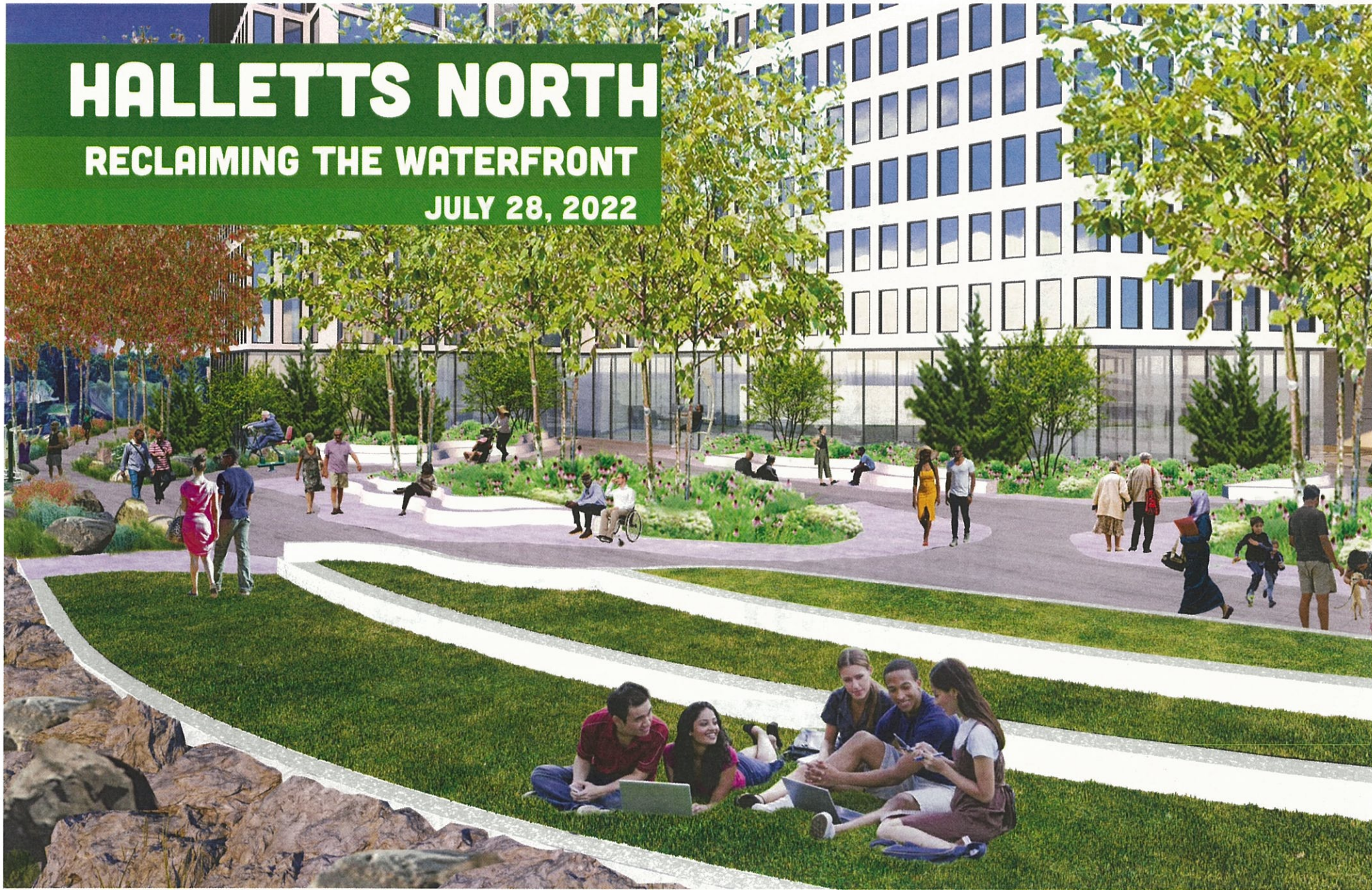


HALLETTS NORTH

RECLAIMING THE WATERFRONT

JULY 28, 2022



ASTORIA OWNERS LLC

STUDIO V
ARCHITECTURE

KEN SMITH
WORKSHOP



LANGAN



PROJECT GOALS



TRANSFORMATION OF
WATERFRONT FROM
TOXIC INDUSTRIAL RELIC
INTO NEIGHBORHOOD
FRIENDLY DESTINATION

COASTAL RESILIENCY

- RAISE STREET 9 FEET

SUSTAINABILITY

- LEED SILVER

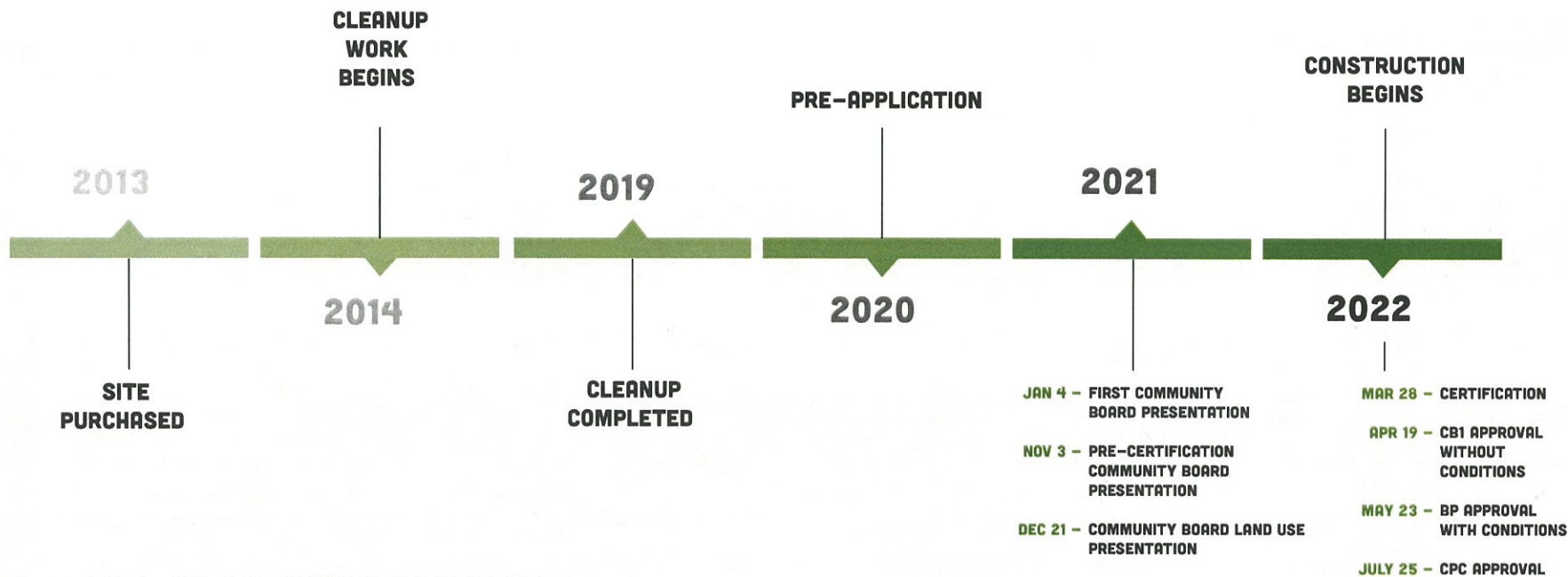
PUBLIC ACCESS

- NEW 3RD STREET
- 1 ACRE INCLUDING WATERFRONT PROMENADE
- 510 OFF STREET PARKING SPACES
- SHUTTLE SERVICE

~335 AFFORDABLE UNITS

ECONOMIC OPPORTUNITIES & EDUCATION

- 500 JOBS CREATED
- PARTNERSHIP WITH ZONE 126 AND URBAN UPBOUND
- HEALTHCARE PROVIDER ONSITE - THERADYNAMICS
- DESIGNATED MULTIPURPOSE COMMUNITY SPACE



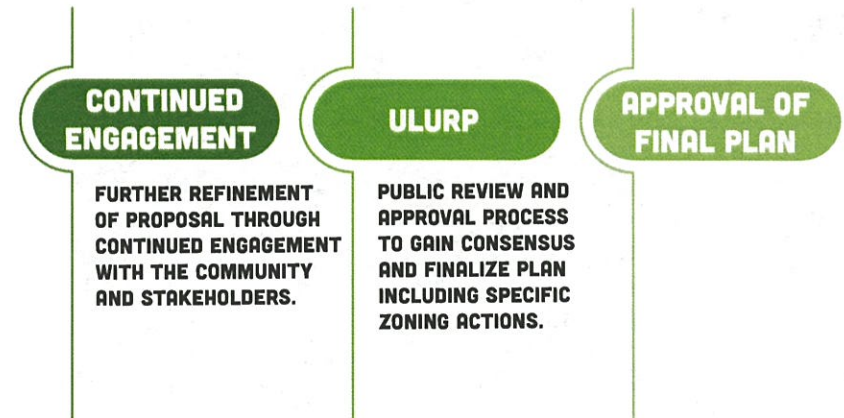
3 YEARS OF COMMUNITY ENGAGEMENT

- FOCUS GROUPS
- OUTREACH TO NYCHA AND LOCAL CIVIC ORGANIZATIONS
- PARTNERSHIPS WITH LOCAL NON-PROFITS
- 4 PRESENTATIONS TO COMMUNITY BOARD 1

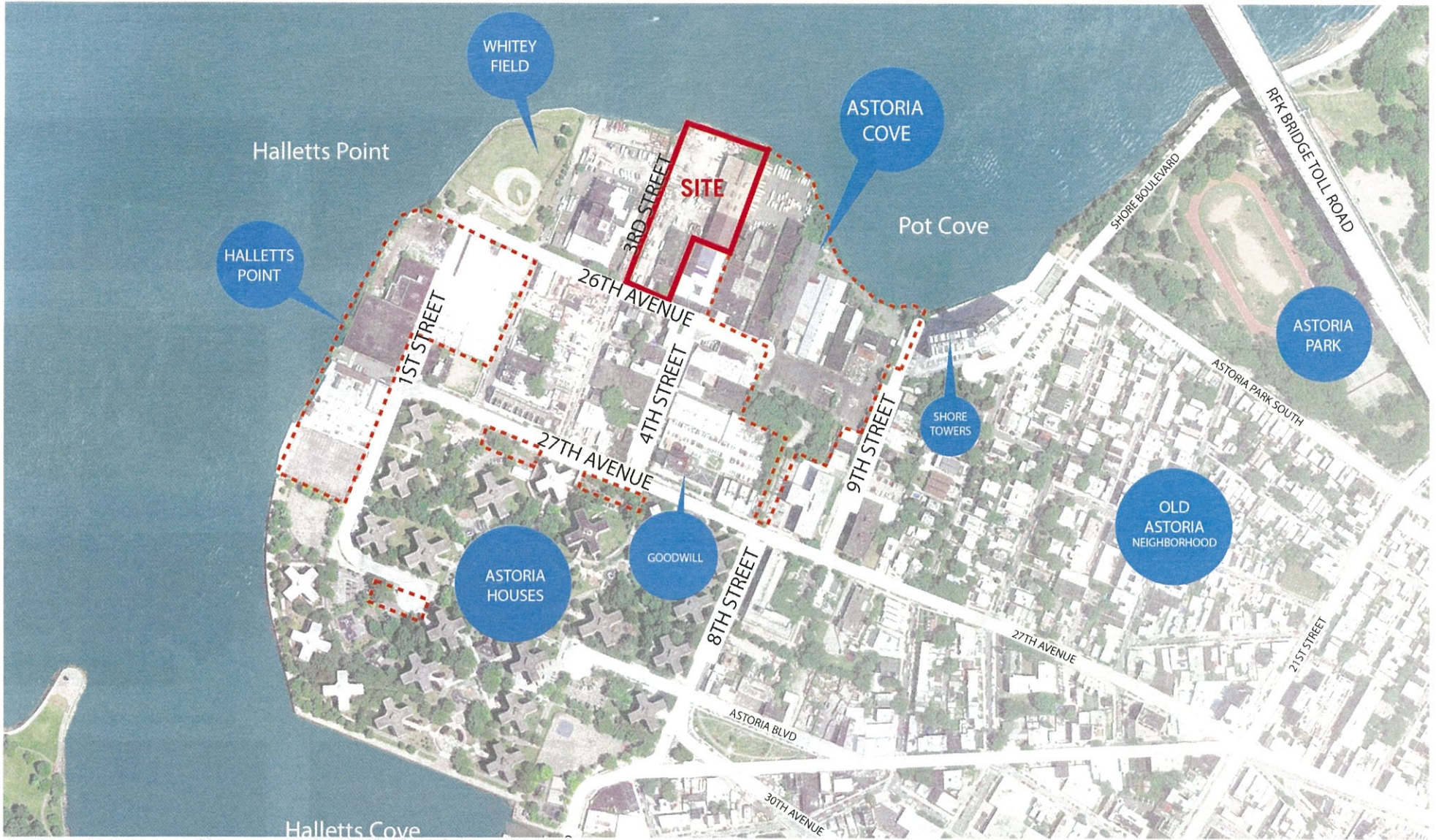
WE HAVE MADE WHAT WE'VE HEARD A PRIORITY

PROPOSED ZONING ACTIONS

- **REZONING BLOCK 911, LOTS 1 AND 49 FROM AN M1-1 ZONING DISTRICT TO AN R7-3/C2-4 ZONING DISTRICT.**
- **ZONING TEXT AMENDMENT TO INCLUDE THE PROJECT AREA AS MANDATORY INCLUSIONARY HOUSING AREA OPTION 1.**
- **WATERFRONT SPECIAL PERMIT TO WAIVE HEIGHT, SETBACK, TOWER SIZE, AND MAXIMUM WIDTH OF WALLS FACING THE SHORELINE REGULATIONS.**
- **WATERFRONT AUTHORIZATION TO MODIFY REQUIREMENTS FOR LOCATION, AREA AND MINIMUM DIMENSIONS OF WATERFRONT PUBLIC ACCESS AREAS AND VISUAL CORRIDORS.**
- **WATERFRONT AUTHORIZATION TO MODIFY REQUIREMENTS WITHIN THE WATERFRONT PUBLIC ACCESS AREA.**
- **WATERFRONT AUTHORIZATION FOR PHASED DEVELOPMENT OF THE WATERFRONT ACCESS AREA.**
- **WATERFRONT CERTIFICATION FOR WATERFRONT PUBLIC ACCESS AREA.**
- **AMENDMENT TO THE CITY MAP TO DE-MAP THE PORTION OF 3RD STREET EXTENDING NORTH FROM 26TH AVENUE.**



SITE & CONTEXT





1. RAINEY PARK
8.9 ACRES - LARGEST IN RAVENWOOD



2. SOCRATES SCULPTURE PARK
8.9 ACRES - OPEN STUDIO AND EXHIBITION SPACE



3. GOODWILL PARK
0.4 ACRES - RECREATIONAL FACILITIES



4. ASTORIA HOUSES ESPLANADE



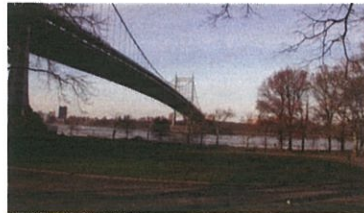
5. ASTORIA HOUSES PLAYGROUND
1.3 ACRES



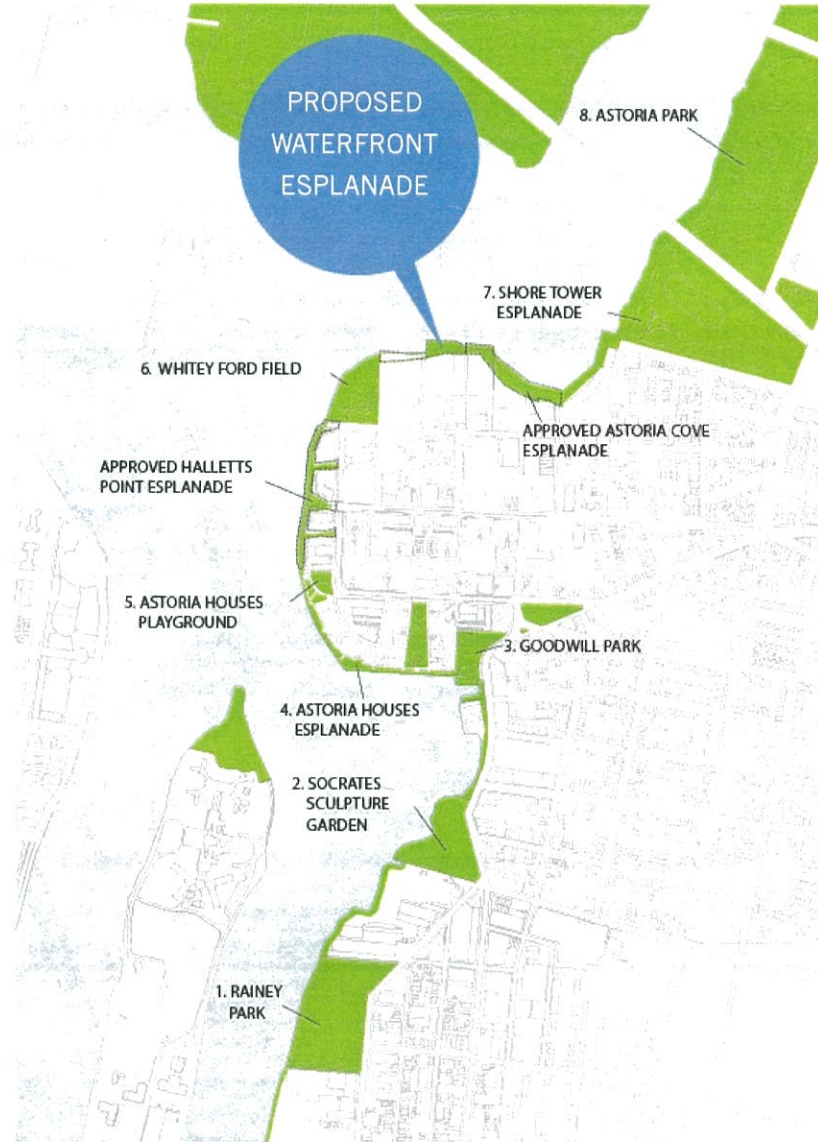
6. WHITE FORD FIELD
3.6 ACRES - PROFESSIONAL QUALITY BALLPARK



7. SHORE TOWER ESPLANADE
CONCRETE RAMP AND WALKWAY



8. ASTORIA PARK
65.7 ACRES - LARGEST PARK IN ASTORIA
OLDEST AND LARGEST SWIMMING POOL IN THE CITY



**2.5 MILES OF
GREEN WATERFRONT**







**BUILDING &
LANDSCAPE DESIGN**

PROJECT OVERVIEW

- TOTAL FAR.....6.00
- TOTAL ZFA.....986,137 SF
- RETAIL ZFA.....1,787 SF
- RESIDENTIAL ZFA.....962,842 SF
- TOTAL UNITS.....1,337
- AFFORDABLE UNITS...335
- MARKET UNITS.....1,002
- PARKING.....510 SPACES

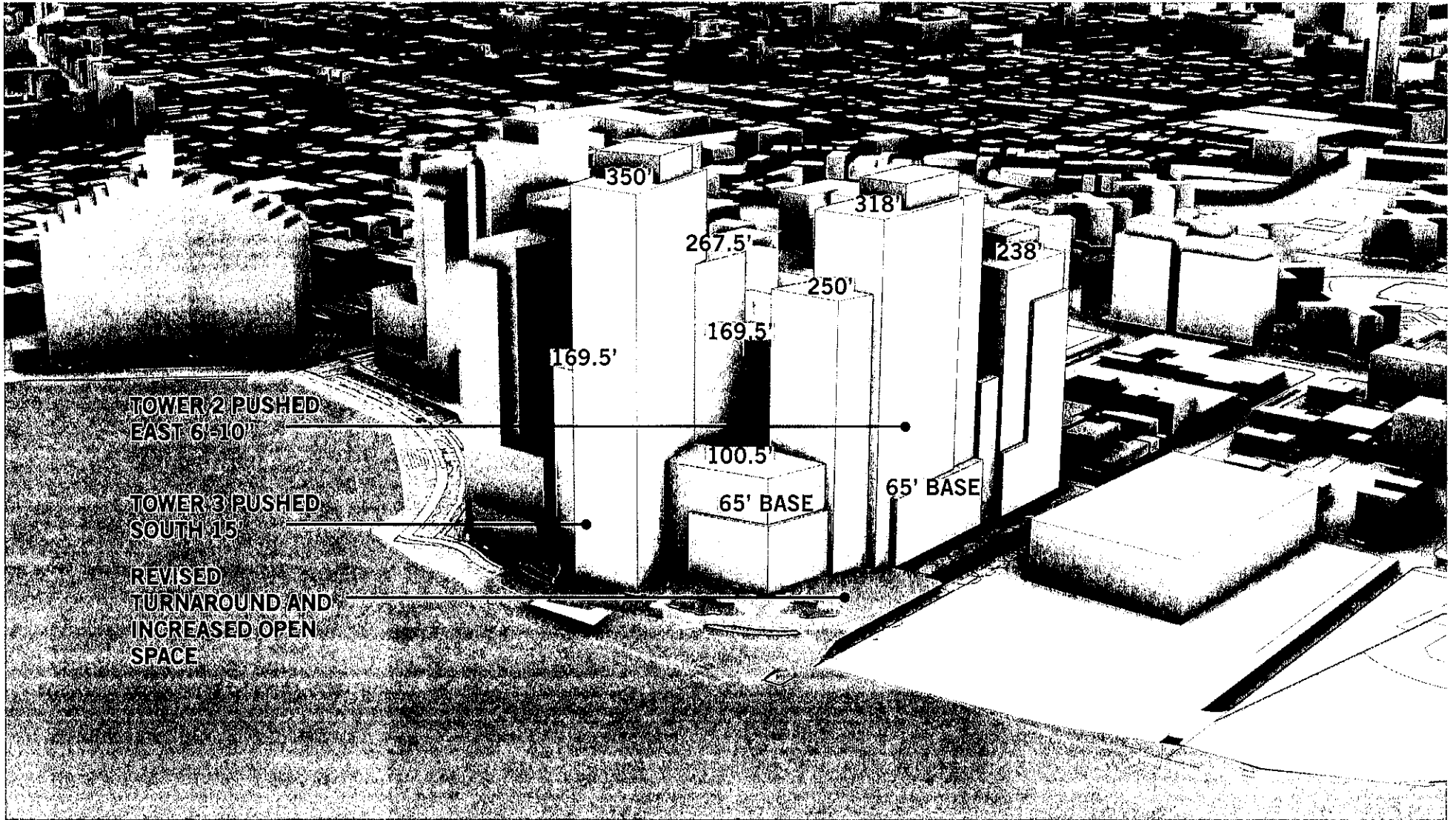


ASTORIA COVE

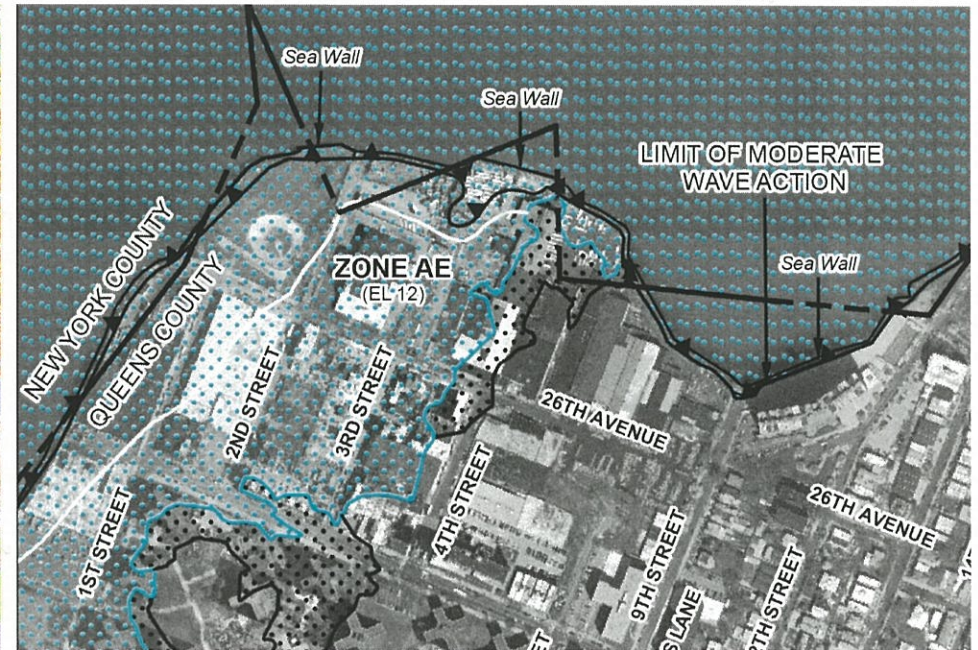
HALLETT'S NORTH

WHITEY
FORD
FIELD

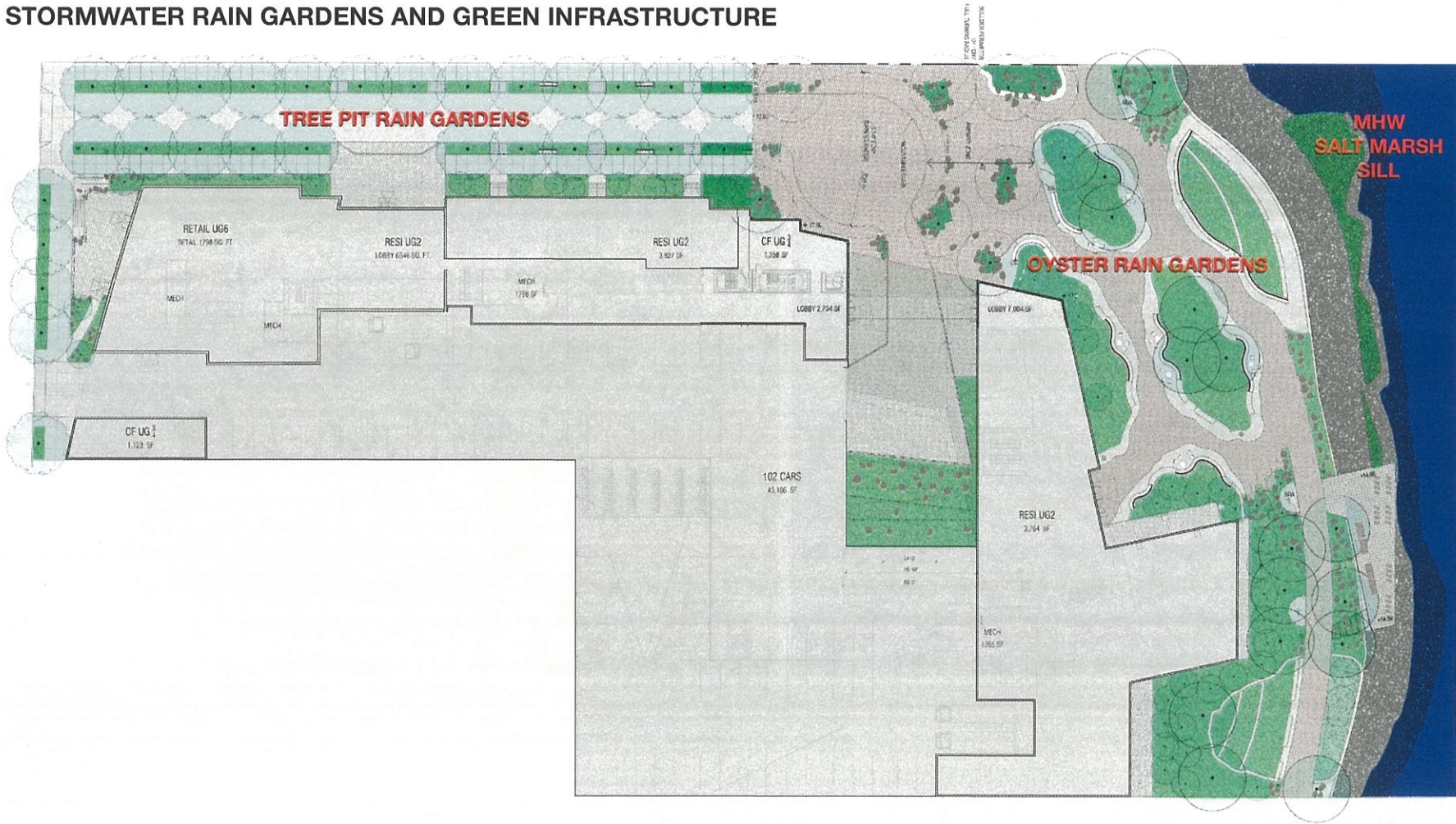
HALLETT'S
POINT



RESILIENCY



STORMWATER RAIN GARDENS AND GREEN INFRASTRUCTURE



TREE PIT RAIN GARDENS



Types of Green Infrastructure X +

www1.nyc.gov/site/dep/water/types-of-green-infrastructure.page

Rain Gardens



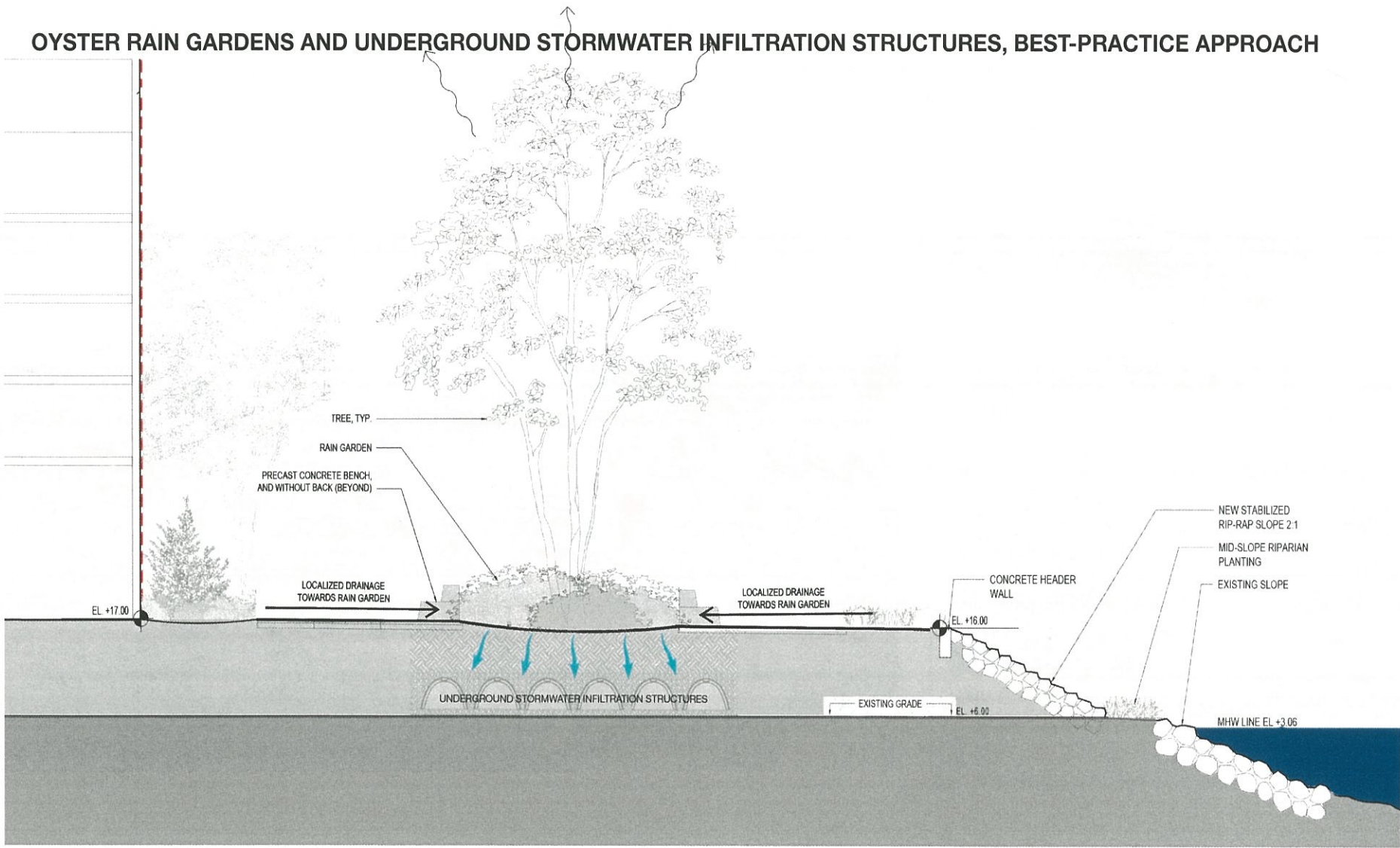
The word rain garden is generally used to describe planted areas that collect rainwater. We use the term rain garden to describe planted areas in the sidewalk that are designed to collect and manage stormwater. Rain gardens are vegetated or landscaped depressions designed with an engineered soil layer that promote infiltration of stormwater runoff into the underlying soil. Learn more about [Rain Gardens](#).

How Rain Gardens Work



When it rains, rainwater or "stormwater runoff" flows down the street gutter along the curb and into the rain garden. The collected stormwater is absorbed by the sandy soil on the top (engineered soil) and stone layer at the bottom, and seeps into the ground underneath in a process called "infiltration". Some of the water will be absorbed by the trees and plants through evapotranspiration, and any remaining water will evaporate after the rain event is over. During a heavy rainstorm, stormwater goes into the rain garden, but some water may go past the inlet and go straight into the catch basin. If the rain garden reaches capacity, the stormwater will overflow at the outlet and go into the catch basin the way it normally would.

OYSTER RAIN GARDENS AND UNDERGROUND STORMWATER INFILTRATION STRUCTURES, BEST-PRACTICE APPROACH



ACTIVE RECREATION FEATURES

LAWN TERRACES SUITED TO TAI CHI AND STRETCHING

ADA DRINKING FOUNTAIN WITH BOTTLE REFILL NEAR JOGGING PATH AND OUTDOOR EXERCISE STATIONS

OVERLOOK DECK FAMILY / GROUP PICNIC AND EVENT AREA

3 PICNIC TABLES, 2 BBQ STATIONS AND 24 LOUNGE CHAIRS

5 OUTDOOR EXERCISE EQUIPMENT STATIONS

JOGGING PATH WITH ADA DRINKING FOUNTAIN

BICYCLE PARKING

SOCIAL SEATING CAFE TABLES AND CHAIRS

AMENITY AREA MOVABLE TABLES AND CHAIRS

BOULDER PERIMETER OF EDNY FULL TURNING RADIUS

















**COMMUNITY BENEFITS
& OUTREACH**

COMMUNITY BENEFITS

01. BROWNFIELD REMEDIATION: \$16M INVESTED TO FULLY CLEAN SITE PRIOR TO APPROVAL
02. WATERFRONT PUBLIC SPACE: EXEMPLARY DESIGN WITH WORLD CLASS TEAM
03. AFFORDABLE HOUSING: DEEPEST LEVELS OF AFFORDABILITY- INCLUDING 40%, 60%. 80% AMI
04. COMMUNITY FACILITY & COMMUNITY-SERVING RETAIL: WORKING WITH COMMUNITY & LOCAL ORGANIZATIONS FOR 9 YEARS
05. RESILIENCY: EXCEEDING STANDARDS TO CREATING A SHOWCASE WATERFRONT COMMUNITY

BROWNFIELD REMEDIATION



BEFORE REMEDIATION



AFTER REMEDIATION

01. \$16 MILLION INVESTED
02. 8,150 CUBIC YARD EXCAVATED
03. PCBS AND PESTICIDES REMOVED
04. STRUCTURES, SUB-GRADE UTILITIES, AND CONCRETE BUNKER DEMOLISHED

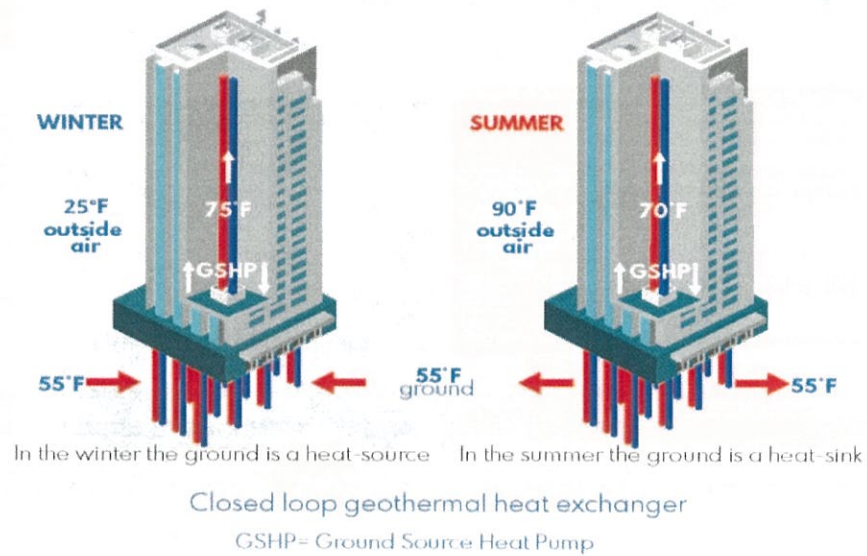
SUSTAINABILITY

CLEANER AND MORE ENVIRONMENTALLY SUSTAINABLE

- REDUCING USE OF FOSSIL FUELS
- EXPLORING GEOTHERMAL TO SHIFT TO ELECTRIC
- INCREASED GREEN SPACE INCLUDING GREEN ROOFS

BASICS OF HOW GEOTHERMAL HVAC WORKS

Heatpumps move energy to efficiently heat or cool a space.



AFFORDABLE HOUSING

GREATER UNIT MIX AND AFFORDABILITY OF HOUSING

BEDROOMS	OLD PLAN	NEW PLAN
1 BEDROOM	1,190	~950
2 BEDROOMS	175	~315
3 BEDROOMS	35	~75

AFFORDABLE HOUSING

Affordability (Option 1)

25% of units @ average of 60% AMI

Income range between 1 person household – 4-person household	40% AMI	60% AMI	80% AMI
	\$37,360 - \$53,360	\$56,040 - \$80,040	\$74,720 - \$106,720
~ Unit count	134	67	134
Total 335			
Rents	1BR: \$1,001	1BR: \$1,501	1BR: \$2,002
	2BR: \$1,201	2BR: 1,801	2BR: \$2,402
	3BR: 1,387	3BR: \$2,081	3BR: \$2,775



Affordability (Option 1 – Alternative)

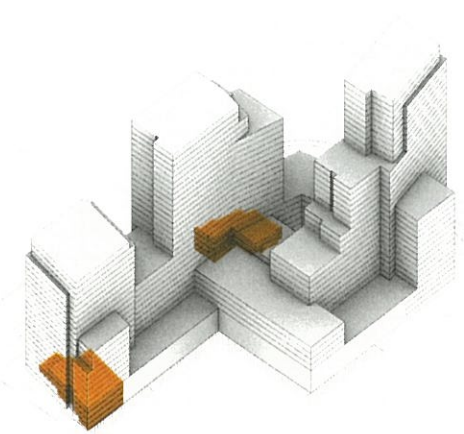
Skews Deeper by Including 30% AMI units

Income range between 1 person household – 4-person household	30% AMI	60% AMI	90% AMI
	\$28,020 - \$40,020	\$56,040 - \$80,040	\$84,060 - \$120,060
~Unit count	134	67	134
Total 335			
Rents	1BR: \$750	1BR: \$1,501	1BR: \$2,252
	2BR: \$900	2BR: \$1,801	2BR: \$2,702
	3BR: \$1,040	3BR: \$2,081	3BR: \$3,121

COMMUNITY FACILITY & RETAIL



01. \$600 MILLION INVESTMENT IN THE NEIGHBORHOOD
02. URBAN UPBOUND JOB INCUBATOR JOB TRAINING AND SMALL BUSINESS DEVELOPMENT
03. 500 NEW NEIGHBORHOOD JOB OPPORTUNITIES





231-06 Northern Boulevard Commercial Overlay

Queens Community District 11

Council District 19

ULURP: C210394ZMQ

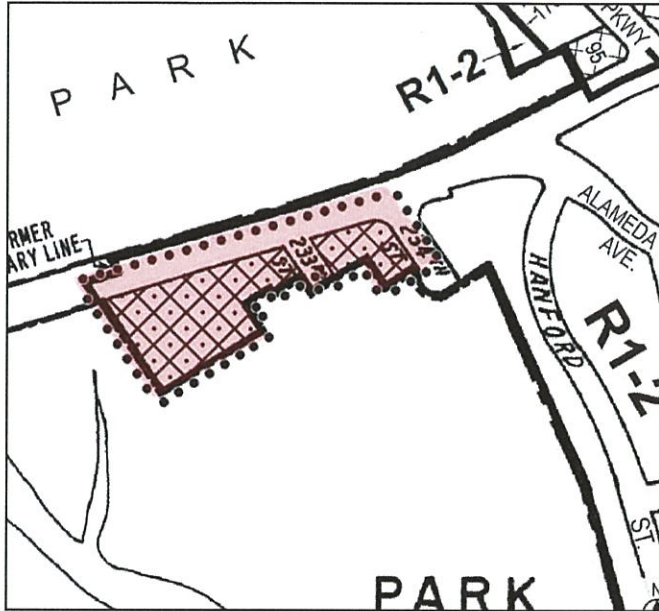
Applicant: Kenfa Madison LLC (Mizumi Restaurant)

Representative: Frank St. Jacques, Akerman LLP

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

湖 MIZUMI

Project Overview



Proposed C2-2 commercial overlay



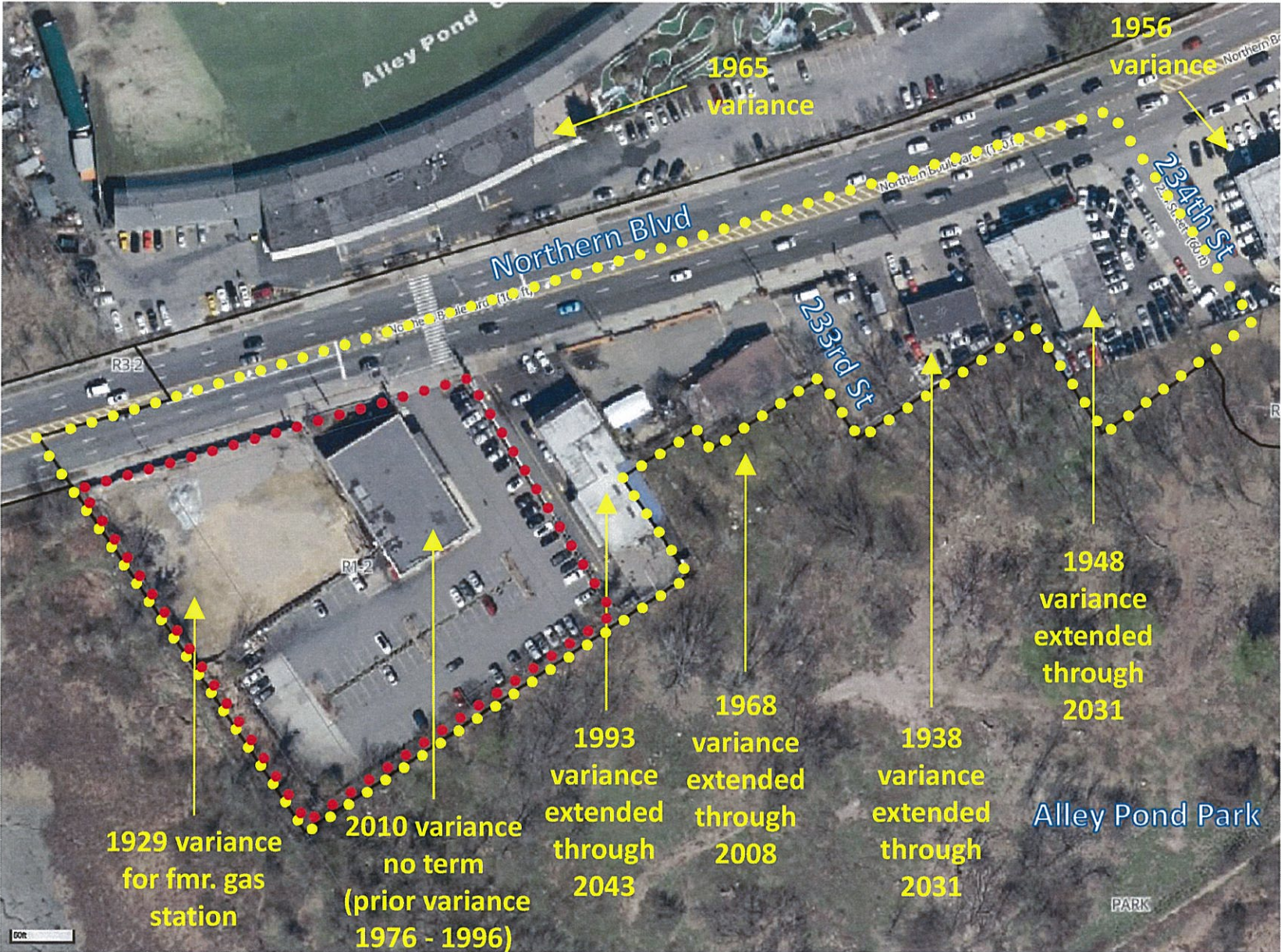
Proposed Mizumi restaurant enlargement

- Proposed C2-2 commercial overlay within existing R1-2 zoning district to permit commercial use on Northern Boulevard
- Facilitates enlargement of Mizumi restaurant
- Establishes predictable zoning regulations for commercial use within rezoning area

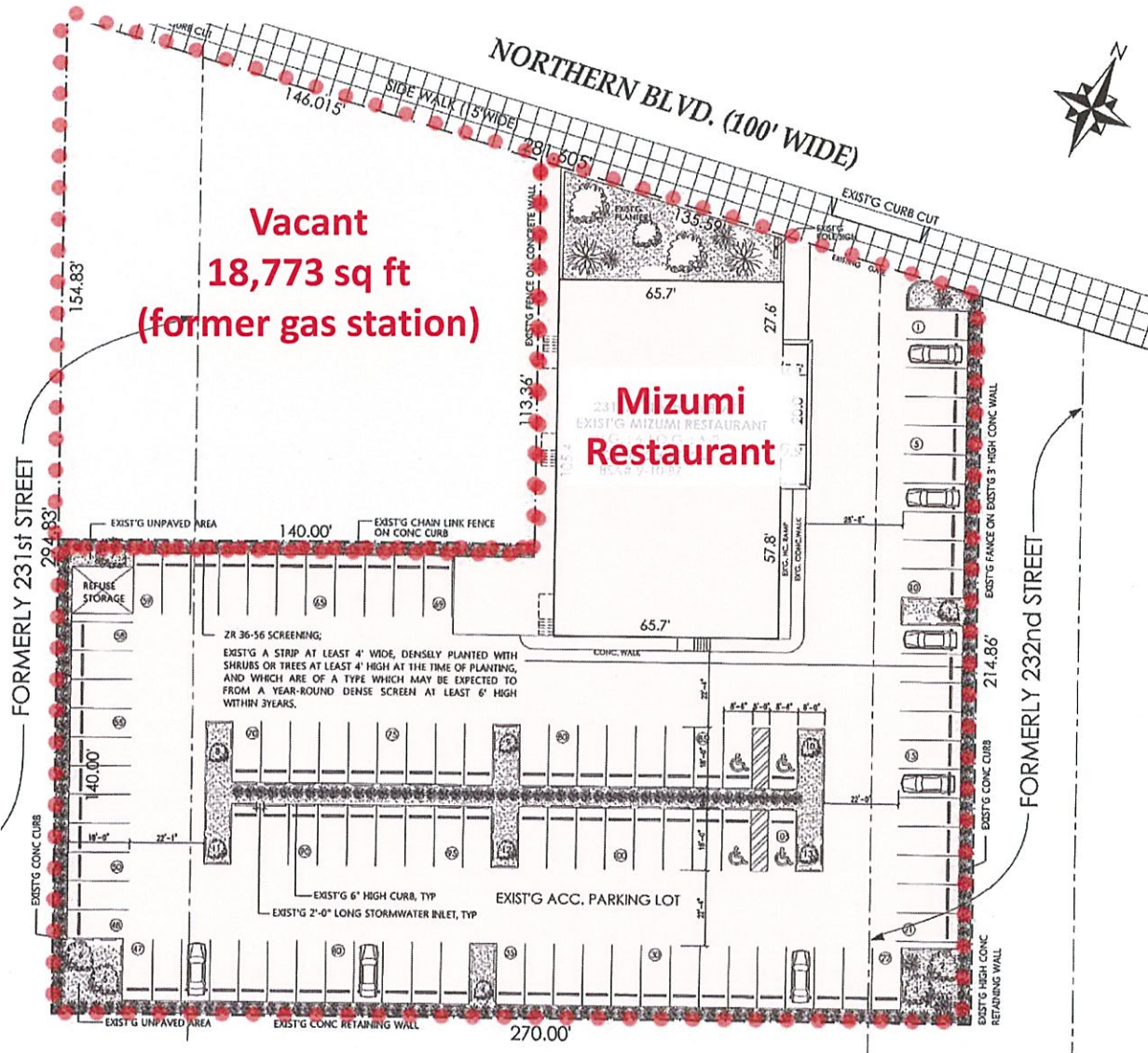
Surrounding Area & Rezoning Area



Commercial Context in R1-2 Zoning District



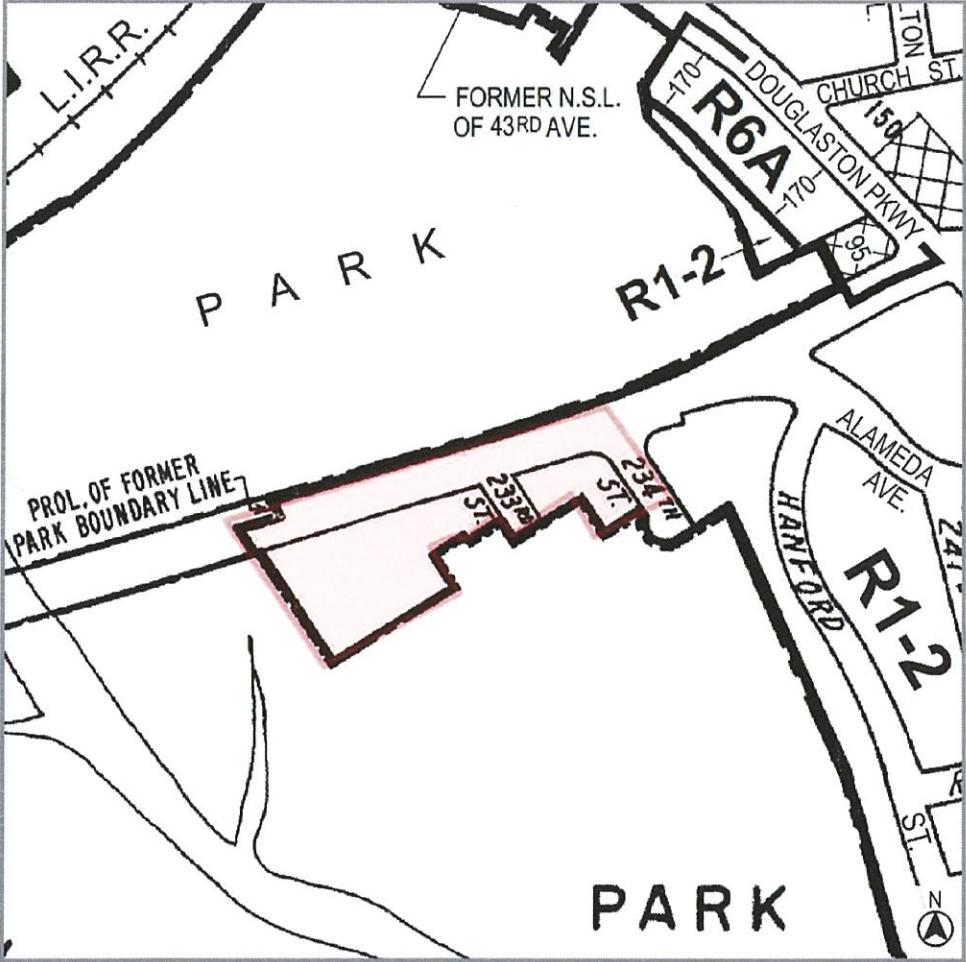
Existing Site Conditions



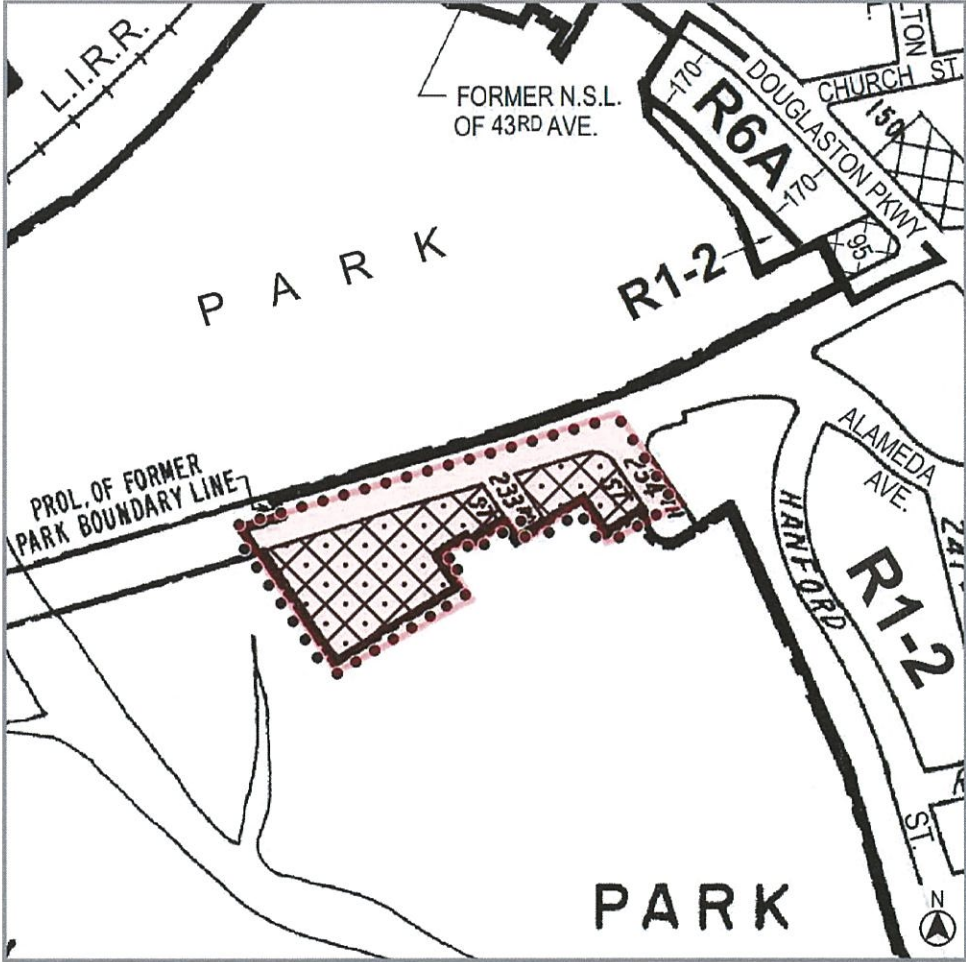
Site Plan of existing Mizumi Restaurant

- 68,807 sq ft site
- Zoned R1-2 in 1961
- Restaurant use at site beginning in 1976 per BSA variance
- Mizumi restaurant use established per 2010 BSA variance (no term)
- 18,773 sq ft vacant portion was former Getty gas station per 1929 BSA variance (closed in 2012 and demolished in 2015)

Zoning Change Map



Current Zoning Map (11a)



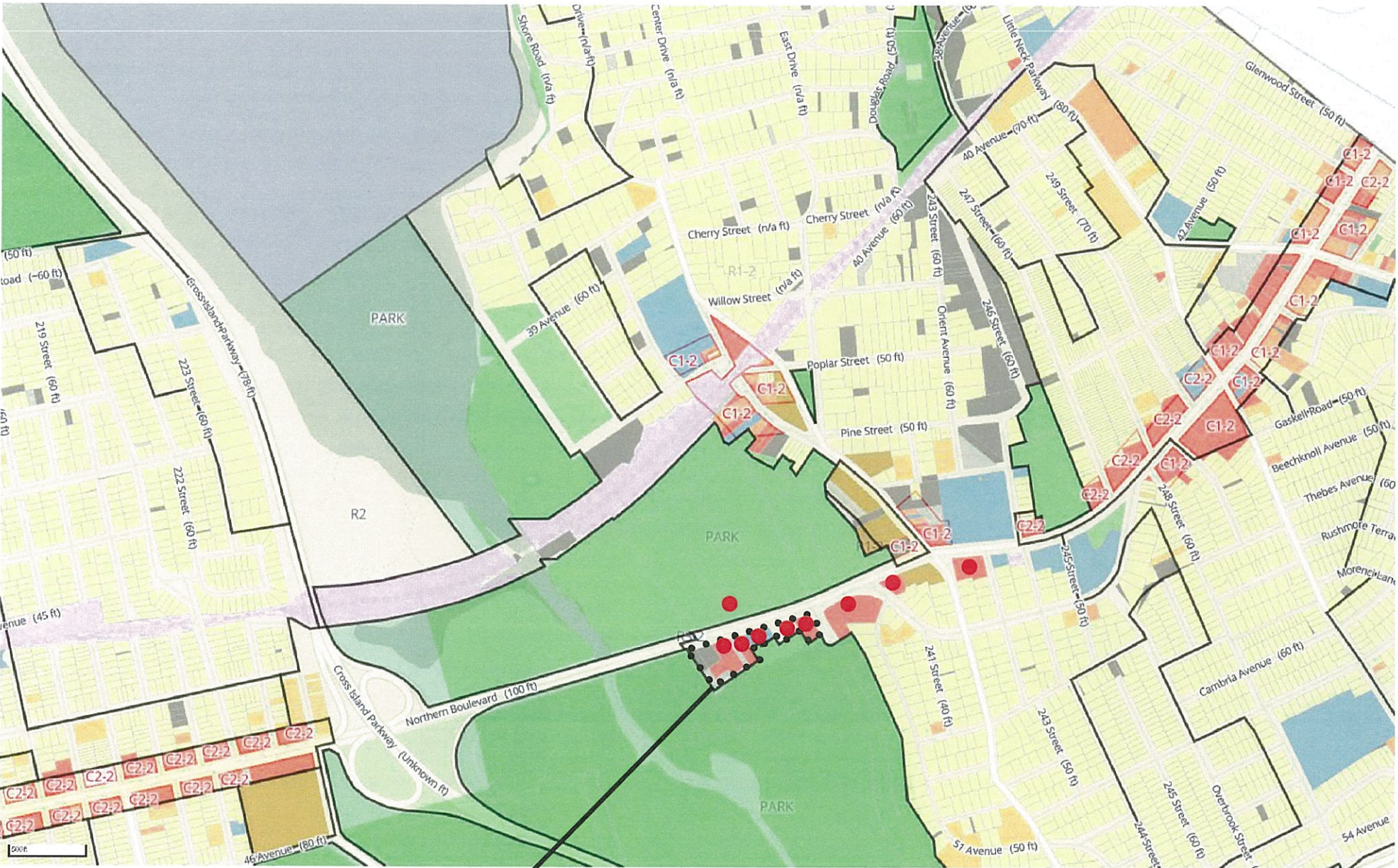
Proposed Zoning Map (11a) - Area being rezoned is outlined with dotted lines

Rezoning from R1-2 to R1-2/C2-2

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Commercial Overlays in Community District 11 on Northern Boulevard



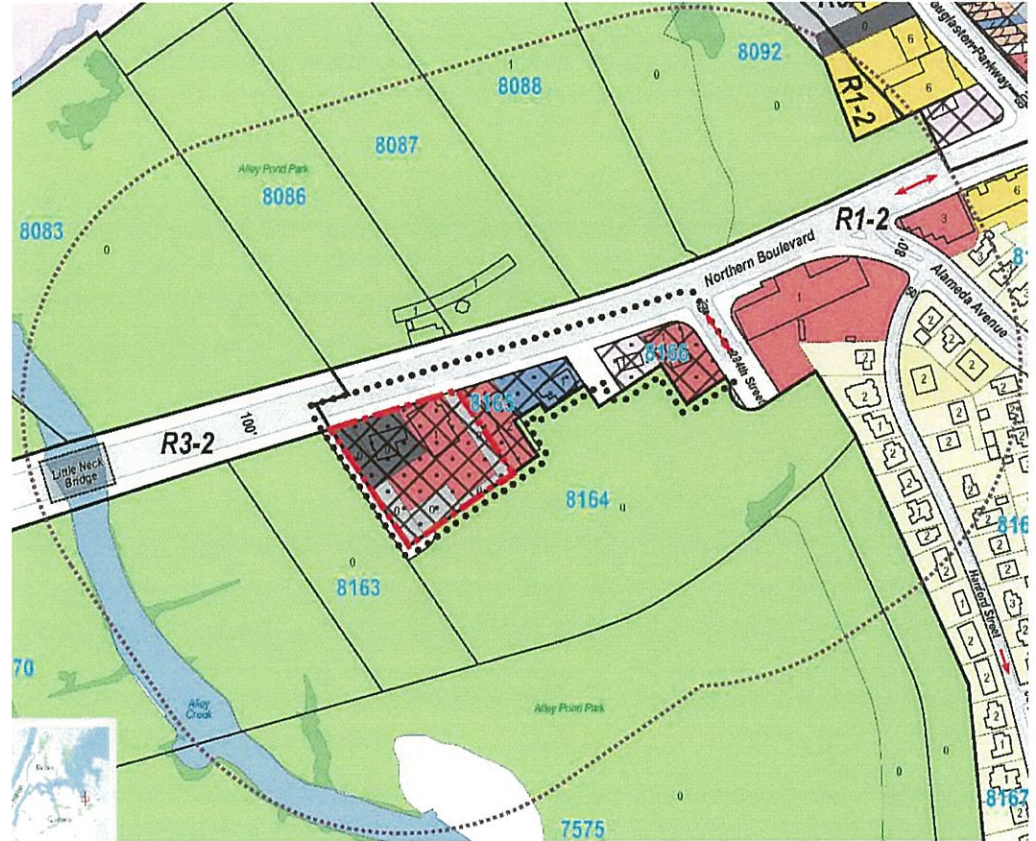
Powered by Zola | zola.planning.nyc.gov | NYC Department of City Planning

Rezoning Area

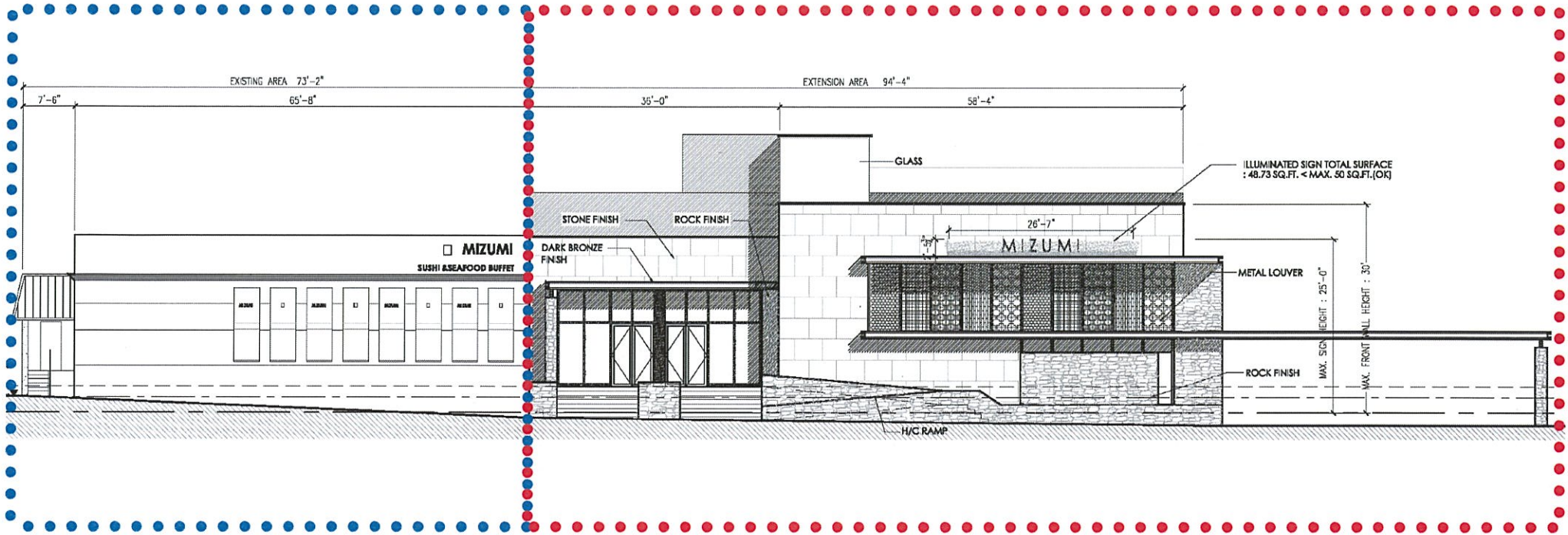
● = BSA Variance

Benefits of Proposed C2-2 Commercial Overlay

- Ensures certainty and promotes predictable commercial use
- Cohesive - all property subject to same R1-2/C2-2 zoning regulations
- Max commercial FAR of 1.0
- Max street wall height of 30 ft
- Parking required - 1 space/300 sf
- Encourages investment in low density commercial businesses
- Multi-family & hotel uses are not permitted



Mizumi Restaurant Expansion



Existing Mizumi Restaurant

Proposed Mizumi Expansion

- Proposed 15,834 sq ft expansion of Mizumi restaurant (30-foot height) with additional parking
- Increases Mizumi restaurant to 22,910 sq ft (0.33 FAR)
- Flood resilient construction and NYS DEC-approved storm water management system and vapor mitigation system

Concerns Expressed by Community Board 11

BSA Variance is More Appropriate

- Reliance on ad hoc variances does not represent sound planning principles - R1-2/C2-2 zoning would provide comprehensive bulk and use controls on potential development within Rezoning Area

Loss of Control Over Development

- Variance approval is based on findings by BSA, not Community Board recommendation (Community Board 11 supported 2015 variance)

Rezoning Area Should be Parkland

- Current Alley Pond Park boundary established in 1981 - there are no plans for City to acquire the privately-owned properties in Rezoning Area

Spot Zoning

- Rezoning area includes Mizumi and neighboring properties - all would be subject to same R1-2/C2-2 zoning controls on permitted uses/bulk

Higher Density Zoning is Next

- Rezoning proposes a C2-2 commercial overlay within existing R1-2 on historically commercial portion of Northern Boulevard - any further action would require discretionary approval by City Council or BSA



231-06 Northern Boulevard Commercial Overlay

Queens Community District 11

Council District 19

ULURP: C210394ZMQ

Applicant: Kenfa Madison LLC (Mizumi Restaurant)

Representative: Frank St. Jacques, Akerman LLP

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

湖 MIZUMI

Dear Community Board 11,

I am a local business owner who supports the rezoning sought by Mizumi Restaurant to establish a C2-2 commercial overlay along the south side of Northern Boulevard between the edge of Alley Pond Park and 234th Street.

Mizumi is a family-owned small business that has been trying to expand their restaurant for over 8 years. Unfortunately, they need City approval because this part of Northern Boulevard is only zoned to allow single-family residential use - even though it has been entirely commercial over 6 decades!

Our small businesses are our local economy. We provide the essential goods and services that help this neighborhood thrive. Local businesses need the support of this community not only through residents' patronage, but also when it comes to decisions around commercial use on this part of Northern Boulevard. The C2-2 zoning change will promote predictability and commercial investment - and even help Alley Pond Park by encouraging environmental remediation.

Let's cut the red tape and support this family's ability to grow their business and continue to thrive in our neighborhood. After our community has suffered so much hardship and economic devastation due to COVID-19, we support this local business and want to see it grow. We hope you will do the same.

Thank you,

#	Name	Business	Email	Phone
1.	Milton	IL Sapore	miltonj2017@gmail.com	718-224-8009
2.	K. Supur	Parkway	Kiki71@gmail.com	718-224-0101
3.	M K Chan			718-286-9920
4.	Han Li	Liquor Store		718-220-0114
5.	John	Azell		718-425-4529
6.	Gigi Jonez	JW State Farm	Gonggongisraelj@gmail.com	(410) 703-5326
7.	Sally Yi	JW State Farm	Sallygongjiu@yahoo.com	718-971-0224
8.	Simon Park	Jw State Farm	Sanshin Simon Park@gmail.com	917-538-5253
9.	Jackie Lee	Lonely Dog		
10.	Joseph A	come dental	248-12 #	718 938 1121

2F

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Thank you,

#	Name	Business	Email	Phone
1.	Granny Lin	Little Neck Eyecare		718-229-6780
2.	Christina Tuzsi	Little Neck Eyecare		718-229-6780
3.	Guoyu Wu	"		718-229-6780
4.	Danielle K.	"		718-229-6780
5.	Elite Wan	Resident 42-47 248th St		646-708-1946
6.	Susan Kim	Dana Pharmacy		718-224-3233
7.	Shinyoo Choi	Nana Hair Salon		718-717-9903
8.	J. Lee	Hair Salon		917-698-9282
9.	Adam Zheng	All Star Wine & Liquors		917-468-4222
10.	FRANKLIN INC	2FS Plaza LLC	franklin@hst.com	917-412-0237

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Thank you,

#	Name	Business	Email	Phone
1.	Julia Butcher	Haydn physical therapy		718-281-4400
2.	Yeseo Park	Haydn physical therapy		718-281-44082
3.	Mike Kim	east Coast fishing		718 671-2126
4.	HAIYAN CHEW	Donut Craft		347-235-0291
5.	Yeseo Park	Donut Craft		
6.				
7.				
8.				
9.				
10.				



Howard Graf, *Chairperson*
Richard Dzwlewicz, *Vice Chairperson*
Patrick Yu, *Secretary*
Michelle Stoddart, *Associate Secretary*
Patricia Mezeul, *Treasurer*
Nash Roe, *Associate Treasurer*
Thomas J. Santucci, *Immediate Past Chairperson*

Thomas J. Grech, *President & Chief Executive Officer*

July 28, 2022

Hon. Council Member Vickie Paladino
New York City Council, 19th District
20-15 Francis Lewis Boulevard
Whitestone, NY 11357

Re: ULURP # 210394 ZMQ, 231-06 Northern Blvd. Commercial Overlay

Dear Council Member,

I am writing to express the enthusiastic support of the Queens Chamber of Commerce for the proposed commercial overlay on this section of Northern Boulevard. The Queens Chamber of Commerce has existed for over 100 years to foster connections, educate for success, and develop programs that serve our business community to help build a vibrant Queens.

Mizumi Restaurant is a local, immigrant and family-run business that is a vital part of the Little Neck community and a Queens Chamber Member. The Chiang family has spent years trying to find a way to expand their successful business and create more local jobs for this community. In these times when our city struggles to recover from the economic devastation of COVID, small businesses like this restaurant need more support than ever, not more hurdles in the way of job creation. This project will generate up to 30 new permanent jobs and support an estimated 65 temporary construction jobs.

This is an appropriate and reasonable change to an existing commercial area, and this overlay will create predictability that drives private investment. Every neighborhood needs commercial services, and the Mizumi restaurant is well-loved in this community. There is already a dedicated traffic light on Northern Boulevard at the site which will help traffic flow, and they are proposing plenty of parking. There is a need for spaces in neighborhoods where people can gather, to celebrate family events and milestones (baby showers, retirement parties, birthdays), and the proposed Mizumi expansion will meet that need.

The Queens Chamber urges you to support this commercial overlay with the understanding that this proposal is modest and appropriate and will create jobs and economic development for a better Queens.

Sincerely,

A handwritten signature in black ink that reads 'Thomas J. Grech'.

Thomas J. Grech

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Halletts North Res. No. _____

in favor in opposition

Date: 7/28

(PLEASE PRINT)

Name: Claudia Coger

Address: _____

I represent: Astoria Houses

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Halletts North Res. No. _____

in favor in opposition

Date: 7/28/22

(PLEASE PRINT)

Name: Dr Anju Raghchandni

Address: _____

I represent: Zone 126

Address: 31-10 23rd Street, Astoria NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Halletts North Res. No. _____

in favor in opposition

Date: 7/28/22

(PLEASE PRINT)

Name: Victoria Kammer

Address: 41st Ave Long Island City

I represent: Eastern Baptist Association /ia

Address: Pastor Gilbert Pickett

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Halletts Res. No. _____

in favor in opposition

Date: 7/28/22

(PLEASE PRINT)

Name: Rev Hassan Clark

Address: _____

I represent: Center of Hope International

Address: 12-11 40th Ave Long Island City

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Halletts Res. No. _____

in favor in opposition

Date: 7/28/22

(PLEASE PRINT)

Name: Pastor Corwin Mason

Address: _____

I represent: Community Church of Astoria

Address: Broadway, Queens NY 11106

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Halletts North Res. No. _____

in favor in opposition

Date: 7/28

(PLEASE PRINT)

Name: Jay Valgren

Address: Studio V

I represent: Halletts North

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 7/28

(PLEASE PRINT)

Name: Ken Smith

Address: Ken Smith Workstop

I represent: Hallett's North

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 7/28

(PLEASE PRINT)

Name: Rob Huberman

Address: Herrick Feinstein

I represent: Hallett's North

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

*Applicant Team
1810
Randall
Bldg.*

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jaclyn Scarinci, Akerman LLP.

Address: Randall

I represent: Case DeLore + Vertical Community Development

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Applicant
Team

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/28/22

(PLEASE PRINT)

Name: LEON HOVSEPIAN

Address: RANDALL AVE, BRONX

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. T2012-1831

in favor in opposition

Date: 7/28/22

(PLEASE PRINT)

Name: FRANK ST. JACQUES - AKERMAN LLP

Address: 6th AVE NYC 10010

I represent: KENFAMADISON LLC (APPLICANT)

Address: 231-06 NORTHERN BLVD, QUEENS

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THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. C22017 Res. No. _____

in favor in opposition

Date: 7-28-22

(PLEASE PRINT)

Name: ERIC PANATIER

Address: Booy Site

I represent: 1959 Strang LLC

Address: 1958 Strang

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/28/2022

(PLEASE PRINT)

Name: CARLOS CANO

Address: W 78th ST, NY, NY 10025

I represent: URBAN URBOUND

Address: 12-11 40th AVE, LIC, NY 11101

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/28/22

(PLEASE PRINT)

Name: REV. HASSAN CLARK

Address: 12-11 40th Ave

I represent: Center of Hope International

Address: 12-11 40th Ave L.I.C NY 11102

Please complete this card and return to the Sergeant-at-Arms