

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND  
FRANCHISES

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April 17, 2025  
Start: 11:03 a.m.  
Recess: 11:26 a.m.

HELD AT: 250 Broadway - Committee Room - 16  
Floor

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

COUNCIL MEMBERS:  
Shaun Abreu  
David M. Carr  
Kamillah Hanks  
Francisco P. Moya  
Yusef Salaam  
Lynn C. Schulman

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

Pat McCann  
Local 32 BJ

Eric Palatnik  
QBM Properties 102 51 Queens Boulevard

2 SERGEANT AT ARMS: Hello, good morning. This is  
3 a mic check for Subcommittee Zoning and Franchises.  
4 Today's date is April 17, 2025, location 16<sup>th</sup> Floor  
5 Committee Room, recorded by Tavell King.

6 SERGEANT AT ARMS: Good morning and welcome to  
7 today's New York City Council hearing for the  
8 Subcommittee on Zoning and Franchises. At this time,  
9 we would like to ask you to please silence all  
10 cellphone electronic devices. If you wish to submit  
11 testimony, you may send it to  
12 [testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). Please do not approach  
13 the dais. If you need assistance, we will be more  
14 than happy to help you.

15 Without further ado, Chair, we're ready to begin.

16 CHAIRPERSON SHULMAN: [GAVEL] Good morning and  
17 welcome to a meeting of the Subcommittee of Zoning  
18 and Franchises. I am Council Member Lynn Schulman  
19 and I will be Acting Chair of the Subcommittee today  
20 because Council Member Kevin Riley, who is the  
21 appointed Chair of the Subcommittee cannot be here.

22 I am joined by Council Members Yusef Salaam,  
23 David Carr, Kamillah Hanks and online, Francisco  
24 Moya.

2 Today, we are scheduled to have one hearing  
3 regarding a proposed mixed use residential  
4 development known as 102-51 Queens Boulevard. Before  
5 discussing this proposal, I will first go over the  
6 hearing procedures.

7 This meeting is being held in hybrid format,  
8 members of the public who wish to test- what?

9 COMMITTEE COUNSEL: Sorry for interrupting you  
10 Chair but we're having a technical issue, so we are  
11 just going to pause the hearing for a second.  
12 Apparently the livestream is not working.

13 CHAIRPERSON SCHULMAN: Oh great, okay.

14 [00:02:07]- [00:04:07]

15 Because of a technical issue, we're going to  
16 start over. Good morning and welcome to a meeting of  
17 the Subcommittee on Zoning and Franchises. I am  
18 Council Member Lynn Schulman and I will be the Acting  
19 Chair of the Subcommittee today because Council  
20 Member Kevin Riley, who is the Appointed Chair of the  
21 Subcommittee cannot be here. I'm joined by Council  
22 Members Yusef Salaam, David Carr, Kamillah Hanks and  
23 virtually by Francisco Moya.

24 Today, we are scheduled to have one hearing  
25 regarding a proposed mixed use residential

2 development known as 102-51 Queens Boulevard. Before  
3 discussing this proposal, I will first going over the  
4 hearing procedures.

5 This meeting is being held in hybrid format.  
6 Members of the public who wish to testify may testify  
7 in person or via Zoom. Members of the public wishing  
8 to testify remotely may register by visiting the New  
9 York City Council website at  
10 [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse) to sign up or for those  
11 of you who are here in person, please see one of the  
12 Sergeant at Arms to prepare and submit a speaker  
13 card.

14 Members of the public may also view a livestream  
15 broadcast of this meeting at the Council's website.  
16 When you are called to testify before the  
17 Subcommittee, if you are joining us remotely, you  
18 will remain muted until recognized by myself to  
19 speak. When you are recognized, your microphone will  
20 be unmuted. We will limit public testimony to two  
21 minutes per witness. If you have additional  
22 testimony that you would like the Subcommittee to  
23 consider or if you have written testimony that you  
24 would like to submit instead of appearing in person,  
25 please email it to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

2                   Written testimony may be submitted up to three  
3 days after the hearing is closed. Please indicate  
4 the LU Number and/or Project Name in the subject line  
5 of your email.

6                   We request that witnesses joining us remotely  
7 remain in the meeting until excused by the Chair as  
8 Council Members may have questions. Lastly, for  
9 everyone attending today's meeting, this is a  
10 government proceeding and decorum must be observed at  
11 all times. Members of the public are asked not to  
12 speak during the meeting unless you are testifying.  
13 The witness table is reserved for people who are  
14 called to testify and no video recording or  
15 photography is allowed from the witness table.  
16 Further, members of the public may not present video  
17 - present audio or video recordings as testimony but  
18 may submit transcripts of such recordings to the  
19 Sergeant at Arms for inclusion in the hearing record.  
20 I will now open the public hearing on LU's 269 and  
21 270 related to the 102-51 Queens Boulevard Rezoning  
22 Proposal, which is located in my district  
23 specifically in Forest Hills.

24                   The Proposal is seeking a rezoning to develop a  
25 mixed use residential development with approximately

2 216 apartments. The Proposal also involves the  
3 mapping of mandatory inclusionary housing and  
4 approximately 54 of the apartments would be  
5 affordable. As many of you know, affordable housing  
6 is one of the most important issues in my district  
7 and something I have advocated for since joining the  
8 Council.

9 I look forward to hearing more about this project  
10 and continuing to work constructively with the  
11 applicant team. For anyone wishing to testify  
12 regarding this proposal remotely, if you have not  
13 already done so, you must register online by visiting  
14 the Council's website at [council.nyc.gov/landuse](http://council.nyc.gov/landuse).

15 For anyone with us in person, please see one of  
16 the Sergeants at Arms to submit a speaker card. If  
17 you would prefer to submit written testimony, you can  
18 always do so by emailing it to  
19 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

20 I will now call the applicant panel for this  
21 proposal, which consists of Eric Palatnik. Counsel,  
22 please administer the affirmation.

23 COMMITTEE COUNSEL: Good morning. Thank you for  
24 raising your right arm. Would you please state your  
25 name for the record?

2 ERIC PALATNIK: Eric Palatnik.

3 COMMITTEE COUNSEL: Do you swear to tell the  
4 truth and nothing but the truth in your testimony  
5 today in your response to Council Member questions?

6 ERIC PALATNIK: I do.

7 COMMITTEE COUNSEL: Thank you.

8 CHAIRPERSON SHULMAN: Thank you. For the viewing  
9 public, if you need an accessible version of this  
10 presentation, please send an email request to  
11 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). And now, the  
12 Applicant team may begin and I'll just ask you to  
13 please restate your name and organization for the  
14 record.

15 ERIC PALATNIK: Sure, Eric Palatnik, Eric  
16 Palatnik PC Law Firm representing QBM Properties 102  
17 51 Queens Boulevard and thank you very much Council  
18 Member Schulman. It's been a pleasure to work within  
19 your district and with your board and with your  
20 office and we're happy to be here today and it's a  
21 pleasure to be here with you as well Council Member.  
22 I'm a huge fan of yours and I'm very respectful of  
23 your plight so to speak and what you've been through  
24 and what you've achieve in your life. You're a big



2 encouragement to me. So, thank you very much for  
3 being here today.

4 We're here today from 102-51 Queens Boulevard,  
5 which is a proposed rezoning from an R71 to R8X C24  
6 Zoning District located within Queens Community  
7 Planning Board 9 - 6 excuse me. I'm just a little  
8 upside down. We met with Community Planning Board 6  
9 and they were very supportive of the application and  
10 we've also appeared before the Borough President who  
11 was supportive as well. Next slide please.

12 The proposal is as Council Member Schulman  
13 mentioned a moment ago would allow on the right hand  
14 side of the screen, you could see what's proposed and  
15 would allow for a 17 story, 175 foot tall mixed use  
16 building. It would include approximately 216 units,  
17 54 of which would be affordable. Queens Boulevard,  
18 as many of you know, I'm sure Council Member Lynn  
19 Schulman knows better than anybody is tremendously  
20 under developed and has been for the past century.

21 A half century since I've been alive. It's  
22 encumbered by predominantly one story buildings as  
23 you see on the lower left corner here and behind it  
24 on the side streets and an anomaly of land use are

2   the taller buildings. I'm not sure to the pattern up  
3   and down Queens Boulevard.

4           And the reason for that is simply because the  
5   zoning does not allow for a developer to create  
6   anything economically viable while still developing  
7   the property under the current zoning. So, the  
8   proposed rezoning to an R8 being able to activate  
9   this property, it will allow for the developer to  
10   create the building we just proposed. If allowed, it  
11   will have 85 studios, 85 one bedrooms, 23 two  
12   bedrooms and 23 three bedrooms. We would also have  
13   87 parking spaces. Next slide please.

14           The next slide shows you what the zoning district  
15   is proposed to be. The left side shows you an R71  
16   that was enactive in 1961. On the right side, you  
17   could see the R8X proposed. Go to the next slide.

18           Next slide shows you a comparison in height of  
19   the buildings that can be constructed. The existing  
20   zoning allows for the building that you see on the  
21   left hand side, which would be an eight story  
22   building and it would allow for 111 units. This  
23   doubles the amount of units. Next slide please.

24           The next slide just summarizes everything we just  
25   spoke about. You can go to the next slide. This

2   slide shows you a good depiction of what I described  
3   a few moments ago about the pretty much as build  
4   characteristic of all of Queens. A lot of Queens  
5   Boulevard, which is buildings that predate 1961 that  
6   are one story with the taller buildings behind.  
7   That's what the rezoning is here to change and we're  
8   hoping that you would support it. Next slide.

9           The next slide shows you the design of the  
10   building and talks about - a little bit about its  
11   attributes. What's important to note is that the  
12   buildings design plays into Queens Boulevard, which  
13   curves at this juncture, which is why you see the  
14   building opposing in its setbacks in different  
15   heights and different depths and the reason for that  
16   is to play into the curvature of Queens Boulevard and  
17   the fact that the roadway goes up at this point.  
18   Next slide.

19           The next slide just gives you an elevation of the  
20   building and I'll skip past that and go to the next  
21   one, it's not that exciting.

22           The next slide shows you what's gone on around us  
23   through the years. So, although the building here is  
24   taller than some people would say the buildings  
25   behind us, which they are. They're not - it's not

2       taller than the buildings that have been built,  
3       substantial buildings that have been built in the  
4       last half a century up and down Queens Boulevard.  
5       Unfortunately, most of the buildings you're looking  
6       at in this picture were built 30, 40 years ago. Very  
7       few of them were built in the last decade, if any. I  
8       think just one may be done by Yellowstone. Next  
9       slide.

10            The next slide just shows you what we've been  
11       just talking about so we'll pause there. I think we  
12       could pretty much clip ahead to if you can one, two,  
13       three, three slides till we get to Neighborhood  
14       Demographics. I think it's Page 13.

15            So, this is just very interesting to give you an  
16       idea, this is taken from the Census. It describes to  
17       you that it's the lower left corner of foreign borne  
18       population, it's 47 percent. The top right corner,  
19       housing units have increased by only 3.1 while the  
20       population in this area has increased more than  
21       double, 6.9 percent. So, this whole sheet is telling  
22       you is what you already know, which the Council  
23       Member spoke to. If you go to the next slide, this  
24       shows you something that's very interesting. Again,  
25       the same thing just sort of maps it all out for you.

2 The next slide is the one I really wanted to show  
3 you. Go to the next slide.

4 Actually, I'm very impressed by Lynn's district.  
5 The Council Member's district here, this slide shows  
6 has 271 affordable housing units. Of all of the land  
7 use applications that I make to the City Council,  
8 this is one of the higher numbers that I've seen in  
9 the entire city. Most of them are in the single  
10 digits. So, the Council Member has done a very good  
11 job of creating affordable housing within the  
12 district and this would add to it. Right now there  
13 are 271 units and we're going to add an additional  
14 54. So, and you can see on the top right of this,  
15 the map, all the different units that have been  
16 created.

17 CHAIRPERSON SCHULMAN: Does that 271 also include  
18 the new uhm -

19 ERIC PALATNIK: You know I'm doing the math right  
20 now in my head while you're saying that.

21 CHAIRPERSON SCHULMAN: Where the tower that new -

22 ERIC PALATNIK: No, you're talking about 9881.

23 No, I don't know if it does.

24 CHAIRPERSON SCHULMAN: Yeah, so that will be  
25 more.

2                   ERIC PALATNIK: Yeah, which is really impressive.  
3 I mean just to revert from the presentation. I  
4 cannot tell you enough, everybody says they want  
5 affordable housing. Every time I walk in most of my  
6 applications and staff lists, there's none in most of  
7 the districts, so you're creating it and it's to be  
8 applauded because as you could see from 9881, as soon  
9 as it went up, it's leasing right up. People are  
10 eager for it. Everybody loves the tower diner but  
11 every body also loves that there's housing available.

12                   This gives you the next page please, gives you  
13 the breakdown of the affordability units. It's  
14 everything we just spoke about, so I'm not going to  
15 go there, and then the distribution, unit  
16 distribution. I'll pause here with my presentation  
17 because I think that pretty much sums it all up and  
18 I'm happy to answer any questions anybody has.

19                   CHAIRPERSON SCHULMAN: Thank you very much and to  
20 Mr. Palatnik's point, a large part of Queens  
21 Boulevard is underdeveloped and what he was showing  
22 you is that a lot of the property there is one story.  
23 So, there's really potential there for affordable  
24 housing and for units and everything else, so I want  
25 to thank you for that.

2 I have a question about the commercial space.  
3 Have you had conversations with the existing - is  
4 there just the one tenant there?

5 ERIC PALATNIK: No, there's a couple different  
6 tenants. There's an urgent care there and there's a  
7 restaurant there. The restaurant will be coming  
8 back. The restaurant is owner occupied. The  
9 applicant is actually the operator of the restaurant  
10 and all the other tenants have been given the chance  
11 to come back. Nobody has decided yet. It's still a  
12 couple years away from going into the ground but  
13 everybody has been given the chance.

14 CHAIRPERSON SCHULMAN: How many commercial spaces  
15 do you anticipate in the new development, just a  
16 couple?

17 ERIC PALATNIK: Three, two or three or four.  
18 It's about 17,000 square feet so.

19 CHAIRPERSON SCHULMAN: Is the proposed amount of  
20 parking primarily for resident use or accessory to  
21 the commercial?

22 ERIC PALATNIK: Residents. One thing we are  
23 learning from talking to the owners in 9881, is that  
24 although and you know it better than I do although  
25 you are a part of suburban New York City and although

2   you are incredibly access with mass transit, people  
3   in your community have cars and they use them and  
4   they like it and it's not just a luxury, it's a  
5   requirement for them.

6           CHAIRPERSON SCHULMAN:   Are you able to make  
7   design changes to what the Community Board  
8   recommendations to improve the esthetics of the rear  
9   façade?

10          ERIC PALATNIK:   The Community Board, we tried to  
11   explain to them and we showed you on the renderings  
12   that the building is set back quite a bit.   I don't  
13   have the dimension in front of me nearly I think 30  
14   or 40 feet from the residents to the rear.   Those are  
15   the six story apartment buildings we were speaking  
16   about.   This building has been designed incredibly  
17   well and it's the design that we portray to you is on  
18   all four sides of the buildings.   Some buildings will  
19   just do a nice design on the front.

20          CHAIRPERSON SCHULMAN:   Right.

21          ERIC PALATNIK:   You know like a fence between  
22   yards.   Somebody gets the crummy side.   Here,  
23   everybody is getting the nice side of the building.  
24   So, we did try to convince them of that.   I don't



2 know if they were agreeable to that but we believe  
3 that should address our concerns.

4 CHAIRPERSON SCHULMAN: Okay, do you have MWBE  
5 hiring and contracting targets for the project  
6 aligned with the Borough Presidents recommendation?

7 ERIC PALATNIK: Yes.

8 CHAIRPERSON SCHULMAN: Okay another question I  
9 have about the jobs that this project will create is  
10 whether the applicant plans on engaging with labor  
11 unions to meet the wage requirements of the states  
12 485X tax exemption.

13 ERIC PALATNIK: We plan on having prevailing  
14 wages in compliance with the 45 tax abatement program  
15 but we've also already engaged conversations with  
16 Local 32 BJ who was here today for Building Services,  
17 that will give their people or people who are working  
18 employed at the building to be constructed. The  
19 right to unionize should they desire and join 32 BJ  
20 and they'll speak further to that.

21 CHAIRPERSON SCHULMAN: Have you given any thought  
22 to providing supportive housing as suggested by  
23 Community Board 6 and you can tell us, I know that we  
24 had a conversation about this, about how the  
25

2   apartments are designed for people with disabilities  
3   too. You can mention that.

4           ERIC PALATNIK: Yes, thank you for refreshing my  
5   memory. Of course, the apartment is required to be  
6   built with a certain percentage with of all the ADA  
7   accessibility requirements. So, that's not the  
8   issue. The bigger issue that they ask for is to have  
9   supportive housing units within the building and  
10   that's not possible. There's no program in place  
11   that would allow for that to occur. As you know we  
12   worked very closely in your district, in Parkway  
13   Hospital which is being constructed right now and  
14   we're seven years, I think we're eight years later to  
15   try to create the supportive senior housing. So, it  
16   is - and that was a building that was existing  
17   already. So, it's a difficult process and you really  
18   have to have the opportunity to support it  
19   financially. Parkway hospital as you know had an  
20   income producing component to it with a market rate  
21   next to it. So, it allowed for the offset. This  
22   doesn't have that set up.

23           CHAIRPERSON SCHULMAN: Maybe we can have that  
24   conversation moving forward with in that district

2 because I know it's difficult because there's no city  
3 land there and all of that but maybe there's uh -

4 ERIC PALATNIK: I like that model. We're working  
5 on that in a few districts right now.

6 CHAIRPERSON SCHULMAN: So we can have that  
7 conversation, that's great. I now invite my  
8 colleagues to ask questions. Oh and I want to  
9 acknowledge that we've been joined by Council Member  
10 Abreu. No you're good. Okay. Council, are there  
11 any members of the public who wish to testify  
12 remotely or in person? Oh, I'm sorry, you're free to  
13 go.

14 ERIC PALATNIK: Okay.

15 CHAIRPERSON SCHULMAN: Uhm, Counsel, are there  
16 any members of the public who wish to testify  
17 remotely or in person regarding this proposal?

18 COMMITTEE COUNSEL: Yes, we have one member of  
19 the public who wishes to testify and so far no one  
20 online.

21 CHAIRPERSON SCHULMAN: [INAUDIBLE 00:19:32] If  
22 I'm pronouncing that correctly.

23 Before you start, for members of the public here  
24 to testify, please note that witnesses will generally  
25 be called in panels of three if there are three to be

2 here. If you are a member of the public signed up to  
3 testify, please stand by when you hear your name  
4 being called and prepare to speak when I indicate  
5 that you may begin. Please also note that once all  
6 panelists in the group have completed their  
7 testimony. If remotely, you will be removed to the  
8 meeting as a group and the next group of speakers  
9 will be introduced.

10           Once removed, participants may continue to view  
11 the livestream broadcast of this hearing on the  
12 Council website. Members of the public will be given  
13 two minutes to speak. Please do not begin until the  
14 Sergeant at Arms has started the clock. And so, we  
15 have Pat McCann who has joined us at the witness  
16 table. You may begin.

17           PAT MCCANN: Good morning Chair Schulman and all  
18 members of the Subcommittee. My name is Pat McCann  
19 and I am here today representing SEIU Local 32 BJ.  
20 32 BJ is the largest union of property service  
21 workers in the country, representing over 175,000  
22 members across 13 states, including tens of thousands  
23 of commercial property services workers, security  
24 officers and residential building staff in New York  
25 City.

2 32 BJ supports responsible developers who invest  
3 in the communities where they build. I'm happy to  
4 report that the developers of this proposed project  
5 have made a credible commitment to creating  
6 prevailing wage jobs for the workers who will  
7 permanently staff the buildings. We estimate that  
8 this rezoning will allow for the creation of four  
9 property service jobs. Good jobs like these mean  
10 prevailing wages, meaningful benefits, and a pathway  
11 to the middle class for local community members who  
12 tend to fill such positions.

13 Moreover, we need more housing to be built in  
14 every neighborhood of New York City to ensure that  
15 working families are not displaced by dwindling  
16 supply and skyrocketing rents.

17 The proposed development will include 216  
18 residential units, approximately 54 of which will be  
19 permanently income restricted for low to middle  
20 income residents. As the cost of living rises and  
21 working New Yorkers struggle to stay in their homes,  
22 it is more important now than ever to create  
23 affordable housing and good jobs which uphold the  
24 industry standard in the city. For all these

2 reasons, 32BJ is in strong support of the 102-51  
3 Queens Boulevard rezoning.

4 Thank you for your time.

5 CHAIRPERSON SCHULMAN: Thank you very much. Does  
6 anybody have questions for this panel? No, okay.  
7 Thank you very much, appreciate that.

8 PAT MCCANN: Thank you.

9 CHAIRPERSON SCHULMAN: If there are any members  
10 of the public who wish to testify regarding this  
11 rezoning proposal remotely, please press the raise  
12 hand button now or if you are in person, please  
13 identify yourself to one of the Sergeants.

14 Oh, we'll pause for 30 seconds to make sure that  
15 there's nobody else to testify. There being no other  
16 members of the public who wish to testify on LU's 269  
17 and 270 related to the 102-51 Queens Boulevard  
18 Rezoning Proposal, the public hearing is now closed  
19 and the items are laid over. Wait, oh sorry. This  
20 concludes today's business. I would like to thank  
21 the members of the public, my colleagues,  
22 Subcommittee Council, Land Use and other Council  
23 Staff and the Sergeant at Arms for participating in  
24 today's meeting. This meeting is hereby adjourned.

25 [GAVEL]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date May 14, 2025