20.100 --> 00:42:22.529

xPH03 - *AT - Richard Lobel: We any of you wish to speak

336

00:42:26.090 --> 00:42:27.260

xPH03 - *AT - Richard Lobel: all right.

337

00:42:28.350 --> 00:42:30.759

Vice-Chair Knuckles: Are there any other speakers on this item?

338

00:42:31.830 --> 00:42:37.019

Host : There appear to be no more speakers signed up. Further Speaker signed up on this item:

339

00:42:37.130 --> 00:42:39.259

xPH03 - *AT - Richard Lobel: All right, uh,

340

00:42:39.430 --> 00:42:42.299

Vice-Chair Knuckles: then, we will close the hearing.

341

00:42:42.440 --> 00:42:45.069

xPH03 - *AT - Richard Lobel: Thank you. Thank you very much.

342

00:42:48.170 --> 00:42:55.490

Calendar Officer: Of Queens counter. Number sixteen, seventy, nine, eighteen, one Hundred and Sixty Fourth Street, rezoning, Cd. Eight, C, two, two, zero, four, one

343

00:42:55.560 --> 00:42:57.090

for Z. And Q.

344

00:42:57.100 --> 00:43:02.959

Calendar Officer: Public hearing, and the matter of an application for zoning map amendment concerning seventy, nine, eighteen, one Support Street, rezoning the

345

00:43:06.120 --> 00:43:08.180

Vice-Chair Knuckles: Okay, uh

346

00:43:13.190 --> 00:43:14.709

xPH03 - *AT - Richard Lobel: thank you very much.

347

00:43:15.000 --> 00:43:28.249

xPH03 - *AT - Richard Lobel: Um. So again, we have a three-minute presentation. I'm. Joined by Amanda I. Anati from my office, as well as Dr. Mikhail Kantias, the project applicant Victor Forletti the project architect and Kevin Williams of equity environmental.

348

00:43:28.260 --> 00:43:41.500

xPH03 - *AT - Richard Lobel: Um. So we've got a rezoning here seventy, nine to One hundred and Sixty Four street. You can see the building. Ah! Which is a development site before you. Um! That is a four thousand square foot lot, with a roughly four thousand square foot building.

349

00:43:41.510 --> 00:43:50.799

xPH03 - *AT - Richard Lobel: Dr. Kantius, who was with us today, operates a medical laboratory on the second floor, and has done so without incidents since one thousand nine hundred and ninety next slide.

350

00:43:51.750 --> 00:44:19.690

Host : So this rezoning is a very straightforward rezoning, and merely allows for an existing c. One, three overlay to be changed through C, two, three, overlay on nine full lots, and what this enables, in short, is to allow for Dr. Kantius to occupy and use the space for his existing use Group Nine. A medical laboratory. I would know that This is the type of category at which

351

00:44:19.700 --> 00:44:33.519

xPH03 - *AT - Richard Lobel: offensive noise, vibration, smoke, or other particular matter is not permitted. This is a much more routine medical laboratory. Dr. Kantius processes tissue samples here to examine for evidence of cancer next slide.

352

00:44:35.530 --> 00:45:05.039

xPH03 - *AT - Richard Lobel: So what would be permitted? Here again, Dr. Kanty supported the site in one thousand nine hundred and ninety or thirty years ago currently is improved with ground floor and cellar Youth group. Sixty offices occupied by a Queen's Hospital wic program, and The second story is occupied by Dr. Kantes's Medical Research Laboratory. I know the questions from the Review session were centered primarily around environmental issues, and Kenneth Williams will be available to answer those

353

00:45:05.050 --> 00:45:14.899

xPH03 - *AT - Richard Lobel: as as raised by the Commissioners. So the proposed rezoning here would again facilitate the legalization of this existing nonconforming use. Curve. Nine a use next slide.

354

00:45:16.690 --> 00:45:32.129

xPH03 - *AT - Richard Lobel: So again to note, We're on the corner of Union turn by one hundred and sixty-four This is a very busy area. Both of these streets are extra wide streets at one hundred and forty and one hundred and twenty feet, and next slide.

355

00:45:33.380 --> 00:45:50.129

xPH03 - *AT - Richard Lobel: The next slide demonstrates merely the the focus of the area. Again, the development site in red with the rezoning area. But bending around toward the internal, we would note on the zoning map again. We are at the intersection of two wide streets next slide, please,

356

00:45:51.150 --> 00:46:18.900

xPH03 - *AT - Richard Lobel: I think perhaps best seen on the area map. Um, So it's considered to be a benefit to allow for youth groups, seven, nine, fourteen of similar uses, which would not otherwise exist in the C. One district, So there's already an existing C, two district to the north of the site. You can see that three blocks to the north, so it's not a district which is unknown to the area, but again allows for things like this Medical lab and other use group numbers.

357

00:46:19.230 --> 00:46:31.059

xPH03 - *AT - Richard Lobel: So with that, again the photographs and plans are attached, and we are hopeful that the Commission will approve this application, and we're happy to answer any specific question.

358

00:46:32.230 --> 00:46:33.379

Vice-Chair Knuckles: Thank you

359

00:46:35.630 --> 00:46:40.459

Vice-Chair Knuckles: questions for Mr. Lobell or members of his Team

360

00:46:43.780 --> 00:46:45.799

Vice-Chair Knuckles: Commissioner Osorio,

361

00:46:46.390 --> 00:46:59.620

*Comm. Osorio: and thank you. Vice chair, knuckles. I was wondering if I think the applicant said, that you would expand on some of the concerns for questions that were raised regarding the environmental concerns.

362

00:46:59.770 --> 00:47:05.529

*Comm. Osorio: Yeah, I would, if if permitted, I would defer to Kevin Williams of equity environmental for that discussion.

363

00:47:06.470 --> 00:47:24.430

*Comm. Osorio: Hi Kevin, Williams principal planner and equally environmental, or the environmental assessment statement, and I understand that the comments from the Commission primarily ranged on two issues. One was a previous fire department.

364

00:47:24.450 --> 00:47:39.400

xPH03 - *AT - Kevin Williams: Compliance issues, and the other is related to some testimony. I think, that came out of the Community Board. We're large regarding a viral facts database report on the facility. So on the first matter

365

00:47:39.410 --> 00:47:57.420

xPH03 - *AT - Kevin Williams: regarding the fire department, there was an inspection related to the storage of material that was used to process the histopathology. Ah slides um! And so there are a variety of chemicals that are that are used at a facility like this in order to

366

00:47:57.430 --> 00:48:27.230

xPH03 - *AT - Kevin Williams: combined tissue and blood samples. Um, as well as obviously chemical reactions that are needed to identify the presence of of cancers or other Um! Ah! Medical conditions in these slides, and this is stored in a of these ah materials are stored in a in a sealed ah storage location on site, and and obviously how those are stored and processed and removed as important and related to its um

367

00:48:27.240 --> 00:48:38.359

xPH03 - *AT - Kevin Williams: the facilities Department of Health permit which it has been permitted for the entirety of the lab's use. And so those those

368

00:48:38.450 --> 00:48:52.869

xPH03 - *AT - Kevin Williams: concerns from Dot have been resolved, and my understanding are sorry with the fire department have been resolved, and my understanding is that you know, once a new stick of occupancy is issued that that

369

00:48:52.880 --> 00:49:22.599

xPH03 - *AT - Kevin Williams: obviously that that would be subject to alliance with the fire department. But those discussions have already been had in my understanding. There is an agreement in place. Um! And everything has been remedied to date. But obviously, as ah, the use were to be legalized, they would be subject to to those agreements that have been reached with the part of my understanding, and I believe Mr. Labelle's office has submitted the information regarding the cure to the fire department of concerns.

370

00:49:22.610 --> 00:49:35.120

xPH03 - *AT - Kevin Williams: And obviously we'll. If there are more questions on that matter, we can have Richard or Amanda to weigh in on those, but those have been, in fact, cured. Now, regarding the matter

371

00:49:35.130 --> 00:50:05.080

xPH03 - *AT - Kevin Williams: related to the Environmentifax database, which I think has caused some confusion related to how this facility is permitted. Um. The information contained in that report Um. And as in the notes that I believe were forwarded from um shelter of Ltc. Were basically Ah, an explanation of this database and a characterization of the facility as this database basically provides um a compliance. Some reason

372

00:50:05.090 --> 00:50:34.219

*Comm. Osorio: environment packs database which identifies that this is a large source Hazardous um waste disposal facility. That's a gross characterization. So obviously you know the any any time that you have a laboratory anytime. You have a hospital. In fact, the hospital a mile down the street has the same viral facts permit in the process of disposing of medical waste you have to have

373

00:50:34.230 --> 00:50:48.270

xPH03 - *AT - Kevin Williams: by the Department Health from the Wadsville Center, from the State of New York, as the Sephora laboratories has, and in the process of that that's sort of jointly managed by Dec.

374

00:50:48.280 --> 00:51:18.149

xPH03 - *AT - Kevin Williams: The Epa. The concern regarding whether or not this is an epa permit. It is not, and viral facts is a database that has been around for a long time. That basically contains all permitting data from anything that is subject to regulatory land use permits that relate to human health, and in this case, because one of the elements in the doh permit is how you handle and receive such materials in order for the laptop

375

00:51:18.160 --> 00:51:47.140

xPH03 - *AT - Kevin Williams: operate. They need to have a license harder that removes this this material. They need to make sure it's stored correctly, and and they need to make sure whatever compliance matters related to the operational laboratory are in order. And so that's all. The Environmental facts database does is indicate that there's a permit present for the storage of medical materials the storage of the materials that are needed to process

376

00:51:47.150 --> 00:52:16.930

xPH03 - *AT - Kevin Williams: um the ah, the the slides and the and the histopathology laboratory, and and basically it provides um. The history of the biennial of Ah Ah Site visits that are done by Dc. And that's simply all that is a record of, and it, and as the American Acts database shows, there are no existing clients issues. Laboratory Um is in compliance with the requirements of the Department of Health. And so so those are, I think, any other questions for that.

377

00:52:16.940 --> 00:52:28.769

xPH03 - *AT - Kevin Williams: Sorry. There's you know, a lot of some moving pieces here and trying to just clarify. You know how this information, you know, came to the city planning mission's attention.

378

00:52:28.780 --> 00:52:30.389

Vice-Chair Knuckles: Thank you, Mr. Williams,

379

00:52:30.810 --> 00:52:33.579

*Comm. Osorio: by circles. Can I ask our follow a question,

380

00:52:33.700 --> 00:52:34.390

Vice-Chair Knuckles: please.

381

00:52:34.400 --> 00:52:34.990

Vice-Chair Knuckles: Yes,

382

00:52:35.000 --> 00:52:52.540

*Comm. Osorio: thank you. Yeah. I really appreciate the response, And considering anotherizing the questions and concerns that have come up during the process At the review session I raised another question, which is related with the designations that have been placed for the for the last immediately adjacent,

383

00:52:52.550 --> 00:53:13.119

*Comm. Osorio: and so which doesn't include the your property, but I but I but i'm wondering, you know, whether there's going to be a need for an additionally designation to address um any concerns, and or I wanted to know what are the what was the nature of those designations, whether they've been addressed, and what are the implications for the result.

384

00:53:13.130 --> 00:53:29.140

xPH03 - *AT - Kevin Williams: Absolutely, Commissioner. Sorry I forgot that matter. So the designations are our present, I believe, on the former Gas Station Site it's, now a three-story commercial building on what I think it's fifty-three

385

00:53:29.150 --> 00:53:33.460

xPH03 - *AT - Kevin Williams: sorry um at one six thousand two hundred and twenty Union turnpike

386

00:53:33.470 --> 00:54:02.389

xPH03 - *AT - Kevin Williams: um lot fifty-three, and ah! The adjacent to a couple of adjacent sites. So those came about the two thousand and six. Ah, Jamaica hills ah built crest Free Zone. Um! And I think about a good time to ah to review those um, and my firm also does a lot of you to a designation work with oer. So this um The new designations here that were placed in the and the way that you destinations are placed in a rezoning process

387

00:54:02.400 --> 00:54:03.600

xPH03 - *AT - Kevin Williams: is,

388

00:54:03.610 --> 00:54:33.120

xPH03 - *AT - Kevin Williams: and it's explained in that environmental assessment document for Um! What was a city planning sponsor area White rezoning is, you know they have a lot of properties here, and they have to ask themselves. Um, you know this was an r, five d um and a c, one, two to a C, one, three rezoning, and in this case only a sliver of our lot is was changed. Ah! From the ah, the What's the existing designation on site? Um to an R. Five B. So the only thing that impacted our

389

00:54:33.130 --> 00:54:40.559

xPH03 - *AT - Kevin Williams: and the adjacent lots Is this change from A. C, one, two to a C, one, three. And in the course of doing that

390

00:54:40.570 --> 00:55:10.290

xPH03 - *AT - Kevin Williams: what planning staff at the city does Is they? They ask, Okay, what would be induced to be developed right from this? And the criterion that they put forward. Um in the environmental assessment was buildings of a certain age. Um and um the size of the lots, and and whether or not the reduction in parking requirements is merely a change from one to three hundred to one to four hundred, and they also, I think, shortened up the zoning district in that rezoning

391

00:55:10.300 --> 00:55:26.010

xPH03 - *AT - Kevin Williams: one hundred and fifty feet to a one hundred feet depth of the overlay. And basically what they did is and when they, if a site is considered soft, then that the ideas are going to be an in-ground disturbance, and that's when they place an e-designation

392

00:55:26.020 --> 00:55:32.319

xPH03 - *AT - Kevin Williams: so our site in both our rezoning and the at the two thousand and six rezoning the

393

00:55:32.330 --> 00:55:55.090

xPH03 - *AT - Kevin Williams: was not considered to require an E designation, and in two thousand and six the rationale was. Our building was built in one thousand nine hundred and eighty-three, whereas the adjacent buildings were built in the twenties, and thirtys, and were in a less modern state of repair; and in addition, one of the other criteria in that two thousand and six eis that was vas that was done. One hundred and one

394

00:55:55.100 --> 00:56:23.029

xPH03 - *AT - Kevin Williams: was whether or not the use was unique, you know. So what do you have adjacent to our site like dry cleaners, local retail, the kind of slots in and out. So basically the way. The two thousand and six rezoning presumably looked at at Dr. Panty as a site was that it was a a new building, and to the medical laboratory use was unique, and so they did not, therefore place an a designation on the site at that time

395

00:56:23.040 --> 00:56:46.870

xPH03 - *AT - Kevin Williams: for our rezoning um the rationale. Why any designation was not place, because this is simply a legalization, and if there's no in ground disturbance, the building is going to be used. There's no breach of the foundation. They don't place any designation on the site, and this is not my determination. It's just standard practice, and the way that you evaluate that in the hazardous materials. Chapter.

396

00:56:46.880 --> 00:56:51.789

xPH03 - *AT - Kevin Williams: Thank you, Mr. Williams. I just want to see as you as your question been answered,

397

00:56:51.800 --> 00:56:54.290

xPH03 - *AT - Kevin Williams: the one Sorry.

398

00:56:54.300 --> 00:56:55.890

Yes, it has. Thank you.

399

00:56:56.450 --> 00:57:18.170

xPH03 - *AT - Kevin Williams: I I just want to quickly say the status of those he designations. So um the corner lot that had the gas station where a new commercial building was built, that site was remedied and remediated. There have been no new developments on any of the other designated lots. So if those did we have to redevelop or did redevelop, they would have to remediate.

400

00:57:18.180 --> 00:57:23.889

*Comm. Osorio: But but just to clarify. So you just that that last part. Um, just make sure I understood what you said at the end.

401

00:57:23.900 --> 00:57:45.680

*Comm. Osorio: Your rationale, as compared to the two thousand and six rezoning which you know didn't find the need for any designation in your lawn is basically still stamped. You. You do not see any Pernie designation there, because there's not going to be any ground disturbance. Now, if it would be redeveloped. What type of remediate? There, there, Wasn't. At this point we don't anticipate the need for additional remediation for

402

00:57:46.970 --> 00:57:49.030

*Comm. Osorio: Well, okay, thank you. Now

403

00:57:49.040 --> 00:57:50.239

*Comm. Osorio: you got it.

404

00:57:50.250 --> 00:57:52.010

Vice-Chair Knuckles: Thank you, Mr. Williams.

405

00:57:52.020 --> 00:57:54.169

Vice-Chair Knuckles: Other questions.

406

00:57:54.520 --> 00:57:55.600

xPH03 - *AT - Kevin Williams: Four.

407

00:57:56.100 --> 00:57:58.860

Vice-Chair Knuckles: Any of the team members by the Commission,

408

00:57:59.400 --> 00:58:01.189

Vice-Chair Knuckles: but any other questions

409

00:58:02.960 --> 00:58:04.529

Vice-Chair Knuckles: I don't see any

410

00:58:04.590 --> 00:58:06.020

Vice-Chair Knuckles: um.

411

00:58:06.140 --> 00:58:09.510

Vice-Chair Knuckles: Is there anyone else present who would like to speak on this item,

412

00:58:13.720 --> 00:58:18.550

xPH03 - *AT - Richard Lobel: Not the hearing is closed. Thank you. Thank you. Vice Chair,

413

00:58:22.920 --> 00:58:33.459

Calendar Officer: Brooklyn Calendar numbers seventeen through to twenty Livonia, four, Cd. Sixteen, Calendar, number seventeen, c. Two to zero, four, two, seven

414

00:58:34.710 --> 00:58:41.290

Calendar Officer: come to number eighteen, c. Two to zero, four, two, eight, H. Uk, common number nineteen, c. Two, two, zero, four, two, nine Zmk

415

00:58:41.300 --> 00:58:54.649

Host : calendar number twenty in two, two, zero, four, three, zero, zero. Public hearing in the matter of an application for you. Designation of project, approval, disposition of city owned property, and an amendment to an Urban renewal Plan zoning, map and zoning text, and it's consuming a Levon.

416

00:58:59.840 --> 00:59:02.139

Host : It's concerning Livonia for

417

00:59:03.880 --> 00:59:05.690

Vice-Chair Knuckles: having some audio issues there.

418

00:59:05.700 --> 00:59:06.649

Host : Yeah,

419

00:59:09.620 --> 00:59:11.580

Vice-Chair Knuckles: Okay. Ah,

420

00:59:14.960 --> 00:59:23.939

Host : i'm looking for the speakers list. Do you not have it? Sure, I can call the the speakers for you like I have it here.

421

00:59:23.950 --> 00:59:32.160

Host : All right. Let's see. Thank you. Okay. So we have a ten minute team presentation.

422

00:59:32.180 --> 00:59:33.410

Host : Ah,

423

00:59:33.580 --> 00:59:49.889

Host : and the speakers are a part of that Michael Sandler Joshua's guarantee Laurie Garvin, Amy Pivot, Hannah Birdai, David Downs Brian Laughlin, and Jonathan Botler

424

00:59:52.610 --> 00:59:56.099

Vice-Chair Knuckles: is there a Hannah or a die as well.

425

00:59:56.430 --> 00:59:58.950

Host : Yeah, Hannah Burai. Yes.

426

00:59:59.020 --> 01:00:00.489

Vice-Chair Knuckles: Okay. Now I Haven't:

427

01:00:00.500 --> 01:00:02.939

Host : Okay. Now you have it. Okay,

428

01:00:04.760 --> 01:00:07.759

Vice-Chair Knuckles: Okay, Mr. Sandler and Team

429

01:00:10.390 --> 01:00:27.140

Host : Good morning Commissioners. My name is Amy Quebec and I'm. Here, representing the New York City Department of Housing, preservation and development this morning. Thank you so much for having us here to present this proposal for a truly transformative project on three on four sites, along along Withonia Avenue, in Brownsville

430

01:00:27.150 --> 01:00:42.930

xPH04 - *AT - Amy Pivak: Overall. This proposed project will provide approximately four hundred and ninety eight affordable housing units to folks at a range of incomes, including supportive and senior housing and commercial and community facility spaces to respond to the Themes of healthy Living and food systems.

431

01:00:42.940 --> 01:01:10.289

xPH04 - *AT - Amy Pivak: To facilitate the project, Hvd. Requests the following actions: The rezoning from R. Six and R. Six to two, four to R. Seven, two, C, two, four, a zoding text amendment to map and Mih area, urban development action, area, designation, project, approval and disposition of city owned land and an amendment to the Groundsville to urban renewal. Plan to change the land, Use destination of three of the sites from commercial to residential, and we'll go into more detail on those actions later in the presentation.

432

01:01:10.670 --> 01:01:27.600

xPH04 - *AT - Amy Pivak: So, given the range of programs that dissipated on these sites, we have a large team here assembled to move this project forward, and that includes Radstone development. The Brownsville Partnership, Catholic Charities and Seo family of services, as well as Math Ackerman and C. And B. Consulting

433

01:01:27.700 --> 01:01:29.200

xPH04 - *AT - Amy Pivak: next slide, please.

434

01:01:30.930 --> 01:01:40.740

Vice-Chair Knuckles: This project is a result of collaborative community process that started in two thousand and sixteen, with residents and community partners that led to the development of the Browns of the clan.

435

01:01:40.900 --> 01:01:56.179

xPH04 - *AT - Amy Pivak: Following this, Hpd. Released a series of Rfps to meet the community's priorities, including this site, sitesee for healthy living and food systems, and we'll get into how each of these sites supports the goals of the Plan and Rfp. In the following slides:

436

01:01:56.650 --> 01:01:58.350

xPH04 - *AT - Amy Pivak: next slide, please.

437

01:02:00.800 --> 01:02:08.440

xPH04 - *AT - Amy Pivak: So the development team partners have committed with the city to continued outreach in Brownsville after they were awarded this Rfp.

438

01:02:08.510 --> 01:02:19.229

xPH04 - *AT - Amy Pivak: This slide highlights the continuous outreach and community engagement that we that have included a series of public forums, the Hope summits, driveway meetings and door to door outreach.

439

01:02:19.310 --> 01:02:28.689

xPH04 - *AT - Amy Pivak: You do understand, as a team that there have been concerns with communication about encroachments on city property, as expressed at the Community Board Meeting and Borough President. Hearing

440

01:02:29.340 --> 01:02:48.309

xPH04 - *AT - Amy Pivak: this summer, Hb. Property management has been going door to door to meet with neighbors. To discuss these encroachments on a case by case basis. We recognize the need for continuous engagement with our neighbors. As this project moves towards construction, we have had and commit to continue. Having collaborative conversations to resolve these encouragement issues,

441

01:02:48.320 --> 01:02:56.790

xPH04 - *AT - Amy Pivak: conversations with some of the property owners directly affected have progressed since the borough-president hearing, and were happy to further address this during the q and A

442

01:02:56.990 --> 01:03:01.629

next slide, please, and I will be handing it off to Jackie at this point.

443

01:03:02.080 --> 01:03:04.389

xPH04 - *AT - Jaclyn Scarinci: Thanks, Amy. Good morning, Commissioners.

444

01:03:04.400 --> 01:03:16.799

xPH04 - *AT - Jaclyn Scarinci: Livonia Avenue, where all four of the proposed developments are located, is the main thoroughfare in the surrounding area, and the line uses are characterized by mixed-use residential and commercial uses.

445

01:03:16.810 --> 01:03:26.500

xPH04 - *AT - Jaclyn Scarinci: Flavonia. Four consists of the four project sites within two project areas that are adjacent to the elevated three line that runs along the Bonia Avenue

446

01:03:26.590 --> 01:03:35.489

xPH04 - *AT - Jaclyn Scarinci: Project Dairy. One is bounded by Livonia Avenue to the North Powell Street to the east, Mother Gaston to the west and Riverdale Avenue to the south,

447

01:03:36.040 --> 01:03:55.959

xPH04 - *AT - Jaclyn Scarinci: to the north of Project Area one you will see the niche of Van dyke, one in two houses, children, Houses and Brownsville houses built in the nineteen fifty S. And sixty S. Which are more tower in the park, ranging from six to twenty five stories, and to the south the two-story Ne. And my home built in the nineteen eighty S. Next slide please

448

01:03:57.160 --> 01:04:10.030

xPH04 - *AT - Jaclyn Scarinci: project area two is five blocks west of Project Area one, and is founded by Livonia Avenue, Thomas Boyland, Amboy Street and Riverdale Development Site, c. Four sits within product area two,

449

01:04:10.040 --> 01:04:39.920

xPH04 - *AT - Jaclyn Scarinci: and the went, and about the the building and Norman design approach that we applied to all four buildings, and then I'll talk very briefly about what's happening in each one of the buildings. Um, we we really focused on the our, the objectives that were established on the grounds of plan, of of promoting an active mix these corridor Um, We took a full advantage of the opportunity of having four different sites to really mix up the different types of housing that would be provided to the

450

01:04:39.930 --> 01:04:57.789

served and the different community benefits that were being provided made for those buildings. And we're trying to use uh strategic adjacencies with other things going on in the neighborhood uh to to, to, to really kind of uh activate the um if we go to the next planet.

451

01:04:59.170 --> 01:05:24.349

xPH04 - *AT - Brian Loughlin: So each one of the buildings uh has a different way of uh of meeting the different community benefits that. Uh, Jackie just outline um, but in kind of a a quick highlight for each building Uh, C. One has a ten thousand square foot uh farm. It has been the best formative and the

overall retail space of the ground for in two hundred and twenty-five units of work that we have next slide, please,

452

01:05:25.420 --> 01:05:30.030

xPH04 - *AT - Brian Loughlin: c. Two, which is immediately across the street from scene one.

453

01:05:30.530 --> 01:05:48.370

xPH04 - *AT - Brian Loughlin: It has eight units of supportive housing with on-site supported services, a family support center at the ground floor and a job ready in this training center, also to be provided at the ground floor. This building, so it will be open to the entire community Next one, please,

454

01:05:50.420 --> 01:06:18.650

xPH04 - *AT - Jaclyn Scarinci: c. Three, which is just down the block from C one, and t two is our senior building. Um. This building has a one hundred and thirty-nine units of housing before with seniors Um, an eight thousand five hundred square foot senior center that has a variety of open spaces, including a large

455

01:06:18.980 --> 01:06:20.680

xPH04 - *AT - Brian Loughlin: Uh. Next slide,

456

01:06:22.850 --> 01:06:30.509

xPH04 - *AT - Brian Loughlin: C Four is the last building, and it is a little bit down the road, but still pneumonia, and directly across from Betty that park.

457

01:06:30.520 --> 01:06:52.120

xPH04 - *AT - Brian Loughlin: Um! So that is that a prime candidate for a twenty-five thousand square foot Use Recreation Center um, which will be programmed in such a way to complement operate outdoor activities across the street. In addition to this use Recreation center. It has multiple levels of accessible outdoor space for residents, and then at fifty-four you fifty four units of

458

01:06:53.200 --> 01:06:54.860

xPH04 - *AT - Brian Loughlin: next slide, please.

459

01:06:56.600 --> 01:07:01.319

So with that I turn it back over to Jackie, who can summarize the land use actions?

460

01:07:01.740 --> 01:07:11.090

xPH04 - *AT - Jaclyn Scarinci: Yeah. So I know. Amy highlighted the actions at the beginning of the presentation. But just to walk you through more specifically,

461

01:07:11.130 --> 01:07:16.509

xPH04 - *AT - Jaclyn Scarinci: we have a rezoning mih text amendment, you

462

01:07:16.540 --> 01:07:21.210

xPH04 - *AT - Jaclyn Scarinci: and disposition of city on property and amendment to the urban renewal plan.

463

01:07:21.330 --> 01:07:23.619

xPH04 - *AT - Jaclyn Scarinci: Happy to answer questions as well.

464

01:07:24.830 --> 01:07:26.040

Vice-Chair Knuckles: Thank you.

465

01:07:26.510 --> 01:07:29.299

Vice-Chair Knuckles: See if there are questions from the Commission

466

01:07:31.670 --> 01:07:33.090

Vice-Chair Knuckles: are there?

467

01:07:34.970 --> 01:07:36.450

Host : Let's see your hand up

468

01:07:36.460 --> 01:07:38.919

Host : right right. Sorry,

469

01:07:38.930 --> 01:07:40.490

Vice-Chair Knuckles: Commission of Sorio.

470

01:07:41.020 --> 01:07:46.689

Host : I think Commissioner Kurmani are going to have her hand up first. Yep, she does Sorry about that.

471

01:07:46.700 --> 01:08:03.339

*Comm. Kirmani: Oh, no problem, thank you. Krishna Samario. Thank you. Vice chair, knuckles. Thank you for the presentation to the team. Um, So just can you talk? Can you talk a little bit more about the mitigation of the encroachment issues with the Ne. My home.

472

01:08:04.260 --> 01:08:08.919

*Comm. Kirmani: Yeah, I would be happy to speak to that. My name is Michael Sandler. I'm. An Assistant Commissioner.

473

01:08:08.930 --> 01:08:16.659

xPH04 - *AT - Michael Sandler: He. Um. So you know. First Hpd wanted to acknowledge the leadership and investment of the Ami home owners who long ago,

474

01:08:17.060 --> 01:08:25.990

Host : with conversion of my land into a portable home ownership and his investment in this community really bad. Uh, by the foundation of this.

475

01:08:26.000 --> 01:08:45.959

xPH04 - *AT - Michael Sandler: So on any signs of even taken from one time, it's pretty common, but it would be minor replacement issues, especially from on this project. We have four sites and twelve properties, so that there are some encroachments where fences are not in the exact right place where you want to see them in the property line. Um! Regarding the Vmi homeowners, there are five

476

01:08:45.970 --> 01:09:00.660

xPH04 - *AT - Michael Sandler: in my homes that are adjacent to these sites. Um! Three of those have, or had a minor encroachments from fences or shares. Um. One of those has already been resolved. Um, the two remaining

477

01:09:01.330 --> 01:09:04.249

adjacent to site, c. One, and our

478

01:09:04.279 --> 01:09:08.149

xPH04 - *AT - Michael Sandler: rains from around eight inches to around five feet.

479

01:09:08.270 --> 01:09:16.510

xPH04 - *AT - Michael Sandler: But these are very minor. We are very confident in being able to resolve these

480

01:09:16.939 --> 01:09:24.189

xPH04 - *AT - Michael Sandler: directly in touch with Uh. The the owner of one of these two sites, and a reviewing some materials that she sent to us

481

01:09:25.250 --> 01:09:27.829

xPH04 - *AT - Michael Sandler: to the other owners Zoom. We've contacted them.

482

01:09:27.840 --> 01:09:33.689

xPH04 - *AT - Michael Sandler: So we really hope to have a collaborative conversation with each homeowner in the case of advance for a shared.

483

01:09:33.700 --> 01:09:35.689

xPH04 - *AT - Michael Sandler: And you think this can be done it

484

01:09:35.700 --> 01:09:37.809

little or no cost to the homeowner.

485

01:09:37.819 --> 01:09:41.859

xPH04 - *AT - Michael Sandler: There was very little impact on the livability of their property, owner

486

01:09:41.870 --> 01:09:47.009

of the property that we think it could really improve the ability of these properties.

487

01:09:47.220 --> 01:09:49.090

You know new fans at the end of it

488

01:09:49.100 --> 01:09:52.920

xPH04 - *AT - Michael Sandler: a better maintained property next door, with onsite billing

489

01:09:54.730 --> 01:09:59.869

xPH04 - *AT - Michael Sandler: and new lighting. So I believe they answer the question. But i'm happy to answer any.

490

01:10:00.520 --> 01:10:01.769

*Comm. Kirmani: Thank you,

491

01:10:03.000 --> 01:10:05.089

Vice-Chair Knuckles: uh Commissioner Osorio,

492

01:10:05.100 --> 01:10:18.289

*Comm. Osorio: and thank you. Vice Chair, just to build on the previous point, and thanks for highlighting this as part of the Presentation, that each Pd. Is knocking door-to-door that you're doing outreach to try to address the remaining engagement

493

01:10:18.300 --> 01:10:39.050

*Comm. Osorio: issues but I just want to highlight that there's been significant controversy around the way in which the process in which this conversation plans in hell. So i'm wondering if you can explain. In addition to individual outreach. Have there been meetings? Have you been working with the community groups which is there? There's a strong legacy we are when you're organizing.

494

01:10:39.060 --> 01:10:46.950

*Comm. Osorio: To what extent can you describe the outreach process regarding your handling of the issue

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01:10:47.190 --> 01:10:47.690

xPH04 - *AT - Michael Sandler: to the

496

01:10:47.700 --> 01:11:06.789

xPH04 - *AT - Michael Sandler: yeah, I mean, I think i'll say first that I I don't think that it's that's a shining example of i'm about handling an issue like this. We've had significant turnover on our team over the last few years, and this project has been solely at times, and I think that is called some real delays and getting back to people.

497

01:11:06.800 --> 01:11:10.189

xPH04 - *AT - Michael Sandler: So the inconsistency and the way that we communicate into the

498

01:11:10.200 --> 01:11:14.690

xPH04 - *AT - Michael Sandler: So I think you know we've. We've apologized in public forum. So this you know.

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01:11:14.700 --> 01:11:25.640

xPH04 - *AT - Michael Sandler: I apologize directly to the homeowners as well. Um, we we've sent letters to the homeowners about the encroachment, asking them to correct them and

500

01:11:26.310 --> 01:11:46.589

xPH04 - *AT - Michael Sandler: contact information. Two thousand and nineteen. Each of these property management team visited the area and spoke with homeowners. At that time the conversations were were amicable, and then last year we had a series of public forums uh about the project that included representatives from,

501

01:11:46.600 --> 01:11:51.189

xPH04 - *AT - Michael Sandler: I think, One of the challenges that's happened is that Hpt. And the project team has been

502

01:11:51.200 --> 01:11:53.790

xPH04 - *AT - Michael Sandler: hesitant to speak at a public forum

503

01:11:53.800 --> 01:11:54.800

xPH04 - *AT - Michael Sandler: about in

504

01:11:55.070 --> 01:11:58.510

xPH04 - *AT - Michael Sandler: about issues that impact an individual's property,

505

01:11:58.780 --> 01:12:06.589

xPH04 - *AT - Michael Sandler: and and so I think that that's applied to a lot of distrust uh between between Hd. And some of the you know the Homeowners Association.

506

01:12:06.600 --> 01:12:07.090

xPH04 - *AT - Michael Sandler: It's a

507

01:12:07.100 --> 01:12:13.909

xPH04 - *AT - Michael Sandler: I'll acknowledge the challenges on our team again from the long timeline and the transitions that we have,

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01:12:13.920 --> 01:12:17.589

and I think that we're on the right footing. Now I hope that we're on

509

01:12:17.600 --> 01:12:24.829

xPH04 - *AT - Michael Sandler: a better footing than we have been in the past. And, as I said, these are really minor

510

01:12:24.940 --> 01:12:26.290

and my homeowners, and

511

01:12:26.300 --> 01:12:30.310

xPH04 - *AT - Michael Sandler: really I don't think that they are going to cause

512

01:12:30.410 --> 01:12:33.730

xPH04 - *AT - Michael Sandler: for the homeowners. We really believe they can do this all

513

01:12:34.630 --> 01:12:37.359

and little or no.

514

01:12:37.370 --> 01:12:48.510

*Comm. Osorio: Thank you for your response, and I do believe that, given the presentation, and we discussed today, these disagreements can be sold, and I really encourage you to take

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01:12:48.520 --> 01:13:05.810

*Comm. Osorio: on those additional steps that you mentioned. I specifically highlight the opportunity here to really build on the legacy of the Brownshield plan, and engage as many organizations as possible, and really making sure that this this conversation, you know, can be addressed and doesn't jeopardize the Livonia for a project.

516

01:13:05.820 --> 01:13:08.720

*Comm. Osorio: I have another question. If I stere, if I may

517

01:13:08.730 --> 01:13:28.490

*Comm. Osorio: please. Thank you. Yeah. This. The other question is about the fifteen accessory parking units that are being proposed, which the Review sessions clarified. They're related with the supermarkets, not with. They're not intended for the residents. But you know this is an area that has a robust public transportation system, and hearing that

518

01:13:28.500 --> 01:13:43.080

*Comm. Osorio: this is really just for the supermarket. I'm wondering if you can explain a little bit the rationale for this, and whether or not there could be more innovative ways of really planning for this land. I mean, this is a

519

01:13:43.100 --> 01:13:53.270

*Comm. Osorio: public land, and this is a neighborhood that requires as much public investment as possible, and creating more accessory parking lots. I'm wondering if that's the best use for that.

520

01:13:56.210 --> 01:14:25.729

xPH04 - *AT - Brian Loughlin: Yeah, I'm: I'm: i'm with the winner is happy to answer that question. Um, we uh are not required um to to provide that parking. Um, as as you mentioned it's it's very uh transportation, which, but through the public media process that we we outlined as part of our presentation. Um, the issue of parking, especially around some of the commercial spaces that we're going to include at around four c. One kept coming.

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01:14:26.040 --> 01:14:54.519

xPH04 - *AT - Brian Loughlin: Um! And it It was something that frankly, our residents kept asking for over again. And so it was. It came out of those conversations. Um! And the request of the of of community residents for some parking um to be provided uh in in connection with that space. Um As part of that process. We also looked at, uh, potentially, including parking in the three other buildings and um into the conclusion that it was just

522

01:14:54.530 --> 01:15:19.020

xPH04 - *AT - Brian Loughlin: one clause, reconvene, and then to uh, not, as you say, not the best use of those spaces, c. One has a pretty substantial footprint, so it was really soon as the only place that we had any opportunity to include parking, and and we included it uh below, so that it would not interfere with this uh some Um, but that's sort of the pathology of how we get to those spaces. And then

523

01:15:22.180 --> 01:15:24.269

Vice-Chair Knuckles: you're muted our Commissioner.

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01:15:24.930 --> 01:15:40.829

*Comm. Osorio: Thank you. Thank you. I, sir. Yes, I was just saying that I appreciate the response, and specifically appreciate the fact that you're testifying that this is in response to a community request. It's just. I just encourage you to all of us really to think about.

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01:15:40.840 --> 01:15:54.629

*Comm. Osorio: How do we really take advantage of public transit and transportation, and really think about better ways of addressing this dilemma, because in areas where the infrastructure exists we can do better

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01:15:56.530 --> 01:15:59.260

*Comm. Osorio: understood. Thank you.

527

01:16:07.000 --> 01:16:25.109

Vice-Chair Knuckles: Thank you. Chair. So, Adam Michael a pleasure to see you. I want to go back to one of to the, to the encroachment. What type of any assistance would the city offer? I mean, we have to understand that the city's ability to build out this lot has been complicated throughout the years. Many laws.

528

01:16:25.120 --> 01:16:43.950

*Comm. Marin: Some who want to do this because of the bad survey, or because they may have one to say, those five feet and beautify their garden, or you can put concrete down in a fence, right? They've invested this time and money. Whether or not it was right, it's a different issue. Right? What type of assistance would the city try to offer those folks

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01:16:43.960 --> 01:16:49.330

appease them into making sure they can move their property lines back to where they belong

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01:16:50.610 --> 01:16:57.100

xPH04 - *AT - Michael Sandler: so so specifically regarding the Neia Maya homeowners. You know we had initially reached out in two thousand and nineteen at game

531

01:16:57.120 --> 01:17:23.980

xPH04 - *AT - Michael Sandler: or defenses to be new. We we now would like to have a direct conversation with the homeowners, and think that we could accomplish potentially if if we have a collaborative relationship with the owners, the other, we can widely accomplish a moving offense to where it needs to be um as part of an instruction process. And so that would not necessitate the the quarters. Necessarily,

532

01:17:23.990 --> 01:17:25.900

I said, we have twelve

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01:17:25.910 --> 01:17:46.120

xPH04 - *AT - Michael Sandler: uh twelve neighbors, only five of whom are in the Mi homeowners. So there are some other encouragements on other sites that we do feel are important to be addressed in advance. But we're learning the Nemi a homeowner. We We think that this could likely be accomplished as part of the construction process. Um where the owners are not themselves into the work or

534

01:17:46.920 --> 01:17:52.260

xPH04 - *AT - Michael Sandler: correct. But then the project would absorb any cost. So I understand, Michael, I appreciate it. Thank you.

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01:17:53.520 --> 01:17:55.460

Vice-Chair Knuckles: Thank you, Commissioner Gold.

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01:17:55.840 --> 01:18:10.869

*Comm. Gold: I thank you. Vice chair. So that's not to belabor the point, because I think you can do that. Well, it's just obviously I think what you're getting from this side is certainly given. How important this project is! Certainly we don't want it to be derailed

537

01:18:11.230 --> 01:18:25.920

*Comm. Gold: by some other issues that can be dealt with easily, I guess, if it can go back to how many of the encroachment of just fences, how many, you know, basically I guess, just trying to get a sense for how

538

01:18:25.960 --> 01:18:30.789

significant the work could be to just get that all resolved.

539

01:18:32.290 --> 01:18:38.190

xPH04 - *AT - Michael Sandler: So regarding the Nehemiah of owners where there are encroachments. Those are fences and sheds.

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01:18:38.200 --> 01:18:41.089

xPH04 - *AT - Michael Sandler: So they are not. Yeah, they don't impact the

541

01:18:41.100 --> 01:18:43.290

homeowner. The homes themselves.

542

01:18:43.300 --> 01:18:49.790

xPH04 - *AT - Michael Sandler: As I said, we have some other encroachments that are that are not fences and sheds, but that we are having a

543

01:18:49.800 --> 01:18:53.160

xPH04 - *AT - Michael Sandler: neighbouring property owners, and and have not become,

544

01:18:53.170 --> 01:18:56.399

you know, as as critical issues in the of the population.

545

01:18:56.410 --> 01:18:57.699

xPH04 - *AT - Michael Sandler: The in my home

546

01:18:58.340 --> 01:19:05.490

*Comm. Gold: got it and got it, and those, I mean in those cases those are more significant. Are they overbuilt, or is it really

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01:19:05.500 --> 01:19:09.690

xPH04 - *AT - Michael Sandler: no sorry? None of the none of the enquiries involved actual building.

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01:19:09.700 --> 01:19:10.289

They are all

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01:19:10.300 --> 01:19:14.389

offenses, sheds for cleaning walls uh things like that.

550

01:19:14.400 --> 01:19:21.299

xPH04 - *AT - Michael Sandler: So they're all things that can be resolved through the construction process or through.

551

01:19:22.470 --> 01:19:41.119

*Comm. Gold: Got it Got it? Yeah, It all sounds very manageable, and also encouraged to hear that it perhaps is a path forward to help some of these folks get a result during the construction project. So as I say, yeah, and certainly We did not want this to get in the way of what seems to be such an important and such a terrific project.

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01:19:41.130 --> 01:19:42.469

Ah, thank you,

553

01:19:43.120 --> 01:19:45.349

*Comm. Gold: thank you, Commissioner Bernie.

554

01:19:45.800 --> 01:20:03.770

*Comm. Burney: Oh, thank you. Um. On on site c. Three. There's a landscape activity, space, and the question had come up in review as to the nature of that space. Was it publicly accessible? Or is it just part of the senior center? How is it to be programmed and landscaped? Could you speak briefly to that

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01:20:05.940 --> 01:20:23.880

xPH04 - *AT - David Downs: sure Commissioner Um, David Downs, appreciate your question on behalf of Catholic charities we are committed to ah providing this as publicly accessible faith that we will maintain, and in perpetuity with our ownership and maintenance and management of the the building as a whole.

556

01:20:23.890 --> 01:20:40.869

xPH04 - *AT - David Downs: As Brian had mentioned in the overview of C. Three. We are looking forward to um a full community, shorette, or sort of visioning session sort of. Once we get out of the lurk. The idea was, You know, there's been a lot of

557

01:20:40.880 --> 01:20:54.770

*Comm. Burney: sort of turn on the encroachment issues that we wanted to to have a a focus on the divisioning and the the opportunity for the site there. So look forward to that coming up post- You work with the community input.

558

01:20:54.780 --> 01:21:01.139

*Comm. Burney: That that's true of it because this is an Ed that that likes a good public open space of any sort. So i'm happy to hear that.

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01:21:05.450 --> 01:21:09.799

*Comm. Burney: Thank you, Commissioner Bernie. Are there other questions from the commission.

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01:21:10.810 --> 01:21:21.630

*Comm. Kirmani: Yes, Vice chair, if I may just ask one other, please. Thank you. So just because you you mentioned that the Shorette and I know this may be

561

01:21:21.700 --> 01:21:40.320

*Comm. Kirmani: more of a question um to to H. Pd. But given what I know about Brownsville over the years and the the real desire for a grocery store, I mean. There are grocery stores in in Brownsville that have throughout the years provided substandard produce meat services.

562

01:21:40.330 --> 01:21:48.700

*Comm. Kirmani: Will the grocery store and be part of the shorette process, and will residents have? Some say Will there be some sort of

563

01:21:48.710 --> 01:22:01.370

*Comm. Kirmani: the governance decision process for a democratic decision-making process for governance where Presidents might weigh in on the vendor, or how that space would be best for them.

564

01:22:03.200 --> 01:22:05.359

I didn't understand that

565

01:22:08.790 --> 01:22:10.300

*Comm. Kirmani: it's like um.

566

01:22:10.720 --> 01:22:12.880

Host : Do I need to repeat the question,

567

01:22:13.160 --> 01:22:14.490

xPH04 - *AT - Hannah Burdei: No, it's

568

01:22:15.330 --> 01:22:30.920

Host : Hi. So i'm Hanover Day. I'm with a rats and development. We're the designated developer for c. One regarding the supermarket at this point in time. It's It's too early to have a commitment from a specific

569

01:22:30.930 --> 01:23:00.399

xPH04 - *AT - Hannah Burdei: tenant. But throughout our community visioning meetings that we've had. We've had a lot of feedback from the community regarding the type of ah grocery store that they're looking for, and the types of goods that they're looking to purchase. And I will echo what you said regarding the desire to have more fresh, healthy foods, and that's the type of grocery store that we will be focused

570

01:23:00.410 --> 01:23:18.299

xPH04 - *AT - Hannah Burdei: on. You know That's an important element of the project overall focusing on healthy, living, healthy lifestyles. And as we move um, you know, closer to the time of actually beginning the construction on the project that's closer to

571

01:23:18.310 --> 01:23:26.610

xPH04 - *AT - Hannah Burdei: conversations with potential tenants. You know that'll be an important element of the the types of tenants we're looking for.

572

01:23:28.890 --> 01:23:30.080

*Comm. Kirmani: Thank you.

573

01:23:31.100 --> 01:23:33.950

Vice-Chair Knuckles: Other questions from the Commission.

574

01:23:37.390 --> 01:23:42.590

Vice-Chair Knuckles: I take one last look. I don't think I see any.

575

01:23:43.330 --> 01:23:45.710

Host : I don't see any further questions here.

576

01:23:45.720 --> 01:23:54.579

Host : Other public speakers, Ryan. There are two public speakers so far signed up that you like I would call

577

01:23:55.130 --> 01:23:58.660

Host : uh on your screen now,

578

01:24:00.920 --> 01:24:08.380

Host : and Stephanie Roberts Stephanie Roberts, to be followed by Keith. Little the

579

01:24:09.020 --> 01:24:12.259

Host : this Miss Roberts, are you there?

580

01:24:14.090 --> 01:24:17.049

Host : Yes, we can please Robins.

581

01:24:18.610 --> 01:24:22.029

xPH04 - 06 - Stephanie Roberts: Hi! Good morning, Everyone hear me. Yes,

582

01:24:22.080 --> 01:24:28.820

xPH04 - 06 - Stephanie Roberts: hi! Good morning. Thank you for this opportunity. I am one of the homeowners that's adjacent to

583

01:24:29.000 --> 01:24:30.510

xPH04 - 06 - Stephanie Roberts: the

584

01:24:30.920 --> 01:24:36.780

xPH04 - 06 - Stephanie Roberts: That's the one development for Sorry

585

01:24:37.530 --> 01:24:39.879

xPH04 - 06 - Stephanie Roberts: for the for the

586

01:24:40.530 --> 01:24:59.460

xPH04 - 06 - Stephanie Roberts: first building that's being built. I'm one of the homeowners um. I wanted to speak today to address that um hpd hadn't been in contact with us so formally up until the year that meeting That was done back early in early July,

587

01:24:59.980 --> 01:25:07.670

xPH04 - 06 - Stephanie Roberts: so I know that Michael explained that livability would be better off, that we change our fence

588

01:25:07.980 --> 01:25:09.059

xPH04 - 06 - Stephanie Roberts: back

589

01:25:09.070 --> 01:25:33.030

xPH04 - 06 - Stephanie Roberts: where the line would be permitted. But the thing is that livability for us would be to keep offense line where it's. Fancy me and my earth has had these homes over fifty years ago. So these fences were built during that timeframe, and so we have had. My husband and I have owned his home for over twenty years, and so for us to now move that fence line back. But we've been

590

01:25:33.070 --> 01:25:44.789

xPH04 - 06 - Stephanie Roberts: keeping up with this property for all this time is a disservice to us. I think that Hpd should work better with us, so that we can keep offense. So I see our fence is beautiful. We have already

591

01:25:44.820 --> 01:26:08.809

xPH04 - 06 - Stephanie Roberts: we structured our fence. We don't need a new fence or them to provide us with a new fence in order to make our homes more beautiful. We love the fact that you know they're building a new building, and all these overgrown trees will no longer be there, and that people will be able to have homes affordable homes, but at the same time it should not be a a service to us. We should be able to keep offense lives where they are.

592

01:26:08.820 --> 01:26:10.240

xPH04 - 06 - Stephanie Roberts: Thank you very much.

593

01:26:10.760 --> 01:26:14.090

PH04 - 11 - Keith Little: Thank you, Miss Roberts. Let me see if there are any questions

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01:26:14.100 --> 01:26:15.510

Vice-Chair Knuckles: uh for you.

595

01:26:16.060 --> 01:26:18.639

Vice-Chair Knuckles: Are there any questions for Miss Roberts?

596

01:26:22.600 --> 01:26:26.490

Host : I don't see the rain has his hand up.

597

01:26:26.780 --> 01:26:46.350

*Comm. Marin: Thank you, Ryan. Mr. Roberts. I have a question for you, and I realized that your statement was at the home fifty years ago. You do have a closing survey, and your survey would indicate where your property line is. So I would suggest that you present that the Hpd. And anyone else that the question

598

01:26:46.400 --> 01:26:52.490

you know the bottom line here is, and we all know this once once you past ten years, you know it's. It's

599

01:26:52.940 --> 01:27:04.710

you have to that adverse possession. And unfortunately, that's what the city is dealing with in these situations. So I would just suggest you have all your documents in order, and then speak to Michael and team and some amicable revolution.

600

01:27:06.760 --> 01:27:15.010

xPH04 - 06 - Stephanie Roberts: Absolutely. I do have that. Actually. H. Pd. Sent me the copy of it. So I do have it, and i'll definitely turn it back into them. Thank you very much.

601

01:27:16.470 --> 01:27:19.060

PH04 - 11 - Keith Little: Thank you. Other questions for Ms. Roberts.

602

01:27:22.710 --> 01:27:25.289

Vice-Chair Knuckles: Don't believe I see any. Thank you, Miss Roberts.

603

01:27:25.500 --> 01:27:29.949

Vice-Chair Knuckles: Our next speaker is Keith, little Mr. Little.

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01:27:30.240 --> 01:27:35.529

PH04 - 11 - Keith Little: Yep. Good morning, and thanks for the time. Hopefully, You guys can hear me.

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01:27:35.540 --> 01:27:53.020

PH04 - 11 - Keith Little: Yeah. My name is Keith. Well, I'm. President and Ceo of Seo family of services, but i'm also a board member of the Brownsville partnership. So obviously There's an investment here for those of you who are not familiar with. Scl. Sel is one of the largest human services providers in the State of New York

606

01:27:53.030 --> 01:28:08.469

PH04 - 11 - Keith Little: we provide a array of services, education, community, wellness, preventive and foster care, youth, justice, services, housing services, and support for the intellectually and developmentally disabled. We have been a part of the

607

01:28:08.480 --> 01:28:17.960

PH04 - 11 - Keith Little: A. Brownfield community since the nineteen eighty S. We operate about fifteen programs in the community of Brownfield. So obviously there is a significant investment.

608

01:28:18.060 --> 01:28:31.830

PH04 - 11 - Keith Little: We're also one of the backbone of one of two backbone organizations for the United for Brownsville initiative, which focused on social emotional and language to development for families and children ages at zero to three.

609

01:28:32.480 --> 01:28:43.030

PH04 - 11 - Keith Little: One of the challenges that we see being a human services, provider is with transition, age, youth, and young adults and providing services for them.

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01:28:43.040 --> 01:28:56.700

PH04 - 11 - Keith Little: Obviously, at being in this business. I see a need in New York City for affordable housing for young families and youth, transitioning from child welfare and homeless services into a Delta. It's always been a challenge.

611

01:28:56.710 --> 01:29:09.589

PH04 - 11 - Keith Little: I also see a need to supplement housing with opportunities to develop workforce skill sets that will assist the individuals we service, but also communities that we service. In.

612

01:29:09.810 --> 01:29:21.539

PH04 - 11 - Keith Little: In my opinion, the Livonia Ii project provides a unique opportunity, an essential opportunity to provide eighty units of affordable supportive housing,

613

01:29:21.550 --> 01:29:40.719

PH04 - 11 - Keith Little: also family support services, healthy alternatives, and with additional and I underland. This, with additional supports from New York City government and private investors, the establishment of a much needed career, readiness and development center that would benefit both the residents of the building that we're part of,

614

01:29:40.730 --> 01:29:43.999

PH04 - 11 - Keith Little: but also would benefit the community of Brownsville.

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01:29:44.250 --> 01:30:01.639

PH04 - 11 - Keith Little: I think the need to provide supportive housing and other services that assist individuals in need as well as focus on uplifting and empowering communities of color is essential. In my opinion. I I fully endorse C Two and the Livonia Project, and I Thank you, guys, for the time.

616

01:30:02.260 --> 01:30:04.739

Vice-Chair Knuckles: Thank you, Mr. Little questions

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01:30:04.890 --> 01:30:06.380

Vice-Chair Knuckles: for Mr. Little.

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01:30:09.840 --> 01:30:13.950

Vice-Chair Knuckles: I don't see any. Thank you for your testimony, sir.

619

01:30:14.810 --> 01:30:21.090

Vice-Chair Knuckles: There any other speakers present who would like to speak on this item? The

620

01:30:23.860 --> 01:30:25.150

Vice-Chair Knuckles: if not

621

01:30:25.560 --> 01:30:28.340

Host : the hearing, is close. Thank you.

622

01:30:31.680 --> 01:30:50.790

Host : Era Brooklyn Calendar numbers twenty, one and twenty, two, one thousand five hundred and seventy, one Mcdonald Avenue, Cd. Twelve Calendar number twenty, one, C, two hundred and three zero Emk Calendar number twenty, two, n two, one, zero, two three one Zrk public hearing in the matter of an application for zoning map and zoning text amendments concerning

623

01:30:50.800 --> 01:30:52.639

Calendar Officer: one thousand five hundred and seventy-one. Mcdonald's

624

01:30:55.450 --> 01:31:01.560

Vice-Chair Knuckles: Okay, this is a team presentation of ten minutes.

625

01:31:02.050 --> 01:31:03.400

Vice-Chair Knuckles: Um.

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01:31:03.720 --> 01:31:08.679

Vice-Chair Knuckles: I see the developer. One thousand five hundred and seventy. One development Llc:

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01:31:08.920 --> 01:31:11.719

Vice-Chair Knuckles: Uh: the architecture Firm

628

01:31:12.040 --> 01:31:17.990

Vice-Chair Knuckles: Land use council with Cousin O'connor and the Environmental Studies Corporation.

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01:31:18.020 --> 01:31:19.689

Vice-Chair Knuckles: Uh, please proceed.

630

01:31:25.720 --> 01:31:33.169

xPH05 - *AT - Rachel Scall: Sorry. It looks like my team members are missing. Ken Fisher and Sergey Ry. Back. I think, are waiting to be let them.

631

01:31:33.790 --> 01:31:36.790

Vice-Chair Knuckles: Okay, uh, Do you want to start?

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01:31:37.350 --> 01:31:43.630

Host : We have? We have Sergey There's Ken all

633

01:31:44.060 --> 01:31:46.799

xPH05 - *AT - Rachel Scall: it's going to kick us off, so just give it a second.

634

01:31:50.060 --> 01:31:52.590

xPH05 - *AT - Sergey Rybak: Hello, everyone! Can you guys hear me or and see me?

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01:31:52.600 --> 01:31:55.179

Vice-Chair Knuckles: Yes, yes, we can hear you.

636

01:31:59.770 --> 01:32:01.889

xPH05 - *AT - Sergey Rybak: I'm not sure. Can you guys see me as well?

637

01:32:01.900 --> 01:32:05.529

Host : Yes, you can see how. How is everyone?

638

01:32:05.590 --> 01:32:25.460

Host : Okay? First and foremost, I would like to thank all the Commissioners and city planning for hearing our application. I'm. Sergei Rivak i'm. One of the principals of the development, Llc. One thousand five hundred and seventy one development. Ah, Llc. We are the owner of the property at one thousand seven hundred and fifty-seven.

639

01:32:25.470 --> 01:32:36.079

xPH05 - *AT - Sergey Rybak: Mcdonald Avenue currently we are redeveloping the majority of the property into a world-class spot facility.

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01:32:36.420 --> 01:32:44.760

xPH05 - *AT - Sergey Rybak: We've been developing this project since two thousand and seventeen, and we are approximately,

641

01:32:45.130 --> 01:32:53.860

xPH05 - *AT - Sergey Rybak: I would say, two months away from a soft opening from a soft block. We actually just recently passed our construction final inspection,

642

01:32:53.930 --> 01:33:05.280

xPH05 - *AT - Sergey Rybak: which was not an easy task. But but we did it approximately two years ago. Our adjoining lock, which was a furniture store.

643

01:33:05.290 --> 01:33:21.000

xPH05 - *AT - Sergey Rybak: Ah closed its doors, and this allowed us to contact our architect, and he proposed a possibility of rezoning the property to add much needed housing to the to the block.

644

01:33:21.030 --> 01:33:34.419

xPH05 - *AT - Sergey Rybak: Since the majority of the block we occupied the a substantial portion of block, we thought it would be a very good opportunity to pursue this application and to bring much needed housing.

645

01:33:34.460 --> 01:33:49.170

xPH05 - *AT - Sergey Rybak: Ah! That we felt the community needs. I would like to introduce to other members of our team, Rachel Sackle and Kan Fisher, and thank you again for the opportunity, and we will address any questions that you may have.

646

01:33:49.200 --> 01:33:50.530

xPH05 - *AT - Sergey Rybak: Thank you, Commissioners.

647

01:33:50.790 --> 01:33:58.809

xPH05 - *AT - Rachel Scall: Good morning, everyone. My name is Rachel Scall, and I'm an associate at code of Cousin O'connor. We're Land Use Council for the applicant next slide, please.

648

01:33:59.210 --> 01:34:16.010

xPH05 - *AT - Rachel Scall: The proposed rezoning areas on the east side of Mcdonald Avenue, between Avenues and N. The development site is just more like the entrance to the the avenue and subway station, and the station itself, as well as the above rate of train tracks, are adjacent to the site. Next slide, please.

649

01:34:16.660 --> 01:34:35.800

xPH05 - *AT - Rachel Scall: The proposed rezoning area is in Brooklyn, P. Or twelve, on the border of Midwood and Brook Park, within the special Ocean Ocean partway district which will not be affected by the proposed rezoning you're proposing. Theresa May, Mcdonald Avenue block from its current, R. Five, C, two, three to A. C, four, four L district, which is an R. Seven, A.

650

01:34:35.810 --> 01:35:03.699

xPH05 - *AT - Rachel Scall: The C. Four L. Zoning district is specifically tailored for commercial corridors, featuring elevated subway lines. It is intended to ensure adequate light and air reach the sidewalk below the elevated rail line by establishing an appropriate distance between a building software force and track. As part of this application we are also proposed in terms of the C. Two, three commercial overlay in the southwest corner of Avenue M. And the second street to bring zoning in line with the existing uses.

651

01:35:04.850 --> 01:35:22.309

xPH05 - *AT - Rachel Scall: The proposed rezoning would allow us to enlarge the existing spot building that Sergei mentioned on the development site, which is lots sixty out here in red. The remaining sites

within the rezoning area are individually owned. We are not aware of any redevelopment Events on those sites that would start with this freezoning next slide, please.

652

01:35:22.920 --> 01:35:40.740

xPH05 - *AT - Rachel Scall: Um! Here's an image of this box. It's actually a photo that was just taken um as Sergeant I mentioned construction was just completed, and this was about about twenty-two thousand four hundred square feet. It was still pursuant to a two thousand and eighteen bsa physical culture establishment special permit.

653

01:35:41.310 --> 01:36:00.289

xPH05 - *AT - Rachel Scall: The proposed rezoning would allow us to enlarge the small building to create an approximately one hundred and forty, three thousand seven hundred square foot of four point, five, eight of our next used building, with approximately one hundred and sixteen thousand square feet of residential use, and approximately twenty seven thousand seven hundred square feet of commercial use, which includes

654

01:36:00.300 --> 01:36:16.080

xPH05 - *AT - Rachel Scall: the proposed building would be eleven stories, or one hundred and eight feet tall. It would contain seventy, two required parking spaces on the second and third stories, thirty seven commercial parking spaces required for the spot, pursuant to the Bsa. Special permit, and thirty five residential spaces.

655

01:36:16.090 --> 01:36:23.599

xPH05 - *AT - Rachel Scall: This would allow us to let the buildings propose one hundred and four residential units above the above-created subway traffic next slide please

656

01:36:24.510 --> 01:36:38.990

xPH05 - *AT - Rachel Scall: pursuant to the C. Four L district regulations. The new ground floor portion of the building would set back five feet from the sidewalk, and the residential portion of the building would set back twenty feet from the street line, which would place it forty feet from the albeit a tree next slide please.

657

01:36:39.580 --> 01:36:55.829

xPH05 - *AT - Rachel Scall: Our environmental assessment statement found no significant outers impacts in any seeker analysis. Category, including traffic and transportation, and an E designation will be based on the site to require window attenuation that will create a a comfortable interior noise level, despite the train's presence.

658

01:36:55.850 --> 01:36:57.239

xPH05 - *AT - Rachel Scall: Next slide, please,

659

01:36:58.230 --> 01:37:11.059

xPH05 - *AT - Rachel Scall: and security. You can see an illustrative rendering of the building A. C. Four, four L. Zoning district is appropriate here, because it would encourage growth along a major neighborhood corridor, and as well, that is well served by public transit.

660

01:37:11.070 --> 01:37:22.189

xPH05 - *AT - Rachel Scall: The proposed seaport for Lzoning district will allow for a wider range of commercial uses and the existing sea-tree free, commercial overlay, and would therefore, enhance the diverse commercial character of Mandal Avenue,

661

01:37:22.200 --> 01:37:26.589

xPH05 - *AT - Rachel Scall: and now i'm going to post it. I'm. Fisher to speak more to the the neighborhood context.

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01:37:27.420 --> 01:37:40.089

xPH05 - *AT - Ken Fisher: Good morning, vice-chair. So still morning vice chair knuckles, Commissioners. I'm gonna my name is Ken Fisher I'm, a member of

663

01:37:40.100 --> 01:37:49.540

xPH05 - *AT - Ken Fisher: philosophy Behind the approach that the developer has taken over the last ten years

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01:37:49.750 --> 01:38:00.359

xPH05 - *AT - Ken Fisher: Community Board twelve has added approximately thirteen thousand residents, but only one thousand one hundred and fifty new units of of housing.

665

01:38:00.550 --> 01:38:04.700

xPH05 - *AT - Ken Fisher: So it's certainly no surprise that

666

01:38:04.770 --> 01:38:15.549

xPH05 - *AT - Ken Fisher: the Furman center found in two thousand and seventeen who go to the next slide, please. That this had one of the most severe overcrowding rates in the entire city

667

01:38:15.570 --> 01:38:27.820

xPH05 - *AT - Ken Fisher: and the Community Board's statement of needs from two thousand and nineteen. The most reason that we could find was was that there was a specific need to accommodate large families at an affordable rate,

668

01:38:29.140 --> 01:38:36.219

xPH05 - *AT - Ken Fisher: the case of this project. As Rachel mentioned it's going to be one hundred and four units.

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01:38:36.460 --> 01:38:46.110

xPH05 - *AT - Ken Fisher: There will be no studios, no one bedrooms as currently proposed. It will be entirely two bedrooms and three bedrooms.

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01:38:46.120 --> 01:38:56.710

xPH05 - *AT - Ken Fisher: Um! I should add that at the Community board there was some sentiment suggested for four bedroom apartments. It's something that we're We're we're looking at

671

01:38:56.990 --> 01:39:16.659

xPH05 - *AT - Ken Fisher: um. The apartments themselves, as currently designed, would be twenty, five to thirty percent larger than the minimum sizes required by Hbd. For permanently affordable housing, and we should also note that there has been no permanently affordable housing.

672

01:39:16.670 --> 01:39:27.779

xPH05 - *AT - Ken Fisher: At this Am. I proposal option two since the city began tracking this data in two thousand and fourteen

673

01:39:27.830 --> 01:39:30.840

xPH05 - *AT - Ken Fisher: we are proposing option two

674

01:39:31.130 --> 01:39:50.600

xPH05 - *AT - Ken Fisher: which would allow an average ami of eighty. We have not yet determined what the actual unit mix would be in terms of the affordable units, and we have not yet said what the likely free market rents

675

01:39:50.610 --> 01:40:09.369

xPH05 - *AT - Ken Fisher: going to Ah are going to be, but we think that this approach will create an opportunity to alleviate some of the pressure. It's certainly not going to be a solution to everything that the neighborhood needs to meet its growth.

676

01:40:09.380 --> 01:40:11.489

xPH05 - *AT - Ken Fisher: We go to our next slide, please.

677

01:40:14.300 --> 01:40:18.210

xPH05 - *AT - Ken Fisher: There are some buildings of comparable height.

678

01:40:18.220 --> 01:40:39.819

xPH05 - *AT - Ken Fisher: Ah! In the in the area. Ah! Principally on the other side of Mcdonald Avenue. That's a function of how the special Ah district works. Ah, on the other side. But I think you you saw from the aerial. There are many number of six-story buildings intermixed directly behind us. Next, please

679

01:40:49.550 --> 01:41:05.150

xPH05 - *AT - Ken Fisher: i'm not sure what that slide isn't isn't showing up. But let me just say, and we can. We'll send the corrected version of. But let me just say that in the last four years there have been rezonings in this council district,

680

01:41:05.160 --> 01:41:23.660

xPH05 - *AT - Ken Fisher: with similar heights at eighteen eighty, one Mcdonald Avenue, which is a ninety, five foot approval, fifty, nine to Fourteen Bay Parkway, which is one hundred and fifteen feet fifteen, and one Sixtieth Street, which is ninety, five feet,

681

01:41:23.670 --> 01:41:36.179

xPH05 - *AT - Ken Fisher: and most recently the Commission Ah approved twenty, eighty. Mcdonald Avenue who walks down from us is, and that's currently at the City Council

682

01:41:36.450 --> 01:41:37.890

next slide, please.

683

01:41:39.820 --> 01:41:46.669

xPH05 - *AT - Ken Fisher: So we did get some push back at the community board,

684

01:41:46.740 --> 01:41:48.080

xPH05 - *AT - Ken Fisher: and

685

01:41:48.380 --> 01:42:05.690

xPH05 - *AT - Ken Fisher: I think it. It's a couple of things that I think are important. One was that that the unanimous vote at the Community Board itself did not reflect the robust discussion within the Land Use Committee,

686

01:42:06.370 --> 01:42:13.820

xPH05 - *AT - Ken Fisher: which actually your time is up. But you know you'll likely have questions. So

687

01:42:13.890 --> 01:42:16.810

Vice-Chair Knuckles: stay where you are. Um.

688

01:42:18.240 --> 01:42:21.480

Vice-Chair Knuckles: Their questions from the Commission, the

689

01:42:23.480 --> 01:42:26.410

Vice-Chair Knuckles: Uh Commissioner Dweck

690

01:42:26.890 --> 01:42:30.040

Vice-Chair Knuckles: to be followed by Commissioner Osorio.

691

01:42:30.260 --> 01:42:31.720

Vice-Chair Knuckles: Thank you,

692

01:42:31.880 --> 01:42:35.030

*Comm. Douek: Ken. Can you continue along the line about the

693

01:42:35.070 --> 01:42:52.629

*Comm. Douek: what? What happened. What transpired the Land Use Committee. Sure, and thank you for the question, Commissioner. Let me decide at the at the end and work backwards, which was the vote was seventeen votes to deny nine votes against the resolution to deny, and

694

01:42:52.640 --> 01:42:59.850

xPH05 - *AT - Ken Fisher: there were six abstentions which I think you know, into the Charter Count. There's no vote so effectively. It was a seventeen to fifteen vote.

695

01:43:00.030 --> 01:43:01.990

xPH05 - *AT - Ken Fisher: Um!

696

01:43:02.000 --> 01:43:21.060

xPH05 - *AT - Ken Fisher: There were some people who were concerned about development, but all ah perfectly understandable. There were others that were concerned about the degree of it, and suggestions from several community Board members that perhaps an adjustment of the program would alleviate their concerns In response to that, we came back

697

01:43:21.070 --> 01:43:23.620

xPH05 - *AT - Ken Fisher: with a revised proposal.

698

01:43:23.910 --> 01:43:38.769

xPH05 - *AT - Ken Fisher: Basically, to take two floors off, we would lose about twenty units. Ah increase the amount of parking, which was something that a number of members talked about. Um, and potentially include some four bedroom requirements. Unfortunately,

699

01:43:38.780 --> 01:43:55.360

xPH05 - *AT - Ken Fisher: the Community Board declined to let us make a presentation of that at the full board meeting they declined to have a second land Use Committee meeting, and so we were not able to formally put this in front of them.

700

01:43:55.370 --> 01:44:13.780

xPH05 - *AT - Ken Fisher: The vote that they took was based on our original. We're in conversations with the Council member. He wants to see how the process plays out. We recently received the of our President's recommendation. I think that the Council Member will

701

01:44:13.790 --> 01:44:26.189

xPH05 - *AT - Ken Fisher: make some suggestions to us about the program as we get closer to the Council Review. So that's the that's the context. On the one hand, this is a community board that says they had needed that

702

01:44:26.200 --> 01:44:33.790

xPH05 - *AT - Ken Fisher: need of housing. On the other hand, there was some suggestion that perhaps the

703

01:44:33.810 --> 01:44:36.660

xPH05 - *AT - Ken Fisher: this was not the solution that they were looking for.

704

01:44:38.430 --> 01:44:49.990

*Comm. Douek: And thank you, I I think the major concern was promptly behind and just to chime, and I do believe that some four bedroom units might be appropriate in this area.

705

01:44:52.930 --> 01:44:55.280

xPH05 - *AT - Ken Fisher: Okay, Commissioner Osaudio.

706

01:44:55.300 --> 01:45:10.660

*Comm. Osorio: They thank you, Vice chair, and thank you for the presentation. I think that that was really clear, and I and I appreciate the response to Commissioner Duke's question. It was important to understand your response to the questions concerns that have been raised

707

01:45:10.670 --> 01:45:40.630

*Comm. Osorio: building on that. I was wondering if you can explain or or testify regarding your position on the request from the Board President to retain a nonprofit administering agent for the affordable housing lottery. That's the first question, and and and to highlight the second question Um. Another request, or a recommendation for our President regarding the sustainability measures I mean the renders that were shared with us to begin to highlight what your intention is in that regard. But I was wondering if

708

01:45:40.640 --> 01:45:45.009

*Comm. Osorio: you can be more specific and help us understand what that entails

709

01:45:45.560 --> 01:45:56.589

*Comm. Osorio: so first of all, with respect to engaging a not for profit for the rent-up administration of the income restricted units, the

710

01:46:04.100 --> 01:46:15.289

xPH05 - *AT - Ken Fisher: but you know, on on my short list, at least to recommend to the developer is the housing partnership. This is a very diverse

711

01:46:15.300 --> 01:46:31.909

xPH05 - *AT - Ken Fisher: area, where we want an organization that isn't identified necessarily as being with one part of the community or another, as far as the sustainability measures are concerned. And I also want to include in this the sidewalk treatments of the bio swells.

712

01:46:31.920 --> 01:46:47.069

xPH05 - *AT - Ken Fisher: That's something that the developer will will be talking with his team about, and obviously we'll have to work out those details. But as far as the voters pavement plan, but in terms of the rooftop, it's the intention that the rooftop will be

713

01:46:47.080 --> 01:46:52.400

xPH05 - *AT - Ken Fisher: a combination of green space, and and also solar

714

01:46:52.410 --> 01:47:08.870

xPH05 - *AT - Ken Fisher: the technologies in those areas both are changing very quickly. So you know, we haven't made a final selection of equipment, but it's a firm commitment by the developer that there will be sustainability measures occupying the

715

01:47:11.020 --> 01:47:12.109

*Comm. Osorio: Thank you.

716

01:47:13.070 --> 01:47:16.520

Vice-Chair Knuckles: All Righty. Thank you. Other questions

717

01:47:16.970 --> 01:47:18.380

Vice-Chair Knuckles: for the team.

718

01:47:21.240 --> 01:47:23.330

Vice-Chair Knuckles: I don't believe I see any,

719

01:47:23.860 --> 01:47:27.750

Vice-Chair Knuckles: so we can go to our public speakers now,

720

01:47:28.780 --> 01:47:36.500

Vice-Chair Knuckles: and we will follow our usual procedure of five speakers in opposition

721

01:47:37.240 --> 01:47:44.449

Vice-Chair Knuckles: to be followed by five speakers in support, and we'll go back and forth until the Speaker list is exhausted.

722

01:47:45.280 --> 01:47:47.710

Vice-Chair Knuckles: So uh

723

01:47:48.310 --> 01:47:50.800

Vice-Chair Knuckles: the list of speakers that I have

724

01:47:52.360 --> 01:47:54.290

Vice-Chair Knuckles: is uh,

725

01:48:02.340 --> 01:48:05.979

Vice-Chair Knuckles: I believe I saw Kayer Iskowitz. What's the first speaker?

726

01:48:08.810 --> 01:48:10.090

Host : Yeah, we have.

727

01:48:10.100 --> 01:48:11.160

Host : Yes,

728

01:48:12.610 --> 01:48:16.740

Vice-Chair Knuckles: to be followed by Jacob Landau.

729

01:48:19.620 --> 01:48:22.239

Vice-Chair Knuckles: Well, let's have the Cisco, which proceed, and

730

01:48:22.390 --> 01:48:24.480

Vice-Chair Knuckles: we'll have the other speakers come after.

731

01:48:25.320 --> 01:48:27.219

PH05 - 11 - Chava Itzkowitz: Yes, I

732

01:48:27.420 --> 01:48:29.260

PH05 - 11 - Chava Itzkowitz: Good morning. Do you hear me?

733

01:48:29.270 --> 01:48:30.190

Vice-Chair Knuckles: Yes,

734

01:48:30.200 --> 01:48:41.630

Host : yeah, it's It's It's it's good. I live in the neighborhood of Borough Park. The housing here is there's mult to the I work very nearby, and for Saudi Arabia,

735

01:48:41.640 --> 01:48:52.810

PH05 - 11 - Chava Itzkowitz: and as a single mother or four children, I just think that this development with the housing level it would afford us would be tremendous. Thank you very much.

736

01:48:56.350 --> 01:48:57.410

Vice-Chair Knuckles: Okay.

737

01:48:57.820 --> 01:48:59.789

Vice-Chair Knuckles: So these are speakers in favor.

738

01:48:59.800 --> 01:49:06.989

Host : The project at this point, Brian, just to be clear. Yeah, yeah, it looks like we have speakers in favor of.

739

01:49:07.000 --> 01:49:09.640

Vice-Chair Knuckles: Okay, uh Jacob Landau.

740

01:49:15.390 --> 01:49:17.729

Vice-Chair Knuckles: I think you're muted, Mr. Landau.

741

01:49:21.360 --> 01:49:23.290

Okay, Can you hear me now?

742

01:49:23.300 --> 01:49:37.779

PH05 - 12 - jacob landau: Yes, thank you. Okay. Thank you very much for giving me this opportunity. Um, just want to say that I live in this neighborhood. I was a block away, and as Ken Fisher mentioned before,

743

01:49:37.790 --> 01:49:49.839

PH05 - 12 - jacob landau: the the explosion of our growth in this neighborhood and the housing provided is a tremendous It doesn't it. It's one thousand one hundred houses

744

01:49:49.980 --> 01:49:59.679

PH05 - 12 - jacob landau: built for almost thirteen thousand families, which we grew over here. I think it's very, very important that this thing should be really developed.

745

01:49:59.690 --> 01:50:17.279

PH05 - 12 - jacob landau: And um! It should be approved. Now I also think that it's Ah, it's! It's great that this is a developer that could really deliver on the promises, as you could see, that they started with one part of the building, which is the spot. I think it's a state of the art,

746

01:50:17.290 --> 01:50:38.509

PH05 - 12 - jacob landau: and it's beautiful, so I think they are a developer, which is something we should trust in our neighborhood, and they should be allowed to have as big and as huge as possible. I think it's only going to enhance the beauty of our neighborhood and moving forward that whatever they need, it should be approved. Thank you.

747

01:50:39.310 --> 01:50:42.760

Vice-Chair Knuckles: Thank you. Any questions for Mr. Landau.

748

01:50:45.200 --> 01:50:46.330

Vice-Chair Knuckles: Thank you,

749

01:50:47.460 --> 01:50:49.400

Vice-Chair Knuckles: Mayor Deutsch

750

01:50:50.560 --> 01:50:52.300

Vice-Chair Knuckles: Mayor Deutsch.

751

01:50:53.770 --> 01:50:55.719

xPH05 - 13 - mayer deutsch: Hi! Good morning,

752

01:50:58.470 --> 01:51:06.830

xPH05 - 13 - mayer deutsch: Proceed, sir. I I just want to say one one small thing that I live like three blocks away, and I am very much

753

01:51:07.170 --> 01:51:13.270

xPH05 - 13 - mayer deutsch: support of this project. We need more housing, and we need bigger housing. Thank you

754

01:51:14.460 --> 01:51:16.899

Vice-Chair Knuckles: any questions for Mr. Deutsch.

755

01:51:17.950 --> 01:51:19.099

Vice-Chair Knuckles: Thank you.

756

01:51:19.390 --> 01:51:21.480

Vice-Chair Knuckles: Moshe Herskowitz

757

01:51:21.930 --> 01:51:23.389

Vice-Chair Knuckles: fresco it's

758

01:51:24.110 --> 01:51:26.100

Vice-Chair Knuckles: moshe Hirsch Woods,

759

01:51:29.320 --> 01:51:34.449

Host : Mr. Hersk, which is in the zoom uh let's see if we can get him.

760

01:51:38.520 --> 01:51:39.599

Host : Speak.

761

01:51:45.380 --> 01:51:47.949

Vice-Chair Knuckles: There, there he is! I see him,

762

01:51:49.610 --> 01:51:53.810

Host : Mr. Which we don't seem to be able to hear you.

763

01:51:54.590 --> 01:51:55.840

Host : Um!

764

01:51:57.780 --> 01:52:06.790

Host : It looks like it. There may have been a connection error. Sure. Do we want to try and get him back in, Tom?

765

01:52:06.800 --> 01:52:10.589

Co-Host 2 : Yeah, I think it just reconnects. It should take care of itself.

766

01:52:10.600 --> 01:52:11.620

Host : Okay,

767

01:52:11.630 --> 01:52:14.689

Host : Okay, um. Do you want to move to a

768

01:52:14.700 --> 01:52:28.229

Host : Yeah, let's call the and we'll. We'll work? Oh, he's connecting his audio. Hold on just a second, and we'll get um. We'll get the next speaker uh team up so that we're not losing any time,

769

01:52:31.890 --> 01:52:34.580

Host : Mr. Her school with

770

01:52:35.800 --> 01:52:40.690

Host : Okay, we'll try again with him. Let's call the next speaker, and we'll

771

01:52:40.700 --> 01:52:42.780

Vice-Chair Knuckles: okay, E. From Weber,

772

01:52:44.820 --> 01:52:46.760

Vice-Chair Knuckles: he from Weber.

773

01:52:50.900 --> 01:52:52.230

Vice-Chair Knuckles: Is he

774

01:52:52.280 --> 01:52:58.349

Host : the queue? Yes. Joining. Yes. Can you hear me?

775

01:52:58.360 --> 01:53:05.989

Vice-Chair Knuckles: Yes, I can. Thank you. Yeah. Thank you for giving me the opportunity. As a neighbor. We need more housing. It's all I can say.

776

01:53:07.220 --> 01:53:09.410

xPH05 - 15 - EFRAIM WEBER: We need more housing.

777

01:53:09.860 --> 01:53:11.989

xPH05 - 15 - EFRAIM WEBER: We have large families, and

778

01:53:12.340 --> 01:53:14.710

xPH05 - 15 - EFRAIM WEBER: thank you for the opportunity to speak.

779

01:53:15.430 --> 01:53:17.109

Vice-Chair Knuckles: Thank you, Mr. Weber.

780

01:53:17.580 --> 01:53:19.810

Vice-Chair Knuckles: Any questions for Mr. Weber.

781

01:53:20.820 --> 01:53:23.090

Vice-Chair Knuckles: I don't believe so. Thank you, sir,

782

01:53:23.140 --> 01:53:25.850

Vice-Chair Knuckles: is uh Mr. Herskabitz

783

01:53:28.040 --> 01:53:35.290

Host : Looks like he's still having some some audio issues. We're gonna give him a call and see. Okay,

784

01:53:35.300 --> 01:53:38.020

Vice-Chair Knuckles: we're going to move to Isaac Schwartz,

785

01:53:41.650 --> 01:53:43.650

Vice-Chair Knuckles: Isaac Schwartz.

786

01:53:46.100 --> 01:53:48.509

Host : Yes,

787

01:53:49.100 --> 01:53:57.389

xPH05 - 21 - isaac: I just wanted to say, I live in this neighborhood, and that's a very crowded neighborhood, and we are a growing community

788

01:53:57.460 --> 01:54:02.720

xPH05 - 21 - isaac: people and uh, and more housing the better it will be to the community.

789

01:54:05.910 --> 01:54:08.059

Vice-Chair Knuckles: Thank you, Mr. Schwartz.

790

01:54:09.420 --> 01:54:10.950

Vice-Chair Knuckles: Maltese,

791

01:54:11.110 --> 01:54:12.760

Vice-Chair Knuckles: Sela Kobitz

792

01:54:12.860 --> 01:54:15.230

Vice-Chair Knuckles: Maliki Zalikovic,

793

01:54:22.100 --> 01:54:23.689

Co-Host 2 : We are promoting now.

794

01:54:23.700 --> 01:54:24.940

Host : Yeah, Okay,

795

01:54:24.950 --> 01:54:26.139

xPH05 - 23 - joseph rubinfeld: All right. You

796

01:54:29.020 --> 01:54:34.900

Host : okay, Malcolm Turnbull's: Yeah, we're getting getting that person in the room there.

797

01:54:41.050 --> 01:54:45.990

Co-Host 2 : He's here. But he may not actually be at his computer at the moment.

798

01:54:46.000 --> 01:54:47.240

Host : Okay? Oh,

799

01:54:47.250 --> 01:54:49.140

Co-Host 2 : he just he's here.

800

01:54:50.030 --> 01:54:53.349

Vice-Chair Knuckles: Please proceed. Time is of the essence.

801

01:55:03.700 --> 01:55:04.990

xPH05 - 22 - Malkie Zelikovits: Okay, Can you hear me now?

802

01:55:05.000 --> 01:55:11.679

Host : Yes, yes, okay. She wanted to also say, as living in the neighborhood, that I think it sounds like a great plan,

803

01:55:11.860 --> 01:55:15.720

xPH05 - 22 - Malkie Zelikovits: and we'd love to see more housing. Thank you for the opportunity.

804

01:55:16.240 --> 01:55:17.520

Vice-Chair Knuckles: Thank you.

805

01:55:17.710 --> 01:55:20.710

Vice-Chair Knuckles: I see Joseph Joseph Reuben fell. The

806

01:55:22.940 --> 01:55:25.629

Host : you guys are muted. Yeah,

807

01:55:26.150 --> 01:55:28.789

Vice-Chair Knuckles: you hear me now? Yes, I can.

808

01:55:28.800 --> 01:55:38.290

xPH05 - 23 - joseph rubinfeld: Yeah, hi. My name is Joseph Rubenfeld. I live in the neighborhood a couple of streets away, and my dream is to be able to have my children eventually living within

809

01:55:38.330 --> 01:55:51.100

xPH05 - 23 - joseph rubinfeld: close proximity. So this is Ah, ah! Undeniably a crucial need. I'm? Very excited hopefully, to have this project come as soon as possible. Thank you for the opportunity.

810

01:55:51.330 --> 01:55:52.669

Vice-Chair Knuckles: Thank you, sir.

811

01:55:52.940 --> 01:55:54.790

Host : Um. What's your?

812

01:55:56.290 --> 01:56:07.370

Host : I don't believe. So. Okay. Thank you. We have him on the line. Okay, Star Six, Mr. Herskib. It's on your phone.

813

01:56:14.120 --> 01:56:15.920

Vice-Chair Knuckles: Mr. Hirskovich.

814

01:56:24.940 --> 01:56:33.869

Host : Any signs if you, Mr. Herskovich, if you press Star Six on your telephone, you you are also in on on audio

815

01:56:34.100 --> 01:56:35.810

Host : on the phone, so

816

01:56:42.060 --> 01:56:44.990

Host : he may not be able to hear us. Uh, I'm sure quite sure what's going on,

817

01:56:51.590 --> 01:56:53.660

Vice-Chair Knuckles: the Nashi Schwartz.

818

01:56:54.470 --> 01:56:55.750

Host : There we go.

819

01:56:58.100 --> 01:57:03.049

Host : Should be. I built the unmute and turn on your camera. And Mr. Shorts.

820

01:57:03.470 --> 01:57:05.969

Host : Hi! Can you hear me? Yes, yes,

821

01:57:06.420 --> 01:57:10.809

PH05 - 24 - Menashe schwartz: okay, As everybody was saying, I also lived in the community.

822

01:57:10.890 --> 01:57:16.700

PH05 - 24 - Menashe schwartz: I'm a little bit more aware of the need of housing because I'm. Involved with community.

823

01:57:16.950 --> 01:57:31.720

PH05 - 24 - Menashe schwartz: I know that we have a lot of people that are looking for larger housing they live in. Ah! One or two bedroom apartments in the neighborhood, and the family's grown, and they don't have where to relocate, because there is no housing,

824

01:57:31.790 --> 01:57:40.209

PH05 - 24 - Menashe schwartz: and I wouldn't understand why somebody would not have a positive attitude towards this project where it's only gonna

825

01:57:40.260 --> 01:57:42.539

PH05 - 24 - Menashe schwartz: increased the quality of life.

826

01:57:42.700 --> 01:58:00.120

PH05 - 24 - Menashe schwartz: And besides, the neighborhood that it's being built in is a neighborhood that can use some revival. So i'm going to download the avenue, and it's. Ah, what they put up here with the world's fire makes the neighbor look beautiful, and I saw before they talked the slide of the rendering of the house that's going to be built of the building that's going to be going up.

827

01:58:00.180 --> 01:58:05.959

PH05 - 24 - Menashe schwartz: It looks amazing. It looks great. So I think it's only going to improve the community.

828

01:58:06.500 --> 01:58:07.629

PH05 - 24 - Menashe schwartz: Thank you.

829

01:58:07.970 --> 01:58:09.150

Vice-Chair Knuckles: Thank you.

830

01:58:10.620 --> 01:58:12.870

Vice-Chair Knuckles: Jacob Rosenfeld.

831

01:58:12.880 --> 01:58:15.569

PH05 - 24 - Menashe schwartz: Yeah, Google

832

01:58:16.110 --> 01:58:17.290

PH05 - 24 - Menashe schwartz: and

833

01:58:21.060 --> 01:58:23.780

Vice-Chair Knuckles: Road, Rosenfeld.

834

01:58:27.130 --> 01:58:32.300

Host : We have Mr. Rosenfeld in the room, guys.

835

01:58:32.310 --> 01:58:34.989

Co-Host 2 : It does not appear that we have Mr. Rosenfeld.

836

01:58:35.000 --> 01:58:35.889

Host : Okay,

837

01:58:35.900 --> 01:58:36.740

Host : Okay,

838

01:58:37.110 --> 01:58:41.010

Vice-Chair Knuckles: uh It's Mr. Hirskov it's still. Uh he

839

01:58:42.070 --> 01:58:43.460

Host : Ah,

840

01:58:45.190 --> 01:58:51.560

Host : we can give him another try. And, Mr. Kovitz, if you press Star six, you will unmute your phone.

841

01:58:56.500 --> 01:58:59.519

Host : We'll: uh, yeah, we're not.

842

01:59:00.200 --> 01:59:02.050

Host : Let's look with that

843

01:59:13.090 --> 01:59:15.109

Vice-Chair Knuckles: Selma Klein

844

01:59:15.380 --> 01:59:21.899

Co-Host 2 : we have from a Klein Pruma, please press Star six to unmute.

845

01:59:24.900 --> 01:59:26.220

Host : Here we go.

846

01:59:35.170 --> 01:59:37.950

xPH05 - 31 - Fruma Klein - 1347****402: Fruma, you're unmuted. You may begin

847

01:59:38.830 --> 01:59:50.050

Host : hi! Um! I so to say that um! I live within the community, and I think it's a beautiful thing to create more housing um, and for people a little more comfortably.

848

01:59:51.030 --> 01:59:52.110

xPH05 - 31 - Fruma Klein - 1347****402: Thank you.

849

01:59:53.130 --> 01:59:54.370

Vice-Chair Knuckles: Thank you

850

01:59:56.310 --> 02:00:00.250

Vice-Chair Knuckles: shrewdly, Walner. Truly, Walner,

851

02:00:01.880 --> 02:00:03.629

Host : they're in the room. We can.

852

02:00:03.640 --> 02:00:04.730

Host : There we go.

853

02:00:04.950 --> 02:00:07.090

Host : Oh, hello,

854

02:00:07.600 --> 02:00:26.919

Vice-Chair Knuckles: hi! Guys! Thanks for having me on um, as you probably guess. I also live in the community, and it's no secret that every community, not only ours, needs more housing, and it's a problem all all over the place. But in this situation most of the housing

855

02:00:26.930 --> 02:00:35.190

PH05 - 32 - Sruly Wolner: being built in generally all over the place is studios and two bedrooms and smaller stuff over here.

856

02:00:35.290 --> 02:00:39.829

PH05 - 32 - Sruly Wolner: This is really going to help us if they're going to do bigger housing,

857

02:00:44.360 --> 02:00:52.020

PH05 - 32 - Sruly Wolner: So that's going to be very positive. And additionally, I work as a local real estate broker.

858

02:00:52.230 --> 02:00:53.400

PH05 - 32 - Sruly Wolner: Um

859

02:00:53.460 --> 02:00:57.169

PH05 - 32 - Sruly Wolner: the Bar Park, Midward Flatbush areas the

860

02:00:57.330 --> 02:01:00.600

PH05 - 32 - Sruly Wolner: I do mainly commercial stuff, but

861

02:01:00.760 --> 02:01:06.680

PH05 - 32 - Sruly Wolner: but I can tell you that much as every time that I put up my sign, or anything by a

862

02:01:06.810 --> 02:01:11.679

PH05 - 32 - Sruly Wolner: should it be a storefront or medical space, or whatever it is, I get the

863

02:01:12.180 --> 02:01:21.550

PH05 - 32 - Sruly Wolner: for every one call that that's interested in the space. I get twenty people asking me if there's an apartment for rent specifically in that area,

864

02:01:21.900 --> 02:01:23.130

Host : so

865

02:01:23.150 --> 02:01:40.630

PH05 - 32 - Sruly Wolner: we desperately need it, and, known as the developers are the top developers, they'll for sure deliver something beautiful as something that the community will only benefit from. So I wish and hope that you give them the go ahead for it. Thank you.

866

02:01:41.950 --> 02:01:43.250

Vice-Chair Knuckles: Thank you.

867

02:01:44.310 --> 02:02:01.210

Host : Ah, Brian, I don't see any additional speakers you want to check with Mr. Hirskovits one last time. Uh, it seems like Mr. Hirskovits is is up the zoom. Will, We'll ask him to follow up with somebody in writing. Didn't you do have a question from a Commissioner

868

02:02:01.220 --> 02:02:03.039

Vice-Chair Knuckles: Alrighty? Let me

869

02:02:03.240 --> 02:02:04.739

Host : and she's Black

870

02:02:06.150 --> 02:02:07.639

*Comm. Douek: Commissioner. Us.

871

02:02:07.730 --> 02:02:09.890

*Comm. Douek: Is the last speaker or so on.

872

02:02:09.900 --> 02:02:20.190

Host : Yes, just wondering guys. Really, you said you live in the community. What proximity to the building, do you the both? Do you live? How far do you live?

873

02:02:21.070 --> 02:02:24.310

*Comm. Douek: So I live four blacks up,

874

02:02:25.670 --> 02:02:30.489

PH05 - 32 - Sruly Wolner: and my entire extended family that's around

875

02:02:31.070 --> 02:02:36.880

PH05 - 32 - Sruly Wolner: um. Fifteen relatives live in the same area over there,

876

02:02:37.600 --> 02:02:43.789

PH05 - 32 - Sruly Wolner: so as far as using the training or anything. We're right there, and that's our community. That's our neighborhood.

877

02:02:43.800 --> 02:02:44.929

*Comm. Douek: Thank you

878

02:02:46.590 --> 02:02:50.220

*Comm. Douek: Other questions for Mr. Roller.

879

02:02:54.160 --> 02:03:08.570

Host : I don't see any. Are there any further sweepers on this item. Right? I see no further speakers, and we'll we'll rejoin his first of it's about possible.

880

02:03:08.900 --> 02:03:12.699

Vice-Chair Knuckles: Thank you. If there are no further speakers on the item, the hearing is closed. The

881

02:03:15.820 --> 02:03:29.679

Calendar Officer: Ah, Brooklyn Calendar number is twenty, three through twenty, six, innovative urban Village, Cd. Five Calendar, number twenty, three, c. Two, two, zero, three, one, two, zm. K. Calendar number twenty, four in two, two, zero, three, one, three

882

02:03:31.980 --> 02:03:49.159

Calendar Officer: on the number twenty, five, c, two, two, zero, three, one, four, Gsk: counter number twenty, six, c. Two, two, zero, three, one, one as Gsk. Public hearing in the matter of an application for Zodi, map and Sony text amendments and special permit concerning innovative urban village notice. A public hearing is being held by the city planning commission in conjunction with

883

02:03:49.310 --> 02:03:53.889

Calendar Officer: euler appearings to receive comments related to a draft environmental impact statement.

884

02:03:53.900 --> 02:04:00.019

Calendar Officer: This hearing is being held pursuant to the State Environmental Quality review act and the city environmental quality.

885

02:04:03.480 --> 02:04:08.349

Vice-Chair Knuckles: Okay, this is a ten minute team Presentation.

886

02:04:08.840 --> 02:04:10.059

Vice-Chair Knuckles: Ah!

887

02:04:12.290 --> 02:04:22.380

Vice-Chair Knuckles: The team consists of Melanie Myers Reverend A. R. Bernard, David Meleez, Kirk Goodridge, Brian, Kelly,

888

02:04:23.180 --> 02:04:25.410

Vice-Chair Knuckles: Simeon Malay

889

02:04:25.440 --> 02:04:28.380

Vice-Chair Knuckles: and Bishaan, Chuck, Rabati,

890

02:04:31.790 --> 02:04:33.969

Vice-Chair Knuckles: among others.

891

02:04:35.310 --> 02:04:37.130

Vice-Chair Knuckles: Are we ready to proceed?

892

02:04:37.950 --> 02:04:40.459

PH06 - *AT - Melanie Meyers: I believe we are ready to proceed.

893

02:04:40.640 --> 02:04:42.259

Vice-Chair Knuckles: Okay, please do

894

02:04:42.300 --> 02:04:57.930

PH06 - *AT - Melanie Meyers: thank you for having us. My My name is Melanie Myers land. Use partner at Fred Frank, representing the applicant for a series of land use actions to facilitate the creation of an approximately two thousand unit of portable mixed use development in this New York,

895

02:04:57.940 --> 02:05:11.440

PH06 - *AT - Melanie Meyers: As you know, it is a project that has received the support of the Local Community Board and the Brooklyn Borough President, and, when complete, will provide an a portable, inviting anchor to the neighborhood to complement the existing Christian cultural center.

896

02:05:11.570 --> 02:05:24.339

PH06 - *AT - Melanie Meyers: We thank the Commissioners for their thoughtful questions at the time of certification, and that review session, and we'd like to spend our time addressing a few of them to do so. Reverend A. R. Bernard will first speak to the broad goals of the project,

897

02:05:24.350 --> 02:05:39.179

PH06 - *AT - Melanie Meyers: and Bashan Chop-evardi of How architects will speak to the design intent for the project, including its public spaces and the relationship to the surrounding neighborhood. And finally, Richard Rich of Monadnock Development. We'll discuss the affordable program ambition for them.

898

02:05:39.680 --> 02:05:50.059

PH06 - *AT - Melanie Meyers: We also have a number of team members available to respond any questions following the presentation. So I thank you for your time. Next slide, please, and I will turn it over to Reverend.

899

02:05:51.400 --> 02:05:57.199

PH06 - *AT - A. R. Bernard: Good morning, everyone, and and thank you for the opportunity to present the Urban Village Development Project.

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02:05:57.210 --> 02:06:14.270

PH06 - *AT - A. R. Bernard: Ah! The vision of the urban village is an affordable quality. Urban living experience with approximately two thousand mixed income residences, retail commercial, educational, recreational and community service basis, and it includes both rental and home ownership

901

02:06:14.280 --> 02:06:27.609

PH06 - *AT - A. R. Bernard: allow for upward mobility within the same community. It has been a six-year journey for a Christian cultural center to find the right partners which we have in Gotham how architects and

902

02:06:27.620 --> 02:06:41.189

PH06 - *AT - A. R. Bernard: and to hear from community stakeholders and find the right balance between affordability and feasibility. Our project is based upon four pillars, environment, people, programs, and sustainability.

903

02:06:41.200 --> 02:07:04.269

PH06 - *AT - A. R. Bernard: The first slide we just want to present that. You know it's an income-based intergenerational, affordable housing there's going to be neighborhood focused retail community facilities and amenities, education and jobs, reliving spaces and a cultural arts and performing Arts center as well as open spaces. Next slide, please.

904

02:07:06.550 --> 02:07:29.889

PH06 - *AT - A. R. Bernard: So the Master Plan Community is on our ten and a half acre East New York campus, which will consist of ten new buildings, open space and and street network to be constructed in phases over approximately ten year period creation of approximately one thousand nine hundred and seventy five units of one hundred percent red, stabilized, intergenerational income-based workforce housing.

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02:07:29.900 --> 02:07:49.609

PH06 - *AT - A. R. Bernard: Residential plan affords the plan a mix of new community facilities, neighborhood, commercial and recreational uses to create a what we call a twenty first century urban

community walkable, livable space that can be enjoyed by the community and become a destination for those outside of the community. Next slide, please.

906

02:07:52.680 --> 02:08:21.310

PH06 - *AT - A. R. Bernard: Ah, again just a development overview. We're talking about convenience, neighborhood retail, including fresh food, grocery, cultural resources, including a performing art center focus on green living and and increase in publicly accessible open space, including children's playground, active rooftop, recreation, space and central quad, and something special to me are the following three items: The workforce training center

907

02:08:21.320 --> 02:08:43.060

PH06 - *AT - A. R. Bernard: that will train in Hvac. Ah, carpentry, electrical and plumbing, as well as a cyber cafe to bridge the digital gap and create spaces for learning and homework, et cetera, for the community, and a twenty, four, seven daycare and adjacent Children's playground

908

02:08:43.070 --> 02:08:58.970

PH06 - *AT - A. R. Bernard: we're looking at a shuttle service to nearby subway stations to access public transportation. As you know, our community has always been a two-fear zone since the rebuilding of Sarat City and the Towers next. Likely

909

02:09:00.970 --> 02:09:08.100

PH06 - *AT - A. R. Bernard: here our architect, the Shawn will take over and share with you the site.

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02:09:08.510 --> 02:09:26.830

PH06 - *AT - Vishaan Chakrabarti: Hello, Vice-chair Commissioner, is always a pleasure to see you it's a thrill to work on this project. I think you probably all know the development site. It is in East New York. It is on Flatlands, between Pennsylvania and Louisiana, with a number of different contexts around it, from the high Steric City buildings

911

02:09:26.840 --> 02:09:33.510

PH06 - *AT - Vishaan Chakrabarti: to nit your projects, as well as lower buildings to the west. Next, please

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02:09:35.470 --> 02:09:46.310

PH06 - *AT - Vishaan Chakrabarti: the magnet. Here is the River Neo Bernard's congregation. It's a very active site. It's about a ten and a half acre site, and you see scarcity in the background. Next, please.

913

02:09:48.490 --> 02:10:10.940

PH06 - *AT - Vishaan Chakrabarti: And the original concept for this light was always to create a destination, to integrate the street grid around it, to make sure that all of the existing streets plugged into this new project, and that we would create as a part of this project something that would have not just public space, but also the various social infrastructure pieces that the rubber

914

02:10:12.960 --> 02:10:31.439

PH06 - *AT - Vishaan Chakrabarti: Ah, we've worked very hard to create. An active ground floor claim that adds to a sense of security and a sense of community using a lot of Jane Jacob's basic tenants, such as mixed, use small walks, mixing, existing and new structures and activating streetscapes next please.

915

02:10:33.580 --> 02:10:50.550

PH06 - *AT - Vishaan Chakrabarti: And in response to community concerns. We've actually lowered the heights quite a bit from our original proposal, and if you go to the next slide you'll see that We are currently at the tallest building and about fourteen stories, and you see to the south the starred city buildings, which are upwards of twenty stories.

916

02:10:50.730 --> 02:11:07.449

PH06 - *AT - Vishaan Chakrabarti: We've also created a variety of different building heights, a two-story performing arts center in the center at the quad as well as those smaller buildings which are maze, and that you can see. And at a public space after corner of Louisiana and Flatlands, as well as in the heart of the site next piece.

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02:11:09.250 --> 02:11:28.730

PH06 - *AT - Vishaan Chakrabarti: Ah, just in terms of the site plan. We wanted to make sure that there were two major open spaces, one on the corner of Flatlands in Louisiana, the second at the heart of the site that was protected from these very large streets around it, but was still inviting to the public by opening up to the street Grid and Steric City

918

02:11:28.740 --> 02:11:42.429

PH06 - *AT - Vishaan Chakrabarti: to answer some of Commissioner Rosario's questions from about those are your questions from the Review session. We've incorporated a number of resiliency measures such as that open space of Flatlands and Louisiana which one of the low points of the site.

919

02:11:42.440 --> 02:11:58.250

PH06 - *AT - Vishaan Chakrabarti: Um! We've ah Ah planned to put many of the building mechanicals Ah! In an elevated location off the ground for potentially on the roof. And we are looking at making sure that on the perimeter of the site, that there are no residential units on the ground floor.

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02:11:58.260 --> 02:12:14.879

PH06 - *AT - Vishaan Chakrabarti: Also, in terms of trees, we are increasing the number of trees from ah one hundred and twenty-five to about one hundred and fifty, and changing the amount of planted area on the site, from about twenty-eight thousand nine hundred square feet to forty-six thousand per feet of forest area.

921

02:12:14.890 --> 02:12:39.440

PH06 - *AT - Vishaan Chakrabarti: Um, And so we're very excited about this site. Plan. Next piece one of the things that the site plan promises is again this extension of the street right into the site, and a great porosity to the public. Uh, we really want this to be a destination that stays active. Uh, and you can see that there are nearly three acres that are open uh to the sky uh, and uh, six acres. If you include the streets and sidewalks.

922

02:12:39.450 --> 02:12:49.520

PH06 - *AT - Vishaan Chakrabarti: Ah, next, please, I think now I'm going to turn it over. Oh, i'm just going to walk you through the renderings. This is just a view of that public fog with the performing Arts Center next

923

02:12:51.430 --> 02:12:54.569

PH06 - *AT - Vishaan Chakrabarti: the corner of Pennsylvania and Flatlands

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02:12:54.580 --> 02:12:55.469

PH06 - *AT - Vishaan Chakrabarti: next.

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02:12:57.110 --> 02:13:15.029

PH06 - *AT - Vishaan Chakrabarti: Ah, the internal street we're creating is you're going to feel very much like public streets. You'll notice this is the two-story Maisonette character we've been working with city planning staff as well as the local community. Ah! And we want to make sure that we created a breakdown of scale as well as the potential for home ownership units. Next, please,

926

02:13:16.340 --> 02:13:27.549

PH06 - *AT - Vishaan Chakrabarti: and a view down Georgia. So from Pennsylvania this very porous opening is arcade that opens to the performing Arts Center in the public space beyond. To make sure this feels public next. Please.

927

02:13:28.090 --> 02:13:32.180

PH06 - *AT - Vishaan Chakrabarti: Now i'm going to turn it over to Kirk. Who's going to talk about affordability? Thank you.

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02:13:32.190 --> 02:13:55.340

PH06 - *AT - kirk goodrich: You know Time is short greetings. Vice-chair knuckles, planning commission members. So on affordability. We try to strike a balance between creating affordability for people in Cd. Five and upward mobility, and we think we've done that With this proposal all the rental units are below eighty percent ami, and the proposed the form of home ownership are between eighty and one hundred percent next slide.

929

02:13:56.850 --> 02:14:10.399

PH06 - *AT - kirk goodrich: You know the the certification, Amis. We had fifty percent of the units below sixty, twenty, five to sixty to eighty, and then twenty, five at eighty to one hundred after feedback

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02:14:10.410 --> 02:14:19.059

PH06 - *AT - kirk goodrich: um Prior to euler certification, we had eliminated the one hundred to one hundred and twenty percent. Am I bracket

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02:14:19.070 --> 02:14:36.789

PH06 - *AT - kirk goodrich: um, and at certification, as I said before, we had fifty, thirty to sixty post certification. We got the feedback that we want in more units and less than sixty. Ah! And we heard that even the one hundred percent Mi brands were two. Ah, were too high next slide.

932

02:14:37.770 --> 02:14:48.700

PH06 - *AT - kirk goodrich: So where we ended up we ended up at sixty percent of the units below. Fifty percent Am I? Fifteen percent and fifty to sixty and twenty, five percent

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02:14:48.710 --> 02:14:59.889

PH06 - *AT - kirk goodrich: at sixty to eighty, with no rental units above eighty percent, and we ended up with one hundred percent of the home ownership between eighty and one hundred. And

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02:15:00.220 --> 02:15:05.689

PH06 - *AT - kirk goodrich: and in addition to that, you know, to be a senior in one Hundred Home Ownership.

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02:15:05.700 --> 02:15:07.090

Vice-Chair Knuckles: Okay, Thank you, sir.

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02:15:07.100 --> 02:15:08.429

Vice-Chair Knuckles: Um,

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02:15:08.610 --> 02:15:12.929

Vice-Chair Knuckles: i'm sure. There'll be questions from the Commission. Let me just see.

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02:15:16.520 --> 02:15:18.139

Vice-Chair Knuckles: Uh,

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02:15:26.130 --> 02:15:27.660

Vice-Chair Knuckles: I think you're muted.

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02:15:32.580 --> 02:15:45.299

PH06 - *AT - kirk goodrich: Thank you. My audio is a little bit wacky. I'm actually doing it from my phone, so i'm not sure if you can hear me? Ah, well, but my question is, if this all looks great,

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02:15:45.630 --> 02:15:56.239

*Comm. Goodridge: and my question is, if there's any. If there was any consideration for making the Ami lower beyond the thirty percent because of the area.

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02:15:56.290 --> 02:16:10.970

*Comm. Goodridge: It's a very low income area. And so obviously one of the feedbacks and criticisms would be that even the thirty percent ami might be too much for the

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02:16:11.210 --> 02:16:22.189

*Comm. Goodridge: of the actual income of that particular neighborhood. But overall I love the project. I'm very familiar with the area. But that's my one question, in which I also think that people may have the same question as well.

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02:16:22.200 --> 02:16:24.189

So I wanted to give you an opportunity to answer.

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02:16:24.200 --> 02:16:38.920

PH06 - *AT - kirk goodrich: Sure. Thank you, Commissioner Goodrich, as an excellent plan. It's a point that was made repeatedly by the Council, Member and Community Board, and part of the reason that we've been far more aggressive here on affordability than

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02:16:38.930 --> 02:16:49.189

PH06 - *AT - kirk goodrich: is typically the case in under this particular Hpd program. So under the typical Hpd program. Fifty percent of the units are targeted

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02:16:49.200 --> 02:17:01.169

PH06 - *AT - kirk goodrich: um to households at fifty percent, Mi or lower, we're at sixty percent there, and even beyond that we have twenty percent of the units at thirty, twenty at forty

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02:17:01.180 --> 02:17:09.339

PH06 - *AT - kirk goodrich: in a twenty and fifty. So the the biggest challenge we have with going under thirty percent

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02:17:09.350 --> 02:17:21.860

PH06 - *AT - kirk goodrich: is that once you go below forty percent, the units no longer pay even the operating expenses. And so the further down you go in terms of affordability. You have to balance that

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02:17:21.870 --> 02:17:35.960

PH06 - *AT - kirk goodrich: with units at a higher level. So what we tried to do here was really go as larger Tranche units at low Amis. But the truth of the matter is that you end up serving a lot more people than you think

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02:17:35.969 --> 02:17:56.019

PH06 - *AT - kirk goodrich: at under thirty percent, because people are coming off the street with rental subsidy and through um and separately through the homeless system, there'll be about fifteen percent

of the in which will be homeless on average. So the bottom line is we are actually serving people below thirty in a significant way.

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02:17:56.030 --> 02:18:08.450

PH06 - *AT - kirk goodrich: Um, but they are coming in with rental subsidy, and that's typical for affordable housing projects, but will be especially true here. Given the degree of affordability we have prescribed.

953

02:18:11.490 --> 02:18:14.290

*Comm. Goodridge: Thank you. That was a very helpful Thank you.

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02:18:14.790 --> 02:18:17.199

Vice-Chair Knuckles: Other questions, Commissioner Goodridge.

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02:18:18.910 --> 02:18:20.410

*Comm. Goodridge: Ah, no, thank you.

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02:18:20.730 --> 02:18:22.789

*Comm. Goodridge: All right, because it looks great.

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02:18:22.840 --> 02:18:31.649

Vice-Chair Knuckles: All Righty Commissioner Osaudio. Be followed by Commissioner Bernie to be followed by Commissioner Kirmani

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02:18:31.840 --> 02:18:33.469

*Comm. Osorio: and thank you. Vice Chair.

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02:18:34.180 --> 02:18:51.449

*Comm. Osorio: Thank you. Last year. Yes, and thanks so much for highlighting some of the questions that came up as part of the presentation. I thought that that was very useful. What triggered some of those questions has to do with. Oh, and before I started I also wanted to commend you for the quality of the Ddis. I found it really really useful and really clear.

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02:18:51.459 --> 02:19:11.370

*Comm. Osorio: But what triggered some of those questions have to do with? Obviously, you're in the coastal zone you complete the Wp. Um, and you acknowledge that you're in a special natural water from area. And so, even though I I now understand some of the rationale in the site plan for the treatment that you've given to Flatlands and Louisiana

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02:19:11.379 --> 02:19:24.460

*Comm. Osorio: by the corner of the layout, which you know in terms of the permeability makes a little sense. But in terms of the building layout opens some of that potential five hundred-year flooding to come in.

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02:19:24.469 --> 02:19:40.559

*Comm. Osorio: I think that the I do want to recognize the importance of the landscape design that you've created in that area, as well as the creation of the plot which internally makes a little sense. The The question that I have really is on the treatment that you've given to flatten,

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02:19:40.570 --> 02:19:48.220

*Comm. Osorio: which is where the five hundred-year flood plane is mostly going to affect. I mean the corner, but also Flatlands itself

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02:19:48.230 --> 02:20:02.800

*Comm. Osorio: um, and and and specifically given the the the location in a special natural waterfront area. I'm: I'm. Concerned with the amount of trees that you're relocating from that side mark which in the picture that you show

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02:20:02.810 --> 02:20:21.430

*Comm. Osorio: a corner Flatland Louisiana shows a double line of trees on both sides of the sidewalk, where where we meet them the most. And so, even though you're increasing the number of trees, as you express here. I want to understand. Why are we moving trees away from the area that is going to be potentially flooded?

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02:20:21.440 --> 02:20:35.069

*Comm. Osorio: Ah! Inwards, where, where we need that the most not to mention the fact that there's also a potential storm flooding coming from Pennsylvania, according to the city maps and also vulnerable heat in this policy.

967

02:20:36.070 --> 02:21:05.770

*Comm. Osorio: Ah, commissioners, are we really? Um? We really appreciate your detailed look at all of this, and we care about many of the very same issues that you do. And there's a lot of competing issues here. There is a massive water main that sits right under flatlands, and that is part of the issue, but I think we should stress that we are dramatically increasing the amount of forest area across the site, both in terms of the corner of Flatlands and Louisiana, which is the low point of the site.

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02:21:05.780 --> 02:21:07.689

And so we actually

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02:21:08.070 --> 02:21:15.370

PH06 - *AT - Vishaan Chakrabarti: we want to take when there's a flood condition we want to make sure that that acts like the sponge right at that low point.

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02:21:15.380 --> 02:21:34.270

PH06 - *AT - Vishaan Chakrabarti: And then, of course, then in the center of the site there is this new open space that we think will help a great deal, as well as green roofs and other things that we are planning across the site for that five hundred year flood condition. We are increasing the number of trees, as you mentioned, but we also have to work with the building conditions. Flatlands

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02:21:34.280 --> 02:21:44.070

PH06 - *AT - Vishaan Chakrabarti: um, you know, but Flatlands today we really felt from the beginning, and even that little hands get shown that the Flatlands deserves a significant street wall.

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02:21:44.320 --> 02:22:01.290

PH06 - *AT - Vishaan Chakrabarti: And so without that street Wall presence was very important. We are expanding the sidewalk there as well. So there's a lot of different things going on. We are going to have street trees on islands, and we are increasing the overall number of ah trees. But you know it's just balancing all of these different factors.

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02:22:01.830 --> 02:22:18.190

*Comm. Osorio: I Thank you. I appreciate the response, and and I really encourage you to think about. How can you maintain the environmental quality of that sidewalk as a public space. I mean you're creating a series of internal spaces that will be open to the public inside, but that sidewalk it's critical.

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02:22:18.200 --> 02:22:26.140

*Comm. Osorio: Not only it's it's critical to maintain sort of like the the probability of flatmans, and and not, you know, reduce it.

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02:22:26.150 --> 02:22:45.900

*Comm. Osorio: Ah! But also think about the importance of those trees which I don't think that we should be relocating from that sign in terms of the proximity of these additional residential units that are going to be built across the street from an industrial area. So this is an important, the natural barrier that I think that we should enhance, not reduce.

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02:22:45.910 --> 02:22:48.870

*Comm. Osorio: We'll absolutely take a further and look at this Commissioner.

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02:22:55.100 --> 02:23:13.159

*Comm. Burney: Oh, thank you, my chair. Um! I want to say I appreciate the provision of the Performing Arts Center and the quad. I think two very welcome public amenities. I'm a little bit concerned that they're sort of buried inside the development. I'm not really visible from the street, and i'm wondering whether

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02:23:13.170 --> 02:23:22.989

*Comm. Burney: they wouldn't be better place on Ah, Louisiana, or Flatlands, and and Visha and i'm sure you've given consideration to this. I've been to to hear your thoughts on that,

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02:23:23.000 --> 02:23:38.380

Vice-Chair Knuckles: Mr. Vernon. Thank you. And we have heard this concern. Ah, and ah! You know there are a couple of different things going on in terms of the major claw in the public space we are giving that public space on Flatlands and Louisiana.

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02:23:38.390 --> 02:23:51.750

PH06 - *AT - Vishaan Chakrabarti: We felt that we wanted a not more privatized but more protective public space, because the issue here is that Flatlands, Louisiana and Pennsylvania are heavily trafficked streets,

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02:23:51.890 --> 02:24:12.340

PH06 - *AT - Vishaan Chakrabarti: and to have an open space that's just really hanging out here. We don't think that open space would ever feel like that great outdoor room that would feel uh protected from the noise and the traffic. Uh, we are about a less than a mile from the parkway, so there's a lot of uh commuter traffic that move to this area, so we want to protect that open space.

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02:24:12.350 --> 02:24:26.539

PH06 - *AT - Vishaan Chakrabarti: We then wanted to associate, as is the tradition in many cultures, the great cultural building as well as the spiritual center with that open space which led it to be in the center of the site.

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02:24:26.550 --> 02:24:49.539

*Comm. Burney: Um, The other thing I would just say uh two things on this um if we flipped it. If we, for instance, had the performing Arts center on flatlands that had the residential building that's sitting there on the open space, then the open space would be hit with the shadow of that residential building all day long, as opposed to having the benefit of that relatively low performing Arts Center uh sitting there.

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02:24:49.550 --> 02:25:19.139

PH06 - *AT - Vishaan Chakrabarti: The last thing I just want to say about this is we've designed the site, and it was actually very much uh working with the staff at Tcp. To make sure that it was for us to see our city as well, so that that southern boundary of the site we don't consider a wall. We consider it a a gateway to our neighbors to the south, and so it's also very important that those amenities are accessible from the southern end, where there are many residents, want to take advantage of those

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02:25:19.150 --> 02:25:20.430

amenities.

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02:25:21.640 --> 02:25:39.739

*Comm. Burney: Okay. So so if the performing that center and the chord remain on the interior of the site are the ways in which you can ensure that they appear to be publicly accessible, but they don't

appear to be private, because I think that's the danger that they will be somewhat hidden from the street. People won't feel comfortable

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02:25:39.750 --> 02:25:44.689

*Comm. Burney: going into them, feeling that they're entering a private domain, and I think that's it. That's my concern,

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02:25:44.700 --> 02:26:08.619

PH06 - *AT - Vishaan Chakrabarti: sure, and I I I appreciate. I mean, I tried to show that view on so Georgia, which is an existing street to the south of the platform. We've extended Georgia, Uh. And extended as many of the existing streets as possible in order to address this very issue, and also on Georgia again, working with the defense that we've opened up in our paid, so that we really open the aperture of the

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02:26:08.630 --> 02:26:24.690

*Comm. Burney: into the public space, so that there's a very clear and open view of order. The buildings are also set back from that view. Quarter so light and air come into that before. And so, you know, we absolutely hear the concern

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02:26:24.700 --> 02:26:44.460

PH06 - *AT - Vishaan Chakrabarti: that the Reverend from the outset has talked about the desire for this, not just to be a spiritual destination, but to be an everyday own destination that becomes a kind of third place in addition to work at all. And so it's our every desire in terms of the design of the ground floor of the buildings

991

02:26:44.470 --> 02:27:05.509

*Comm. Burney: uh the streetscape that we make this as public and as inviting as possible, and that includes designing the streets to dot standards. So, even though they are not technically public streets, they feel very much like New York City public streets. So there! There's no threshold condition as you move from uh the surrounding neighborhood into the site

992

02:27:05.520 --> 02:27:06.289

*Comm. Burney: right

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02:27:06.300 --> 02:27:17.929

*Comm. Burney: and and lastly, in terms of the programming and the maintenance and control of the quad. Is that going to be close at night? Or how will it help that arrange how that being a

994

02:27:17.940 --> 02:27:21.690

*Comm. Burney: someone else should answer that

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02:27:21.700 --> 02:27:44.019

PH06 - *AT - Melanie Meyers: there will be a restricted but restricted declaration on the site, and it will include provisions regarding the open space. Um! So the hours that we've been talking to city planning are extensive. They're from six in the morning until one Am. At night. Um! We'll be in, and so the ideas that the streets themselves, and the private

996

02:27:44.030 --> 02:27:57.759

*Comm. Burney: and twenty-four hours a day, and with the open spaces, the central quad and the entry area at the corner of black plans in Louisiana open between six A. M. And one A. M. So

997

02:27:58.000 --> 02:27:59.670

available for

998

02:27:59.680 --> 02:28:02.099

PH06 - *AT - Melanie Meyers: many activities from the gallows of the day.

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02:28:03.130 --> 02:28:04.939

*Comm. Burney: Okay, I appreciate it. Thank you,

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02:28:05.760 --> 02:28:07.720

Vice-Chair Knuckles: Commissioner Kimani.

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02:28:07.960 --> 02:28:27.340

*Comm. Kirmani: Thank you, vice chair, and thank you to the whole team for your presentation and for your thoughtfulness and in the in your responses. Um! I just want to lift up, and this is related to Commissioner Goodridge's question. But on the homeownership side, and looked up something that the community board mentioned in terms of

1002

02:28:27.350 --> 02:28:38.690

*Comm. Kirmani: of workshops on home ownership, and we know that the down payments can be such a barrier. And if that has been considered or thought about in your

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02:28:38.700 --> 02:28:43.650

*Comm. Kirmani: planning and talking with the community, and just your thoughts on that.

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02:28:43.870 --> 02:28:58.410

PH06 - *AT - kirk goodrich: So, um thank you for the question. Commissioner and Home ownership happens to be an area that affordable home ownership has to be an area which we've done a tremendous amount of in East New York. So we've done

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02:28:58.570 --> 02:29:09.950

PH06 - *AT - kirk goodrich: our company man. We've done one thousand one hundred and fifty one house ah! All affordable between Spring Creek and and once the Pennsylvania Avenue, and

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02:29:09.960 --> 02:29:38.579

PH06 - *AT - kirk goodrich: and we're really sensitive to this issue. Um, I think the biggest thing I would say is it's really a couple of things one the the the Down payment assistance program through Hpd. Hubbard, and like thirty thousand or so for many years, and is now over one hundred thousand, which is critical. Um! And I think that's that. That's a really important piece to this when you're talking about um people just trying to make ends meet and um, and then working class folks. The second thing

1007

02:29:38.590 --> 02:30:07.489

PH06 - *AT - kirk goodrich: is, we we spend a tremendous amount of time um really focusing on affordability. And the conversations about ami levels here, And the thing that's ah really clear to us is concentrating affordability. Only at the eighty percent level creates a situation where inevitably you end up leaving people out who are a few dollars over and sell. The

1008

02:30:07.500 --> 02:30:09.250

The ability to have

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02:30:09.260 --> 02:30:31.369

PH06 - *AT - kirk goodrich: a few a mi levels on a home ownership side is really critical. We found over the last twenty-five years in the neighborhood to be able to um to get people in at a range of incomes. And um Fundamentally, it's very hard to on new construction home ownership,

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02:30:31.380 --> 02:30:46.300

PH06 - *AT - kirk goodrich: to deliver home ownership to people at the sixty percent. Am I or below? I think, the better alternatives for people, the the better alternatives for people at those ami levels and lower. To to have a stake

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02:30:46.310 --> 02:31:03.569

PH06 - *AT - kirk goodrich: and a stepping stone is concepts like limited, limited equity collapsed Community Lan Trust. So in my mind as I think, a continuum of control and affordability. Um from rent-stabilized housing, which is what we're doing with all the rental housing

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02:31:03.580 --> 02:31:11.460

PH06 - *AT - kirk goodrich: incrementally when you look at people who are low income, having a Community Land Trust works for them, and then the next step up from that

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02:31:11.470 --> 02:31:37.519

PH06 - *AT - kirk goodrich: is what we're doing on the home ownership side here. And so from my perspective I see a continuum, and, you know, have been involved in sort of all steps here, and so I think the combination of the enhanced down payment assistance and the sort of pallet of affordability on home ownership really conforms to what we've seen. Work well in this particular neighborhood

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02:31:48.100 --> 02:31:49.449

Vice-Chair Knuckles: from the Commission.

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02:31:51.160 --> 02:31:56.550

Vice-Chair Knuckles: Don't see any, so I think we moved to public speakers. Ryan.

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02:31:57.630 --> 02:32:01.529

Host: Yes, we can move to speakers.

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02:32:03.870 --> 02:32:06.650

Vice-Chair Knuckles: First Speaker, I see, is Bill Wilkins

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02:32:07.040 --> 02:32:16.119

Host: be followed by Angela White. And then that consistent with us. Now, I have Randy Pears

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02:32:16.210 --> 02:32:18.190

Vice-Chair Knuckles: Okay, I I don't think i'm seeing those.

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02:32:18.200 --> 02:32:27.129

Host: Okay? Uh, yeah, Mr. Wilkins is is further down on the list, but you have them, but we have brandy piers, followed by John Tr.

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02:32:27.260 --> 02:32:29.679

Vice-Chair Knuckles: Okay, Mr. Pierce.

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02:32:36.720 --> 02:32:42.239

PH06 - 11 - Randy Peers: Good afternoon. Thank you for having me. I'm. Randy Pierce, President Ceo of Brooklyn, Chamber of Commerce,

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02:32:42.260 --> 02:33:11.379

PH06 - 11 - Randy Peers: Uh. We are the largest business association in New York State. We're an economic Development Oriented Chamber. We also have a Cdfi and a micro lending uh, particularly with uh, ipod communities and businesses throughout the borough. Um. We are in favor wholeheartedly with this proposal. Um, I will say that we have um a lot of business recovery staff that have been doing work throughout the borough uh, on the ground. We see things from a sort of global perspective.

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02:33:11.390 --> 02:33:40.080

PH06 - 11 - Randy Peers: This is probably one of the best examples of a comprehensive community, economic community and economic development uh planning project that we've ever seen. And um my full testimony will be submitted in writing. So i'm going to try and say some things that aren't in that testimony I am not disconnected from the community. Um! I grew up in canr. See, I work in Starred City growing up. I remember when Ccc. Um moved from Lyndon Boulevard, from a supermarket site

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02:33:40.090 --> 02:34:08.390

PH06 - 11 - Randy Peers: to where they are now. This is a wonderful evolution of an empowerment model. I want to also point out that it includes opportunities for entrepreneurship for additional detail, and it includes a workforce training center. And why that's important. I remember when we worked on a gateway project together. One of the challenges was local hiring, and this seeks to also address a long-term challenge for job training in that particular community.

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02:34:08.400 --> 02:34:36.829

PH06 - 11 - Randy Peers: Um, you know it has a lot to appreciate in this particular proposal. It has a good community partner that's been trusted for many decades in that community. Um! And like, I said, there's a lot happening throughout the world, but this is probably the best example of sort of live workplay. Ah! And engage in community building that we've seen Ah! Anywhere in terms of the projects that we sort of work on, and that way we weigh in on.

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02:34:36.840 --> 02:34:38.810

PH06 - 11 - Randy Peers: We are happy to partner

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02:34:38.820 --> 02:35:06.749

PH06 - 11 - Randy Peers: with Ccc and the developers in any way that we need. Ah! That we can ah! Could help and support this particular project. Ah! And once again we enthusiastically endorse this project, not just for the affordable housing which we all know is needed, but for the comprehensive nature of this particular proposal, and what it's going to mean for that particular community. Ah, and it's an approach to empowerment in general. So thank you very much. I appreciate your time.

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02:35:07.260 --> 02:35:10.569

Host: Thank you, Mr. Pierce our questions, for Mr. Piers,

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02:35:11.890 --> 02:35:13.970

Vice-Chair Knuckles: Commissioner Osorio.

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02:35:14.220 --> 02:35:33.590

*Comm. Osorio: Thank you very much, Mr. Pierce, for your testimony. I I think that your your perspective on the project is really important one of the observations that I've made as I've been reviewing the documents has to Do you know the extent to which the project is contributing to or is for its connection, its response to

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02:35:33.600 --> 02:36:03.140

*Comm. Osorio: the needs of the businesses in the Ibc. On the adjacent to the project site, and so and so i'm pleased to hear you talk about work first of all, and i'm wondering if you can expand a little bit in terms of where do you see the contribution of the project. What sectors? To what extent is this really serving the industrial businesses that are in the I. Dc. And and specifically, you know, given the the the location of the characteristics of this community. I was wondering. We can also talk a little bit about

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02:36:03.220 --> 02:36:09.280

*Comm. Osorio: what extent this is actually responding to by the needs of bypass communities in this area of Brooklyn the

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02:36:09.290 --> 02:36:20.219

PH06 - 11 - Randy Peers: So I I think it's a great it's a great great observation, and the one thing we didn't talk about is procurement opportunities, right? This is a very large project. There's going to be many opportunities for procurement, you know

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02:36:20.230 --> 02:36:50.150

PH06 - 11 - Randy Peers: whether it's on the construction side, whether it's at the end user side in terms of some of the retail. Um, So I think there's multiple opportunities to engage the local Id businesses. Uh, I think there needs to be a dedicated effort to outreach to those businesses and to take a census of what is available, and how that fits into the overall Development Project. Uh, we would be happy to work on something like that. Um, In addition, like I mentioned, I think, the best example of the workforce, the need for the workforce center, and how that responds to local residents

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02:36:50.160 --> 02:37:18.820

PH06 - 11 - Randy Peers: is when we opened up um, you know, Gateway um! The gateway center was really a game changer for that particular community. It had a significant, retail, significant job opportunities. We had some transportation challenges. How do we get the buses to go out here. Uh, but you know, Ccc. At the time actually did help to play a local organizing world uh in terms of uh trying to source for job seekers from that particular community. This is kind of the next evolution, right? It's about being very deliberate

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02:37:18.830 --> 02:37:40.920

PH06 - 11 - Randy Peers: in terms of the job training opportunities that are going to be needed by the way, whether it construction, whether it end to user retail, whether it's in some of the cultural amenities that are ultimately going to come online. Um, But you know, this is an opportunity for the community to have a say in what does that workforce planning and workforce development planning look like, and how that can help shape the future.

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02:37:41.360 --> 02:38:09.920

*Comm. Osorio: Thank you. Just a quick follow-up. I mean I appreciate the response, and I and I know that I mean you've mentioned construction. You've mentioned retail. You've mentioned the cultural initiatives, but i'm wondering if there's anything else that you can say specifically about industrial jobs in the Ibc. Like, for example, I'm. I'm. Excited to hear the the the African talk about sort of these um investments in improving the environmental quality of this site, but I don't see sort of like workforce development connected to it. It's also exciting to hear.

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02:38:09.930 --> 02:38:21.490

*Comm. Osorio: You know we can talk about community and interest. But I don't see how how could we engage with the industrial, or support the industrial jobs? As you said, so that people who work there can be live there.

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02:38:21.560 --> 02:38:50.879

PH06 - 11 - Randy Peers: So I I think Bill Logan's might be the better person to answer that even the fact that he manages the But that being said, I do think, on procurement side. There's a great opportunity to ensure that we're source of work right. I mean, if you've got metal fabricators, For example, if you've got uh, you know, lumber yards, if you've got the businesses that are already there that can that can provide uh the necessary goods and services uh to this particular project that we should make every effort to reach out to them, so that ultimately,

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02:38:50.890 --> 02:38:52.490

uh, they're more successful

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02:38:52.500 --> 02:38:53.530

PH06 - 11 - Randy Peers: overall.

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02:38:53.860 --> 02:38:56.689

*Comm. Osorio: Thanks. I really appreciate your perspective on this

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02:38:56.700 --> 02:38:58.029

PH06 - 11 - Randy Peers: great Thank you.

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02:38:59.430 --> 02:39:03.289

Vice-Chair Knuckles: Other questions for Mr. Pierce from the Commission.

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02:39:07.810 --> 02:39:09.590

Vice-Chair Knuckles: I don't see any.

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02:39:10.130 --> 02:39:16.860

Vice-Chair Knuckles: Our next speaker is John Trit, John Tritt, who will be followed by Kate Cunningham.

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02:39:19.390 --> 02:39:37.539

xPH06 - 12 - John Tritt: Hello! Good afternoon. My name is John Trid. I'm. The Deputy political director for Ciu thirty, two Bj. And I want to thank. Thank you. Vice chair, knuckles, and members of the planning Commission for the opportunity to speak here today on behalf of the eighty five thousand members of F Ciu thirty, two Bj. In New York

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02:39:37.550 --> 02:39:41.790

xPH06 - 12 - John Tritt: here today to speak in strong support of the innovation. Urban village project.

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02:39:41.840 --> 02:40:01.229

xPH06 - 12 - John Tritt: Thirty-two Bj. Is happy to show a support for developers who invest in the communities where they build, that our union supports development that will hold the standard, the industry standard, and provides opportunities that will give working families an opportunity not to just to survive, but thrive. And that's why i'm here in support today of the developers of the project

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02:40:01.590 --> 02:40:09.289

xPH06 - 12 - John Tritt: reached out early to our union in the planning stages and made a commitment to create prevailing wage jobs for the future building service workers

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02:40:09.300 --> 02:40:18.689

xPH06 - 12 - John Tritt: who will be employed at the development. It is our estimate that over thirty such jobs will be created, and we are special encouraged because these jobs are typically filled by local community members,

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02:40:18.700 --> 02:40:24.010

xPH06 - 12 - John Tritt: and we'll pay families sustaining wages which are crucial to families moving into the middle class.

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02:40:24.180 --> 02:40:41.719

xPH06 - 12 - John Tritt: We are also happy to express our support for the badly needed affordable housing that this project will create. We all know that affordable housing is needed in every corner of New York City, especially in Central Brooklyn. So, in short, this project will create good jobs badly needed, affordable housing and numerous other community benefits.

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02:40:46.150 --> 02:40:49.350

Vice-Chair Knuckles: Thank you, Mr. Tritt. Questions for Mr. Trick,

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02:40:51.890 --> 02:40:54.530

Vice-Chair Knuckles: don't see any Kate Cunningham,

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02:40:57.130 --> 02:41:07.430

PH06 - 13 - Kate Cunningham: Speaker. One good afternoon. My name is Kate Cunningham. I'm the director of Government and external relations at the New York Building, Congress, and I'll be testifying today on behalf of our President and Ceo Carlo, a Sashura,

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02:41:07.440 --> 02:41:24.989

PH06 - 13 - Kate Cunningham: on behalf of more than five hundred and fifty constituent organizations, and two hundred and fifty thousand skilled trades, people, including architects, engineers, contractors, and labor. We testified to in support of the innovative urban village project, as we firmly believe, the plan will be extremely beneficial for each of the organized residents.

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02:41:25.000 --> 02:41:35.889

PH06 - 13 - Kate Cunningham: As all of you know, New York City is currently facing the dire realities of a housing crisis. More housing development is needed now more than ever, and the Christian cultural center is the perfect candidate to lead that charge.

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02:41:35.960 --> 02:41:50.040

PH06 - 13 - Kate Cunningham: The Christian cultural center under the dedicated and magnificent leadership of the reverend Bernard, with whom Carla had to dedicate had the pleasure of working closely with in the past is a reputable long-standing community member that has the best interests of the community at heart

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02:41:50.050 --> 02:42:06.729

PH06 - 13 - Kate Cunningham: throughout their partnership with Gotham organization and Monadnock development, and over the course of their engagement with the community. The center has incorporated community feedback, including reducing the heights of some buildings and eliminating higher income tiers above eighty percent ami for rental housing, as you've heard before,

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02:42:06.920 --> 02:42:22.359

PH06 - 13 - Kate Cunningham: The innovative urban villages plan will create housing opportunities for families of various sizes and incomes, including plans for over one thousand eight hundred and fifty

units of income, restricted rental housing, of which two hundred will be set aside for seniors. One of our most vulnerable populations.

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02:42:22.450 --> 02:42:31.939

PH06 - 13 - Kate Cunningham: The plan also includes one hundred affordable home ownership units which will allow residents to gain financial security and build equity for the next generation.

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02:42:32.400 --> 02:42:48.560

PH06 - 13 - Kate Cunningham: The project will also include many benefits that will be available to the public, such as the Performing Arts Center, a school public playground, twenty, four over seven, Child Care, Green Space, and other community facility services, which is a one for the direct community, and New York City as a whole.

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02:42:48.790 --> 02:43:01.190

PH06 - 13 - Kate Cunningham: Additionally, the residents of the London Boulevard, Pink and work and houses all within the vicinity of the project. Benefit from the Gd. Programs Child care services, career counseling and vocational training services that are included in the plan.

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02:43:01.200 --> 02:43:14.329

PH06 - 13 - Kate Cunningham: The project has a potential to create real economic opportunity for members of our community by creating new locations for local businesses, community amenities, and we'll bring both local retail and jobs to East New York.

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02:43:14.340 --> 02:43:19.040

PH06 - 13 - Kate Cunningham: The New York Building Congress is private for the innovative Urban Village Project. Thank you.

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02:43:19.230 --> 02:43:22.130

Vice-Chair Knuckles: Thank you. Questions for Miss Cunningham.

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02:43:25.650 --> 02:43:27.869

Vice-Chair Knuckles: I don't believe I see any. Thank you.

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02:43:28.090 --> 02:43:29.900

Vice-Chair Knuckles: Aaron Sanders,

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02:43:31.580 --> 02:43:33.490

Vice-Chair Knuckles: Aaron Sanders.

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02:43:33.500 --> 02:43:37.219

PH06 - 14 - Aaron Sanders: Good morning, Vice chair, knuckles, and members of the city planning Commission

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02:43:37.230 --> 02:43:48.919

PH06 - 14 - Aaron Sanders: My name is Aaron Sanders, and I am the public policy director at the Association for better New York. Thank you for the opportunity to deliver testimony on behalf of Abney and support their innovative urban village project

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02:43:48.930 --> 02:44:04.649

PH06 - 14 - Aaron Sanders: and me is a non-profit organization, representing community stakeholders, including corporations, nonprofits, unions, government authorities and educational cultural and health institutions dedicated to the advancement and support of New York City's people, community, and businesses.

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02:44:04.660 --> 02:44:17.840

PH06 - 14 - Aaron Sanders: Our mission is to promote connection between public and private sectors to make New York City a better place to live, work, and visit for all. I want to begin my testimony today by discussing why this project is vital to the community of East New York, Brooklyn,

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02:44:17.850 --> 02:44:36.979

PH06 - 14 - Aaron Sanders: causing insecurity and affordability, are problems that persist in New York City. Aggregately, However, neighborhoods like East New York are facing the brunt of this crisis, according to a May two thousand and twenty-two report from the association for a neighborhood and housing development. The rate of evictions for every one thousand following filings was twenty, five point, two percent

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02:44:36.990 --> 02:44:41.639

PH06 - 14 - Aaron Sanders: community board, five in Brooklyn ranks and the top twenty, and invictions

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02:44:41.920 --> 02:44:51.749

PH06 - 14 - Aaron Sanders: additional data suggests that only nine percent of affordable housing stock was available to residents who live in East New York. In other words, there is a scarcity of housing for those who need it most.

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02:44:51.810 --> 02:45:07.750

PH06 - 14 - Aaron Sanders: I would also like to highlight that in the same year thirty-three percent of households were categorized as severely rendering, and twenty or so twenty nine percent of all households surveyed was analyzed. To be rendered. This data suggests that a housing crisis is negatively impacting. East New York,

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02:45:07.810 --> 02:45:18.059

PH06 - 14 - Aaron Sanders: after reviewing the merits of this project, and thoughtful recommendations from various stakeholders providing this development, Adney supports the innovative urban village project for the aforementioned and reasons.

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02:45:18.140 --> 02:45:20.370

One important fact is to consider is that

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02:45:20.500 --> 02:45:26.120

PH06 - 14 - Aaron Sanders: the project has received overwhelming support from Community Board, five. During its review. At the upper stage

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02:45:26.310 --> 02:45:28.990

PH06 - 14 - Aaron Sanders: the project received a vote of twenty, two to one.

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02:45:29.000 --> 02:45:34.429

PH06 - 14 - Aaron Sanders: A favorable vote of this man. It so clearly shows the ending. This and willingness to support this project.

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02:45:35.000 --> 02:45:51.690

PH06 - 14 - Aaron Sanders: Another important component of this project is that nearly all two thousand new housing units will be set aside for affordable housing. So this project puts an emphasis on housing low and middle income residents, prospective residents who earn between thirty percent to eighty percent of the ami will have priority access.

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02:45:52.180 --> 02:46:02.919

PH06 - 14 - Aaron Sanders: There is also a component of this project which is advanced home ownership, and it is important because it will allow East New Yorkers to develop develop generational wealth and equity through home ownership.

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02:46:02.940 --> 02:46:21.659

PH06 - 14 - Aaron Sanders: Lastly, the addition of twenty, four, seven daycare may develop, which residents will meet the needs of family non-standard work schedules and parents working nights. Amy supports the development of the innovative Urban village project. This project encourages economic growth, sustainable housing and innovative child care options for New Yorkers.

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02:46:21.670 --> 02:46:28.430

PH06 - 14 - Aaron Sanders: Encourage the city planning Commission to consider this comprehensive value. Add of this project to this Brooklyn community. Thank you for your time.

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02:46:29.600 --> 02:46:32.010

Vice-Chair Knuckles: Thank you, Mr. Sanders questions.

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02:46:34.350 --> 02:46:41.940

Vice-Chair Knuckles: I don't see any. Let me just say we are getting near the end of the public hearing. We have a few more speakers left

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02:46:42.050 --> 02:46:44.460

Vice-Chair Knuckles: uh on this matter, so

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02:46:44.470 --> 02:46:54.649

Vice-Chair Knuckles: you have not registered to speak, but have decided during the course of this hearing, that you would like to now is the time to register

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02:46:54.670 --> 02:47:05.129

Vice-Chair Knuckles: again. You can find instructions on how to register online, whether online or via the phone at Www. Nyc: Go,

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02:47:05.140 --> 02:47:14.810

Vice-Chair Knuckles: Nyc. Engage That's Www. Dot Nyc Gov. Slash, Nyc engage

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02:47:15.820 --> 02:47:17.740

Vice-Chair Knuckles: Our next speaker

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02:47:17.960 --> 02:47:20.649

Vice-Chair Knuckles: is uh Cynthia Mcknight

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02:47:24.610 --> 02:47:25.630

Vice-Chair Knuckles: a

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02:47:26.760 --> 02:47:28.449

Vice-Chair Knuckles: Cynthia Mcknight.

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02:47:32.250 --> 02:47:35.289

Host: You have.

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02:47:35.300 --> 02:47:36.670

Host: Yep, Yes, we do.

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02:47:37.110 --> 02:47:39.479

PH06 - 24 - Cynthia McKnight: Yes,

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02:47:41.140 --> 02:47:43.010

Host: Um hello. Can you hear me?

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02:47:50.600 --> 02:47:51.490

PH06 - 24 - Cynthia McKnight: She's

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02:47:51.500 --> 02:47:53.860

PH06 - 24 - Cynthia McKnight: take your time. Yes,

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02:47:59.040 --> 02:48:12.970

PH06 - 24 - Cynthia McKnight: good afternoon. Everyone. My name is Cynthia Mcknight, President of Community Education Council, thirteen Cec. Thirteen, and Union leader Ah, A. F. E. Local nine, one three of the United States Department of housing Urban development. Hud:

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02:48:12.980 --> 02:48:28.009

PH06 - 24 - Cynthia McKnight: I'm. Here to support the Christian cultural centers. Innovative Urban Village project in the East New York neighborhood of Brooklyn, New York, based on my engagement with the Christian Cultural center on their project. I believe its development is beneficial to East New York and its residents.

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02:48:28.020 --> 02:48:40.840

PH06 - 24 - Cynthia McKnight: First and foremost, the Christian cultural center, is an outstanding, long-standing community member who cares deeply for East New York residents This project would create housing opportunities for families of various sizes and incomes.

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02:48:40.850 --> 02:48:54.599

PH06 - 24 - Cynthia McKnight: Their plans call for upwards of two thousand units of housing, all of which will be income restricted, raging for thirty percent to one hundred percent of ami, and two hundred units of which will be set aside for seniors our most vulnerable population.

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02:48:54.610 --> 02:49:01.249

PH06 - 24 - Cynthia McKnight: They will also afford local entrepreneurs and business owners opportunities to open businesses and employ their neighbors.

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02:49:01.260 --> 02:49:15.469

PH06 - 24 - Cynthia McKnight: Secondly, the centers plan to operate to incorporate a whole services and amenities that will not only serve the residents of new buildings, but the broader community as well. This would benefit residents from across the street as well as the broader East New York neighborhood.

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02:49:15.480 --> 02:49:25.190

PH06 - 24 - Cynthia McKnight: These services include, as you will. So Gd: programs twenty, four over seven child care career, counseling, vocational training, performing Arts Center and open

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02:49:25.200 --> 02:49:32.520

PH06 - 24 - Cynthia McKnight: basic to name a few. I also urge the approval of the innovative urban village proposal for the following:

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02:49:32.570 --> 02:49:49.039

PH06 - 24 - Cynthia McKnight: As a person who grew up in Lyndon House in East New York, I know the importance of safe and affordable housing. As I said before, the innovative urban village project, to create a total of twenty two thousand and fifty units of housing, and the plans are all for these housing units to be increased and affordable.

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02:49:49.230 --> 02:49:57.050

PH06 - 24 - Cynthia McKnight: A large portion of these units will be reserved for households, with lower incomes ensuring that our East New York community members can afford to move in.

1115

02:49:58.060 --> 02:50:13.350

PH06 - 24 - Cynthia McKnight: And then, in closing, I look forward to continuing to work with person Cultural Center and Gotham organization on this project and furthering the needs aspiration of East New York residents. I urge you to vote to approve this project. Thank you.

1116

02:50:13.900 --> 02:50:18.470

Vice-Chair Knuckles: Thank you. Ms. Mcnight. Just hang on. Are there questions for Ms. Mcnight?

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02:50:19.130 --> 02:50:21.389

Thank you. Vice chair. I do have a question.

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02:50:21.640 --> 02:50:30.740

*Comm. Osorio: Commissioner Osorio. Thank you so much for your testimony as somebody who knows the community well, and somebody who just highlighted

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02:50:30.750 --> 02:50:52.859

*Comm. Osorio: the relationship between the project and the I was wondering if you can talk a little bit about where you see the contribution or the impact of the project on on traffic patterns and pedestrian pathways. This is something that has been sort of highlighted in previous comments, and I was wondering if you can tell us a little bit what you think.

1120

02:50:53.390 --> 02:51:11.390

PH06 - 24 - Cynthia McKnight: Um, when I had those discussions that wasn't an issue what I did from a lot of parents with a lot of the parents and my family members from East New York and Brownsville. They really stressed the need for affordable housing and the opportunity to have home ownership

1121

02:51:11.400 --> 02:51:20.370

PH06 - 24 - Cynthia McKnight: traffic. Yes, is an issue when it comes to schools and a safety. But those issues were addressed. So that's not

1122

02:51:20.780 --> 02:51:26.940

PH06 - 24 - Cynthia McKnight: concern of mine. The more appointments is that a lot of our families can't afford to stay in Brooklyn.

1123

02:51:28.100 --> 02:51:30.279

*Comm. Osorio: Thank you. I appreciate your response.

1124

02:51:31.550 --> 02:51:34.259

Vice-Chair Knuckles: Other questions for Ms. Mcnight.

1125

02:51:36.180 --> 02:51:37.850

Vice-Chair Knuckles: Thank you. Ms. Mcnight,

1126

02:51:42.440 --> 02:51:44.010

Vice-Chair Knuckles: Bill Wilkins.

1127

02:51:48.820 --> 02:51:53.360

PH06 - 21 - Bill Wilkins: Yes, let me try to start my video.

1128

02:51:54.320 --> 02:52:09.279

Vice-Chair Knuckles: There you are. Okay? So Um, As stated, my name is to Wilkins I'm. The executive director of the Ldc. Of East New York, East Brooklyn, bid East Brooklyn Housing Development Corporation. By virtue of these multiple affiliates

1129

02:52:09.290 --> 02:52:34.179

PH06 - 21 - Bill Wilkins: provides me with a unique perspective on both economic and housing development. Additionally, not only have I worked in these New York for the last twenty-one years. I've also lived in East New York for three decades. The Ldc. Has been in service for the East Brooklyn community for over forty plus years, And I've managed economic development programs for the New York City Department of Small Business Services

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02:52:34.190 --> 02:53:03.560

PH06 - 21 - Bill Wilkins: Economic Development Corporation, with the first in place, Industrial Park, New York State Empire Zone Development Zones program. The mission of the Ldc. Is to grow. Businesses, change lives and strengthening communities. Additionally, the East Brooklyn business improvement district is one of the oldest bids in New York City, and the first industrial bid in New York City. Lastly, as director of East Brooklyn Housing Development corporation. I've been a not for profit pardoning development of the box

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02:53:03.570 --> 02:53:33.199

PH06 - 21 - Bill Wilkins: units of housing in East New York and the Hdfc. Partner of one hundred and eight units currently in construction at one thousand five hundred and ten Broadway over the last three years, and on several occasions as a local stakeholder and expert in economic and housing development. I've reviewed, analyzed critique and edified the innovative urban village, and today, without hesitation or reservation, I fully support this project for multiple

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02:53:33.210 --> 02:53:41.189

PH06 - 21 - Bill Wilkins: reasons and submit. It has the potential to be the gold standard of local bottom-up development.

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02:53:42.500 --> 02:53:57.049

PH06 - 21 - Bill Wilkins: Um, As we know, the manhattanization of Brooklyn has finally reached the shores of East New York, and it's incumbent that the residents, the businesses and institutions that are indigenous to East New York

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02:53:57.060 --> 02:54:20.840

PH06 - 21 - Bill Wilkins: develop and shape the impending transformation. This project is homegrown and reflective of our local needs. Secondly, this project is well conceived, and checks all of the boxes centered on improving the quality of life in our community. No East New York is void of having a performing on center and be mindful. The arts speak to the soul.

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02:54:20.850 --> 02:54:27.780

PH06 - 21 - Bill Wilkins: To this point Cranes recently released an article that reflects cultural institutions, play a major role

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02:54:27.910 --> 02:54:56.550

PH06 - 21 - Bill Wilkins: in reducing crime, and, as many of the Commissioners know, the seventy fifth present has always been an impact precinct. Lastly, it is about time and past due that representatives that have a proven track record and a commitment to our community. Given the opportunity to transform lives. I submit. We must move away from top-down development. More importantly, we need to stop letting outsiders, interlopers and cultures,

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02:54:56.560 --> 02:55:07.430

PH06 - 21 - Bill Wilkins: exploit our urban villages and fully embrace local bottom of development. This project definitely brings the secret source to a much deserving community.

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02:55:08.970 --> 02:55:10.659

Vice-Chair Knuckles: Thank you, Mr. Wilkins.

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02:55:10.730 --> 02:55:13.259

Vice-Chair Knuckles: The timing is uh pristine

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02:55:13.570 --> 02:55:16.690

Vice-Chair Knuckles: questions for Mr. Wilkins.

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02:55:18.780 --> 02:55:21.279

*Comm. Osorio: Yes, Mike shares I I have a question,

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02:55:21.290 --> 02:55:22.289

Vice-Chair Knuckles: Please

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02:55:22.300 --> 02:55:48.290

*Comm. Osorio: thank you, Mr. Wilkins. I wanted to start by first acknowledging your leadership. It's it's really a privilege to hear your perspective on the project, and as somebody who has been, as you said, working for decades in the community Ah, but specifically Ah! With and on behalf of industrial businesses, I I wanted to repeat a question that I I raised earlier in the in the hearing

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02:55:48.300 --> 02:56:02.940

*Comm. Osorio: about Where do You see, I mean, I think, that we all agree there's a lot of opportunities. But where do you see the contribution? Have the conversations evolved in specific commitments or specific plans to

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02:56:03.000 --> 02:56:16.050

*Comm. Osorio: address, either through workforce development or any other opportunity support to the industrial businesses there, not just in terms of

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02:56:16.060 --> 02:56:45.019

*Comm. Osorio: the physical amenities and so forth. But in terms of the potential economic development of these investments in supporting those businesses and or creating operable housing, connecting the affordable housing of opportunities here with the people who work across the street from the site. That's the first question. And then the second question has to do again with another question that I raise, which is concerns that have come up in terms of the impact of the project on traffic um patterns and so forth, and given your expertise

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02:56:45.030 --> 02:56:51.080

*Comm. Osorio: in terms of the industrial area and so forth. I was wondering if you can help us understand that.

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02:56:51.090 --> 02:57:10.069

PH06 - 21 - Bill Wilkins: Okay, Um. Well, first, I mean, your question is spot on um, and it's something that's near and dear to my heart by being an industrial service provider. Um in our industrial park. Um, One of our core industries happens to be companies in the building strait,

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02:57:10.080 --> 02:57:25.539

PH06 - 21 - Bill Wilkins: and maybe ten or fifteen years ago, some of the owners and these are tried and true middle market clients entities that are two and three generational family-run businesses, and we started to see

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02:57:25.550 --> 02:57:35.320

PH06 - 21 - Bill Wilkins: um an increase in the amount of housing starts and development in East New York taking place in our backyard, and they raised their hand and said, Well, how can we participate

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02:57:35.370 --> 02:57:42.739

PH06 - 21 - Bill Wilkins: from my vantage point? It makes sense, because we're just a few blocks away from the project site,

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02:57:42.990 --> 02:57:48.980

so it helps to to your point about traffic and congestion. It helps to reduce congestion

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02:57:48.990 --> 02:58:18.200

PH06 - 21 - Bill Wilkins: um, and also pollution. But one of our core industries happens to be companies in the building trade. We have tried into suppliers. Um, whether it be um Lewis Shiftman, the electrical, so-called for farming, legal international performing. We have the last wood mill in New York City. We have cement manufacturers. We have our steel supplier has been in business since the one thousand nine hundred and thirtys, so we have a proliferation of steel fabrication.

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02:58:18.210 --> 02:58:37.799

PH06 - 21 - Bill Wilkins: But the way it works is to have a meet the developer, and by meeting the developer, and then giving us an opportunity to bid on some of the projects and secure some of the contracts then helps to increase their revenue and remember these businesses hire Locally,

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02:58:37.810 --> 02:59:06.590

PH06 - 21 - Bill Wilkins: then, individuals spend locally, so we're able to create a circular economy and or a micro-stimulus plan. For example, if the project budget is, let's say, four hundred million, and even if a one hundred million dollars goes to local businesses, and then they spend locally. We are now created a project that's north of a half a billion dollars. So it's just taking common sense to high places

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02:59:06.600 --> 02:59:28.890

PH06 - 21 - Bill Wilkins: to try to ensure businesses that have a a local um to the project site which makes sense or multiple reasons that hire locally will then spend locally and makes us actually a unique community. Now the difficulty becomes that you know developers and general contractors. They already have their team,

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02:59:28.900 --> 02:59:47.970

PH06 - 21 - Bill Wilkins: and it only happens when we have that sincere participation which has been demonstrated by this project, and a willingness to change the model, to do things differently and to empower and change our community because for a lot of people that are presented today, this is a legacy project.

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02:59:48.370 --> 02:59:51.100

PH06 - 21 - Bill Wilkins: This is a transformative project

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02:59:51.280 --> 03:00:04.460

PH06 - 21 - Bill Wilkins: just by definition of being an innovative urban village makes it inviting to a community that is definitely in need of this type of anchor development, and to extend

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03:00:04.560 --> 03:00:30.369

PH06 - 21 - Bill Wilkins: the opportunities to some of the most industrial businesses that you mentioned to your second point, as it relates to traffic Um. Several years ago, when Congressman Towns was in office, he got a large grant um to improve our byways in our transportation network. Um for a particular traffic, and and i'll tell you a secret. There's very little. I've been in the community over thirty years.

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03:00:30.380 --> 03:00:35.150

PH06 - 21 - Bill Wilkins: There are very few times in which we have traffic congestion.

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03:00:35.370 --> 03:01:05.160

PH06 - 21 - Bill Wilkins: Now, what's going to have to be looked at, I think, with a deeper dive, and I know they study this is. Now there's going to be an increase in pedestrian traffic there. Really isn't a lot of pedestrian traffic when you're going up um Pennsylvania, you head in south to the Belt Parkway, or coming more from the Belt Parkway and traffic on our flylands. App that not a lot of pedestrians crossing, and by the designing and the openness, I think it creates some safety mechanisms for you in our pedestrians.

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03:01:06.500 --> 03:01:25.999

*Comm. Osorio: Thank you. I appreciate your responses, and and and encourage you to encourage the developer or the applicant to to reflect or make more explicit some of the the initiatives that you that you hinted to, and the need for additional studies to make sure that that's accomplished. But that's a great vision. Thank you. You're welcome

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03:01:26.330 --> 03:01:30.999

Vice-Chair Knuckles: other questions for Mr. Wilkins from the Commission.

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03:01:33.980 --> 03:01:39.010

Vice-Chair Knuckles: I don't think I see any. Thank you, Mr. Wilkins. Thank you.

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03:01:39.600 --> 03:01:42.990

Vice-Chair Knuckles: Our next speaker is

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03:01:44.780 --> 03:01:51.349

Vice-Chair Knuckles: Angela White, to be followed by Sharon Haynes, Angela White.

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03:01:54.600 --> 03:01:57.189

xPH06 - 22 - Angela White: I see you. Okay,

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03:01:57.200 --> 03:02:07.689

xPH06 - 22 - Angela White: uh good afternoon, Members of the City Planning Commission. Uh, my name is Doc by Angela White, and I have been a member of Christian Cultural Center for over fifteen years.

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03:02:07.700 --> 03:02:25.400

xPH06 - 22 - Angela White: I appreciate the opportunity to speak to you, Regard my support of the innovative urban village in proposed Christian cultural center. The proposed urban village will not only provide new income based affordable housing for over two thousand income based residences,

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03:02:25.410 --> 03:02:30.189

xPH06 - 22 - Angela White: but it will also give the community numerous purpose-built services

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03:02:30.200 --> 03:02:48.289

xPH06 - 22 - Angela White: as an educator for over thirty five years. I know the value of providing not only young people, but adults of all ages the opportunity to experience the cultural arts, and this will be accomplished with the inclusion of the performing Art Center for the theatre, that music,

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03:02:48.300 --> 03:02:53.609

xPH06 - 22 - Angela White: film, lectures, and panel discussions reflecting the local community.

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03:02:53.890 --> 03:03:05.249

xPH06 - 22 - Angela White: It should come as no surprise that I am a huge supporter of the vision that calls for enhanced economic opportunities through education.

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03:03:05.260 --> 03:03:15.800

The urban village will provide support to primary and secondary students. In addition to the much-needed occasional training,

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03:03:15.810 --> 03:03:29.029

xPH06 - 22 - Angela White: I want you to consider the benefits that will support the needs of the community. The urban village will support health facilities and central services that will have the potential providing twenty, four, seven days a week,

1177

03:03:29.040 --> 03:03:40.589

xPH06 - 22 - Angela White: child, care, senior citizen program, and walk in medical services. We know that people living in connected communities feel healthier and are happier about their lives.

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03:03:40.600 --> 03:03:53.629

xPH06 - 22 - Angela White: This will also be accomplished with necessary shops, dining options, destinations that the community will be able to rely on, such as fresh grocery stores and accessible retail

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03:03:55.280 --> 03:04:06.700

xPH06 - 22 - Angela White: the Urban village, and also provide services, much-needed services for seasoned singers, members of our senior community in a number of ways including

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03:04:06.820 --> 03:04:08.490

xPH06 - 22 - Angela White: education

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03:04:08.500 --> 03:04:35.669

xPH06 - 22 - Angela White: senior citizen program. It's important that we don't forget our seniors. It's important that we engage our senior community. The power of community involvement is well recognized by researchers and can help come back the sense of isolation that is often felt by our scenes. And finally, the young people of this community will benefit not only from the twenty-four hour day care,

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03:04:35.680 --> 03:05:04.429

xPH06 - 22 - Angela White: but a new community playground, recreational and athletic facilities, and accessible open grain spaces which will only strengthen positive engagement of our youth and adults. I urge you to please. Consider the necessary affordable housing that is so desperately needed that welcoming space for the entire community, the numerous benefits

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03:05:04.440 --> 03:05:14.599

xPH06 - 22 - Angela White: and the positive experiences that will be provided to the community residents of East New York. Thank you for your time and consideration.

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03:05:14.790 --> 03:05:16.369

Vice-Chair Knuckles: Thank you, miss. What

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03:05:16.390 --> 03:05:17.670

Vice-Chair Knuckles: questions

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03:05:19.720 --> 03:05:21.119

Vice-Chair Knuckles: questions

1187

03:05:23.860 --> 03:05:25.950

Vice-Chair Knuckles: don't see any. Thank you again.

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03:05:26.750 --> 03:05:33.949

xPH06 - 22 - Angela White: Thank you. It looks like our final speaker is Sharon Haynes Sharon Ames.

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03:05:38.380 --> 03:05:39.880

PH06 - 23 - Sharon Haynes: Can you hear me?

1190

03:05:40.080 --> 03:05:41.360

Vice-Chair Knuckles: Yes,

1191

03:05:42.070 --> 03:05:58.869

Host : Okay. Good afternoon, Thanks, Commissioner to you for this opportunity to testify this afternoon. My name is Sharon Haynes. I am a community member and a member of Christian Cultural Center.

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03:06:00.210 --> 03:06:04.389

PH06 - 23 - Sharon Haynes: This project is vital to the community.

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03:06:04.530 --> 03:06:20.230

PH06 - 23 - Sharon Haynes: If you know anything about East New York, you know that it's an underserved community. There are specific needs to be filled. Community members are desperately in need of quality, housing jobs, good commerce,

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03:06:20.240 --> 03:06:32.999

PH06 - 23 - Sharon Haynes: not just large fast food, chains, daycare, etc. This community of people they want to thrive, not just merely survive this project

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03:06:33.010 --> 03:06:41.400

PH06 - 23 - Sharon Haynes: I am in full support of. I know this project will support and fill many of the needs of the community members.

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03:06:42.650 --> 03:06:58.100

PH06 - 23 - Sharon Haynes: Prior to December, one thousand nine hundred and ninety nine. When Ccc. Moved to flat the Flatlands area and the East New York area, there was an infestation of drugs and prostitution in that community. I know it first hand for myself, because I used to work

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03:06:58.110 --> 03:07:13.580

PH06 - 23 - Sharon Haynes: through those coming back. Unity ccc has brought much-needed revitalization to the area with its face-based organization. This project, this early village project will further revitalize the

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03:07:16.970 --> 03:07:20.680

PH06 - 23 - Sharon Haynes: revitalization, would include the

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03:07:20.700 --> 03:07:35.849

PH06 - 23 - Sharon Haynes: our community members who are most deserving to live in a community that provides the resources that are much needed, and increase their quality of life for the people of that community.

1200

03:07:37.530 --> 03:07:49.990

PH06 - 23 - Sharon Haynes: Some of the things that the Community village movement. As I said, revitalization to the community, it's so welcome improvement, housing, affordability, as we already know, that housing and

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03:07:50.000 --> 03:07:52.559

PH06 - 23 - Sharon Haynes: is not affordable to everyone.

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03:07:52.870 --> 03:08:09.989

PH06 - 23 - Sharon Haynes: So this will provide affordable housing to the community members because it involves mixed housing. There will be economic opportunities. There will be educational opportunities, such as was mentioned before the trade school, which is a necessary option,

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03:08:10.000 --> 03:08:15.060

PH06 - 23 - Sharon Haynes: especially for those who are re-entering the community.

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03:08:17.870 --> 03:08:30.670

PH06 - 23 - Sharon Haynes: Also, commerce entrepreneurship. Small business owners would be welcome to have businesses in this community, and the urban village also inclusion

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03:08:30.680 --> 03:08:42.889

PH06 - 23 - Sharon Haynes: ensuring that people from the community are fully considered, as it relates to the benefits that are available to them. And this I know for a fact, will happen

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03:08:42.900 --> 03:08:47.130

ultimately, building generational wealth. It's an urban village.

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03:08:47.270 --> 03:08:49.670

PH06 - 23 - Sharon Haynes: Okay, sustainability

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03:08:49.900 --> 03:09:02.480

Host : parking, which is a major concern here in Brooklyn there will be parking for additional parking that will be available to take us.

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03:09:03.170 --> 03:09:07.740

Vice-Chair Knuckles: Ms. Haynes. You want to just conclude with a sentence

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03:09:07.830 --> 03:09:09.110

Vice-Chair Knuckles: or two.

1211

03:09:09.210 --> 03:09:14.410

Host : It's you. You may unmute yourself to do that. Sorry,

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03:09:21.570 --> 03:09:22.999

Host : I hope she

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03:09:23.280 --> 03:09:24.460

Vice-Chair Knuckles: she there.

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03:09:33.500 --> 03:09:52.049

PH06 - 23 - Sharon Haynes: Yes, thank you so kindly. The urban village is a comprehensive plan. I also believe that it will be a model plan for future communities. So I employ you to approve this project. In doing so you will affirm the community that their interest

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03:09:52.060 --> 03:09:56.920

PH06 - 23 - Sharon Haynes: and their well-being is of utmost importance. Thank you.

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03:09:56.930 --> 03:09:59.969

Vice-Chair Knuckles: Thank you. Other questions for Miss Haynes.

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03:10:03.650 --> 03:10:06.729

Vice-Chair Knuckles: I don't believe I see any.

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03:10:06.850 --> 03:10:11.520

PH06 - 23 - Sharon Haynes: Thank you again, Miss Haynes, you're lost. Are there

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03:10:11.580 --> 03:10:13.290

PH06 - 23 - Sharon Haynes: any additional speakers

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03:10:13.300 --> 03:10:16.629

Vice-Chair Knuckles: uh registered uh Ryan at this point?

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03:10:17.030 --> 03:10:22.819

Host : But there are no further speakers on this item.

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03:10:22.990 --> 03:10:26.549

Vice-Chair Knuckles: All right. Is there anyone present who would like to speak on the item

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03:10:28.310 --> 03:10:31.219

Host : any further? No, it's an up here. So

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03:10:31.680 --> 03:10:40.309

Vice-Chair Knuckles: okay, before I close the hearing, I just want to indicate that calendar numbers twenty, three through twenty, six,

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03:10:40.370 --> 03:10:50.810

Vice-Chair Knuckles: which we have just considered. The record will remain open through Tuesday, September the Sixth, for written submissions on this item.

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03:10:51.450 --> 03:10:52.869

Vice-Chair Knuckles: Ah!

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03:10:54.150 --> 03:10:55.760

Vice-Chair Knuckles: Are there any other

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03:10:55.860 --> 03:10:57.739

Vice-Chair Knuckles: items before us

1229

03:10:58.170 --> 03:10:59.350

Vice-Chair Knuckles: today?

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03:11:00.250 --> 03:11:06.449

Calendar Officer: No vice-chair there's no other business before the Commission. But I do have some public information to share

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03:11:06.600 --> 03:11:10.489

Calendar Officer: for those of you who are unable to or did not wish to testify.

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03:11:10.500 --> 03:11:12.089

Calendar Officer: You can submit written

1233

03:11:12.100 --> 03:11:13.650

testimony online.

1234

03:11:14.210 --> 03:11:18.489

Calendar Officer: I selected this hearing on the upcoming meetings. Page of the Nyc. Engage Portal

1235

03:11:18.500 --> 03:11:28.210

Calendar Officer: your Dp's website, or by mill, in your comments to City Planning Commission Calendar Information Office, one twenty Broadway, thirty first floor in New York, New York, one hundred and two,

1236

03:11:32.280 --> 03:11:33.449

Vice-Chair Knuckles: all Righty.

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03:11:33.640 --> 03:11:42.139

Vice-Chair Knuckles: There being no further business before us, the remote meeting held today is adjourned. Thank you, Commissioners, for your time and attention.

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03:11:42.200 --> 03:11:45.150

Host: Thank you. Vice chair.

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03:11:45.900 --> 03:11:47.090

*Comm. Osorio: It's her.

1240

03:11:47.100 --> 03:11:49.629

*Comm. Osorio: You have a great day.

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03:11:50.290 --> 03:11:52.669

Calendar Officer: Thanks, everyone. Have a good day.