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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June 17, 2026
Start: 11:08 a.m.
Recess: 12:09 p.m.

HELD AT: 250 Broadway-8th Fl.- Hearing Rm. 3

B E F O R E: Farah N. Louis
Chairperson

COUNCIL MEMBERS:
David M. Carr
Elsie Encarnación
Amanda C. Farías
Simcha Felder
Yusef Salaam
Justin E. Sanchez
Lynn C. Schulman
Shanel Thomas-Henry

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

Lea Vallone
Akerman LLP

Steven Sinacori
Akerman LLP

Marva Dudley
Flushing Suburban Civic Association

Jill Cheatham

Maria Silva
SEIU Local 32BJ

Eric Palatnik
Applicant for 198-208 Richmond Terrace

SERGEANT AT ARMS: Good morning, ladies and gentlemen. Welcome to the New York City Council hearing for the Subcommittee on Zoning and Franchises. At this time, I'd like to remind everyone to please silence all devices, and at no point during the hearing may you approach the dais. If you wish to testify at today's hearing, please see a Sergeant at the back of the room to fill out a testimony slip, even if you have registered previously online. Chair, we are ready to begin.

CHAIRPERSON FARIAS: Good morning and welcome to a meeting of the Subcommittee on Zoning and Franchises. I am Council Member Farah Louis, Chair of the Subcommittee. This morning we are joined by Council Member Salaam. Today we are holding three hearings on the following proposals: 164th Street mixed-use residential rezoning in Council Member Gennaro's district, 50-20 108th Street mixed-use residential rezoning in Council Member Thomas-Henry's district, and 198-208 Richmond Terrace mixed-use residential rezoning in Majority Whip Hanks's district. This meeting is being held in hybrid format. Members of the public who wish to testify may testify in-person or via Zoom. Members of the public

wishing to testify remotely may register by visiting the New York City Council's website at www.council.nyc.gov/landuse to sign up. Or for those of you who are here in-person, please see one of the Sergeant-at-Arms to prepare a sub— to prepare and submit a speaker card. Members of the public may also view a livestream broadcast of this meeting at the council's website. When you are called to testify before the subcommittee, if you are joining us remotely, you will remain muted until recognized by myself to speak. When you are recognized, your microphone will be unmuted. We will limit public testimony to two minutes per witness. If you have additional testimony that you would like the subcommittee to consider, or if you have written testimony that you would like to submit instead of appearing in-person, please email it to landusetestimony@council.nyc.gov. Written testimony may be submitted up to three days after the hearing is closed. Please indicate the LU number and project name in the subject line of your email. We've also been joined by Council Member Encarnacion. We request that witnesses joining us remotely remain in the meeting until you are excused, as Council Members may

have questions. Lastly, for everyone attending today's meeting, this is a government proceeding and decorum must be observed at all times. Members of the public are asked not to speak during the meeting unless you are testifying. The witness table is reserved for people who are called to testify, and no video recording or photography is allowed from the witness table. Further, members of the public may not present audio or video recordings as testimony, but may submit transcripts of such recordings to the Sergeant-at-Arms for inclusion in the hearing record. I will now open the first public hearing on LUs 94 and 95 regarding 104th Street, a mixed-use residential rezoning proposal in Fresh Meadows, Queens, in Council Member Gennaro's district. The proposal involves a zoning map and text amendment. Applicant is seeking to build a mixed-use residential building with approximately 80 apartments. Mandatory inclusionary housing would be mapped as part of this application. So up to 24 of the apartments would be permanently affordable depending on the affordability options selected. For anyone wishing to testify regarding this proposal remotely, if you have not already done so, you must register online by visiting

the council's website at council.nyc.gov/landuse. For anyone with us in-person, please see one of the Sergeant-at-Arms to submit a speaker card. If you will— if you would prefer to submit written testimony, you can always do so by emailing it to landusetestimony@council.nyc.gov. I will now read a statement by Council Member Gennaro. We all understand the need for more housing, especially affordable housing, in all parts of the city and borough of Queens. However, my community has raised reasonable concerns about this proposed density and height in a predominantly low-scale neighborhood of one- and two-family homes. I have my own concerns about infrastructure capacity as well. I look forward to working with the applicant team and my community to get an outcome that will address the most serious concerns in a way that we all can be satisfied with. I will now call the applicant panel for this proposal, which consists of Lea Vallone and Steve Sinacori.

COMMITTEE COUNSEL: Could you please raise your right hand and state your name for the record?

LEAH VALLONE: Leah Vallone.

STEVEN SINACORI: Steven Sinacori.

COMMITTEE COUNSEL: Do you swear to tell the truth and nothing but the truth in your testimony this morning and in response to council member questions?

LEA VALLONE: Yes.

STEVEN SINACORI: I do.

COMMITTEE COUNSEL: Thank you.

CHAIRPERSON FARIAS: Thank you. You may now begin your testimony, which is limited to 10 minutes, and you should start to— you should start to conclude your presentation after eight minutes. When you begin your presentation, please restate your name and organizations. You all may begin.

LEA VALLONE: Hi, thank you again. Thank you for having us today. My name is Lea Vallone. I'm an associate at Ackerman LLP, and I'm joined by Steve Sinacori, who's a partner at Ackerman LLP. Together, we're representing the applicant on this application. Next slide, please. Or— oh, thank you. This is an application in Queens Community District 8 to establish R6A and C24 zoning that would facilitate construction of a six-story mixed-use development with approximately 80 units, including 24 MIH units

and a daycare on 164th Street in the Hillcrest neighborhood. Next slide, please.

COMMITTEE COUNSEL: Just one second. Let's try to— is this the correct slide?

LEA VALLONE: Yes.

COMMITTEE COUNSEL: Thank you.

LEA VALLONE: Awesome. The rezoning area is located on the east side of 164th Street on the block front between 75th Road and 76th Avenue. It was zoned R32 in 1961, and since the enactment, there hasn't been any changes. It's worth noting that there's a large R6 zoning district three blocks to the north of the rezoning area. Next slide, please. The rezoning area and the block front to the north have been historically non-residential and mixed-use, despite the absence of a commercial overlay, which is in contrast to the surrounding low-density context. 164th Street is a 120-foot-wide north-south corridor, and there are several mass transit options available here, including multiple local and express buses along 164th Street, as well as the EF train at Parsons Boulevard. Next slide, please. So the rezoning area is shown looking east here, and you can see with this aerial view how wide 164th Street is.

Next slide, please. The application is seeking a zoning map amendment which would allow new multifamily housing production on an underutilized site with access to mass transit. So the R6A/C24 along this block front would allow for an appropriate increase in density and the reinforcement of the existing commercial nature of the corridor here. This zoning district is also more reflective of recent land use patterns in the surrounding area, as evidenced by the Union Turnpike rezoning and the Jamaica Hillcrest rezoning. Next slide, please. The proposed actions here would facilitate a mixed-use development with ground floor community facility use as a daycare, which would be an expanded daycare for the current daycare on the site, and although an R6A would permit up to a nine-story building, the site configuration here allows for an efficient plan of only six stories along 164th Street with setbacks on 75th Road and 76th Avenue. Next slide, please. So this is just showing some massings. Open space for building residents would also be provided on the rooftops as well as in the rear yard equivalent. Next slide, please. So there are 80 total dwelling units with 24 permanently affordable units. This breakdown

shows what the proposal would map pursuant to MIH Option 1. It's probably easier to just read the breakdown of the units and percentages based on the slide here. Next slide, please. Oh, next slide. And then next after the appendix, thanks. So this is just some data from the community district profile. Community District 8 is 48.5 percent rent burdened, emphasizing that need to provide more permanently affordable units. As shown here as well, 80 percent of the buildings were built before 1970 despite the need for new housing. It's worth noting that there's also no MIH areas mapped in the surrounding area. Next slide, please. The map shows some further detail. Oh, wrong slide. It's fine. The tax map as well as these plans show some further details with respect to the rezoning area. You can kind of see based on the lots that it's approximately a 240—24,000 square foot lot, and it has frontage on those three roads shown on the site plan there, which is 164th Street, 75th Road and 140th Avenue. Next slide, please. That's just the ground floor plan. There's a large community facility space that I mentioned previously that will be utilized as a daycare. Next slide, please. That's the cellar floor plan, and this

has the accessory off-street parking garage with a curb cut providing vehicle access from 164th Street with provided parking exceeding the parking requirements. Next, but I think these are just the plans wrapping up, so I don't— I'm not sure. Yeah, great. Okay, so that's the end of our presentation. We're happy to answer any questions. I remember you noted some concerns and we're happy to discuss them further.

CHAIRPERSON FARIAS: Thank you for your presentation. We've also been joined by Council Members Felder, Minority Leader Carr, and Council Member J. Sanchez. Just have a few questions for you all. Only— so have you had any opportunities since the Community Board's recommendation to engage with the nearby civic associations that have written in opposition to the heights and density of the project?

LEA VALLONE: The team here has been very open to the fact- to hear from the interest regarding community facility space as well as connecting with the civic associations. To my understanding, I believe we have reached out and have not received a response.

CHAIRPERSON FARIAS: Okay. And how many seats are in the existing daycare facility and how many seats would be in the new one? And what will happen to the daycare during construction?

LEA VALLONE: Yeah, so the daycare currently— is currently licensed for 85 children. The larger space would allow for an increase in nearly double the amount of children and expanded programming. It's currently a New York City early education center, offers a broad range of services, but the operator also owns several daycares in the area. So, if this was to be approved, we have written a letter stipulating, which we would be having to provide, explaining how it's been committed to that the children could be accommodated at the other locations locally, and there would be no concerns there.

CHAIRPERSON FARIAS: Okay. And the proposed zoning district allows building up to 95 feet, but your proposal is only up to 65 feet. Can you explain why you are not seeking to map a different zoning district such as an R6B?

STEVEN SINACORI: Sure. All of the floor area is used up in the current height. So it doesn't

make any sense to go above that because the floor plates would become inefficient. So we're able to use all the square footage in the rendition that you see now.

CHAIRPERSON FARIAS: Got it. And I will now rec— I now have questions from Council Member Gennaro. The blocks surrounding this site are entirely small homes. How did you determine that a six-story building would be an appro— appropriate for this location?

STEVEN SINACORI: Given the size of 164th Street, which is 120 feet in width as a zoning-wide street, we placed all the bulk on 164th Street. It's a well-traveled thoroughfare, so that's how that was determined.

CHAIRPERSON FARIAS: Second question: does the proposed project step down in height towards the neighboring houses on the block?

LEA VALLONE: Yes, it does provide setbacks towards the neighboring houses on 75th Street and 76th Road. And I'd also just like to add on to the previous point that we believe it's— we're providing an- we're providing affordable housing on an underutilized site, and it's appropriate density

here due to the fact that it's located on a wide street that's transit-oriented, and it also has similarity to the nearby rezonings that were more recent, obviously, than what was previously enacted and hasn't been changed since. The 2014 Union Turnpike rezoning was a rezoning from R5D to C12. This was 0.3 miles to the south, and this was to facilitate a six-story development. The Jamaica Hillcrest rezoning was a city-sponsored rezoning of approximately a 70-block area, and the zoning map amendments there were intended to encourage new residential and mixed-use buildings on major streets while also accounting for the lower residential context on the mid-blocks of the residential corridors.

CHAIRPERSON FARIAS: Alright. Do you have a sense of how much water and sewer hookup costs might be, and could unexpected high costs threaten the viability of this project?

STEVEN SINACORI: We can– we can get back to you. We don't have those estimates with us today.

CHAIRPERSON FARIAS: Lastly, with approximately 37 parking spaces proposed, how was that number determined?

LEA VALLONE: Yeah, we actually- to my understanding, we are exceeding the parking requirements here and provided an accessory off-street parking garage on the cellar floor so that parking residents would be able to- parking residents- I believe it's- I actually don't want to- I will get back to you on the exact percentage, but we're accounting for a percent of the tenants within the building and wanted to account for the parking. But I might note that the EAS, since this was filed pre-GFT, there was an EAS conducted on the site and the EAS noted that there is no significant adverse impact on any of the parking, traffic, or infrastructure in the area.

CHAIRPERSON FARIAS: In your presentation, I saw 50 parking spaces. Was that correct?

LEA VALLONE: Yes, that's correct.

CHAIRPERSON FARIAS: Okay, so his number here—

LEA VALLONE: yeah, I don't—

CHAIRPERSON FARIAS: [interposing] Yeah, no worries. We've also been joined by, uh, Majority Whip Hanks. I will now invite my colleagues if anybody has questions for this applicant. Seeing

none, this applicant is now excused. Thank you for making time to be here today. Council, are there any members of the public who wish to testify remotely or in person regarding this proposal?

COMMITTEE COUNSEL: Yes, Chair, we have two members online who would like to testify.

CHAIRPERSON FARIAS: Oh, alright, you're now excused. We'll take those questions online.

LEA VALLONE: Thank you.

CHAIRPERSON FARIAS: Okay, for members of the public here to testify, please note that witnesses will generally be called in panels of three. If you are a member of the public signed up to testify, please stand by when you hear your name being called to to prepare to speak when I indicate that you may begin. Please also note that once all panelists in your group have completed their testimony, if remotely, you will be removed from the meeting as a group, and the next group of speakers will be introduced. So once removed, participants may continue to view the livestream broadcast of this hearing on the Council website. Members of the public will be given two minutes to speak. Please do not begin until the Sergeant-at-Arms has started the

clock. The following individuals who signed up to testify should now come to the witness table and— sorry, online. I need to sleep. Now we have Marva Dudley and Jill Cheatham, and we'll start with Marva.

MARVA DUDLEY: Good morning, everyone. Is it required that I have my screen open?

CHAIRPERSON FARIAS: No, it's not required, but you may begin.

MARVA DUDLEY: Okay, thank you. Again, my name is Marvin Dudley. I am the President of the Flushing Suburban Civic Association, and my testimony today is in opposition of this application. I want to first start with some corrections that I need to make that- there were statements that were made by the representatives of the applicant. Number one, there is no express bus service on 164th Street. There never was and there never has been, and it's not any as of today. The express bus service runs along Union Turnpike. Secondly, the bus stop that was located on that particular block was since removed when the MTA did the complete overhaul of the bus system in the borough of Queens. Secondly, as for myself and other civic leaders that I have been in contact with, the applicant nor its representatives have not reached

out to any of us. So to hear that they did reach out and did not hear back from us, that is also incorrect. We have asked constantly to have some type of dialogue with them. And we requested it even at the community board meeting directly with the representative that was there, and that was never done. And this is very concerning to us because then we don't want this to be set as a precedent where this type of project can be brought, you know, brought into an area and they feel as though they don't need to have any type of dialogue with civic leadership or even residents at all and then still proceed? Because then we're concerned, and then this will be an ongoing pattern.

SERGEANT AT ARMS: Thank you for your testimony. Your time has expired.

CHAIRPERSON FARIAS: Thank you, Marva.

MARVA DUDLEY: Thank you.

CHAIRPERSON FARIAS: We'll now hear from Jill.

JILL CHEATHAM: Hi, I get kind of nervous, but this— I, I request that you respectfully deny this application. I oppose it. Yes, and because they don't have a community— we don't have a community

plan. They just submitted this in their upzoning, and what they're doing is they have their spot zoning now. If they build that, they're spot zoning because there's only one building being built for this one site, and you can't do that for the whole block when you block one or two-family houses. It's illegal. It's called spot zoning. And then you have– it's not a transit area. It's beyond the transit area. There's no transportation. The woman was wrong in saying that there's wide streets. There's no wide streets. There's only 164th, but it has a middle island. And also 75th Road and 76th Avenue is only 25 to 30 feet wide. It's two-way. It has to be one-way. They say it's 60 on their mapping. It's totally wrong. It should be maximum R5D, 45 feet high in a non-transient zone, not 55, not 65, not 75. Never be R6. We're not Palm Rock [sic], we're not anything else. I have so much to say. It's just so much to– it's too much to say— do, but it's not as-of-right. The R3— R-3-2. And the daycares, they're going to mess up all the other daycares. We have six daycares already, not including this one, and they're going to either bring down the other daycares by having too many daycares. And also they're being kind of

excessive with their building because they want more money, because they don't have to build that high. They can just build like the other co-ops and condos have been built, built around here, four stories, about 30 apartments, they have parking underneath, and everything is fine. But this— we have no open land there. It's all little houses, little blocks, no stop signs. I asked for them. No, no tree— trees are falling down, the sidewalks are up. We don't get any help here. We need a comprehensive plan.

CHAIRPERSON FARIAS: Thank you, Jill. Feel free to-

JILL CHEATHAM: [interposing] This is only a part of what I'm saying, but we have to get something done because it's a low-density area.

CHAIRPERSON FARIAS: Jill?

SERGEANT AT ARMS: Thank you for your testimony.

JILL CHEATHAM: We can't have upzoning or medium or high-denisity-

SERGEANT AT ARMS: [interposing] Thank you for your testimony. Your time has expired.

JILL CHEATHAM: [inaudible] area in this area. But also there's an area there that I talked about the other day—

CHAIRPERSON FARIAS: [interposing] Jill? Jill?

JILL CHEATHAM: [inaudible] And Casino Boulevard. It's like, Liquidators used to be there-

SERGEANT AT ARMS: [interposing] Your time expired. Thank you for your testimony.

JILL CHEATHAM: and this shopping stuff like that's only one zone, and they could build up eight stories, 13 stories there. The-

CHAIRPERSON FARIAS: [interposing] Jill, I don't think you can hear us, so we have to cut you off, but if you want to submit additional testimony-

JILL CHEATHAM: [inaudible] area where they cannot develop unless-

CHAIRPERSON FARIAS: [interposing] you can do so by sending it to landusetestimony@council.nyc.gov.

JILL CHEATHAM: [inaudible] 60 years, over 60 years. My family's been there 70 or 80 years. I, you know, and I'm a Black American. I'm going to be displaced. My taxes go up. I have a 6,500 lot. Like,

can I do this on my property? Can I build an eight-story building on my property with my neighbor that also has a 6,500 lot? We're the only two left with a 6,500 lot.

CHAIRPERSON FARIAS: Jill is very passionate. We appreciate her-

JILL CHEATHAM: [inaudible] my house. I've been here all my life. Where am I going to go?

CHAIRPERSON FARIAS: Jill, can you hear us?

JILL CHEATHAM: You know, it's not a town center anymore because they're messing things up. Uh, what else?

CHAIRPERSON FARIAS: Thank you, Jill, for your testimony. If there are any members of the public—

JILL CHEATHAM: [interposing] Oh, the parking is 50 things-

CHAIRPERSON FARIAS: [interposing] Okay.

JILL CHEATHAM: 50 parking spaces, but there's like sardines. They need to hire a valet. It's done wrong? If they have a smaller building, they can have like 30 parking spaces, and they're taking down another house that's being demolished and

another house is being for sale, and they can make those two houses into daycare.

CHAIRPERSON FARIAS: Thank you, Jill. If you have additional testimony, you could submit it to landusetestimony@council-

JILL CHEATHAM: That is overdeveloping for no reason.

CHAIRPERSON FARIAS: Okay, we'll stand at ease.

JILL CHEATHAM: Sorry, I got muted. I guess I'm done. Can I still speak?

CHAIRPERSON FARIAS: Alright, if there are any members of the public who wish to testify regarding this proposal remotely, please press the raise hand button now. Or if you are in-person, please identify yourself to the Sergeant-at-Arms. This is the last call for this application. Alright. Being there no members of the public who wish to testify regarding LUs 94 and 95 relating to the 164th Street mixed-use residential rezoning proposal, the public hearing is now closed and these items are laid over. I now open the second public hearing on LUs 96 and 97 regarding 50-20 108th Street, a mixed-use residential rezoning proposal in Flushing, Queens,

and Council Member Thomas-Henry's district. The proposal involves a zoning map and text amendment. Applicant is seeking to build two mixed-use residential building— buildings across the street from one another. The two proposed buildings would have approximately 196 apartments. Mandatory inclusionary housing would be mapped as part of this application. Stand at ease. We'll stand at ease. This is a check to see if I could be heard online. Can anyone online hear me?

UNIDENTIFIED: Yes, we can hear you.

UNIDENTIFIED: Yes.

CHAIRPERSON FARIAS: Thank you. One second. Okay, let's do it again. Yes, I will now open the second public hearing on LUs 96 and 97 regarding 50-20 108th Street, a mixed-use residential rezoning proposal in Flushing, Queens, in Council Member Thomas-Henry's district. The proposal involves a zoning map and text amendment. Applicant is seeking to build two mixed-use residential buildings across the street from one another. The two proposed buildings would have approximately 196 apartments. Mandatory inclusionary housing would be mapped as part of this application, so up to 59 of the

apartments would be permanently affordable depending on the affordability option selected. For anyone wishing to testify regarding this proposal remotely, if you have not already done so, you must Register online by visiting the Council's website at council.nyc.gov/landuse. For anyone with us in-person, please see one of the sergeant-at-arms to submit a speaker card. If you would prefer to submit written testimony, you can always do so by emailing it to landusetestimony@council.nyc.gov. I will now recognize Council Member Thomas-Henry for remarks.

COUNCIL MEMBER THOMAS-HENRY: Good morning, and thank you, Chair Louis, for hosting this hearing, and to my fellow committee members, thank you for always showing up. As Council Member— the Council Member representing this community, I approach every proposal with a simple question: how does the— this improve quality of life for the people who already call this neighborhood home? The proposed rezoning at 5020 108th Street presents an opportunity to bring new housing, new commercial activity, and new community amenities to Corona. But with that opportunity comes a responsibility to ensure that growth is aligned with community needs, and that the

benefits are felt by the residents, families, and small businesses that have invested in this neighborhood for generations. Throughout this process, we've heard important feedback from Community Board 4 and local stakeholders regarding affordability, community-serving space, and the role that commercial development can play in supporting local entrepreneurs and small businesses. These concerns deserve thoughtful consideration. As we evaluate this proposal, it is important that we understand not only what is being built, but who will ultimately benefit from it. We must ensure that affordability reaches the residents who need it most. The community facility space serves a meaningful purpose, and that commercial opportunities contribute to long-term economic vitality of this neighborhood. Today, I look forward to hearing more behind the proposed rezoning area, the affordability strategy being pursued, and how the community and commercial spaces will be programmed serving local residents and businesses. Thank you, and I look forward to the discussion.

CHAIRPERSON FARIAS: Thank you, Council Member. I will now call the applicant panel for this

proposal, which consists of Lea Vallone and Steve Sinacori.

COMMITTEE COUNSEL: Could you please re-raise your right hand and state your name for the record?

STEVEN SINACORI: Steven Senacori.

LEA VALLONE: Lea Vallone.

COMMITTEE COUNSEL: Do you swear to tell the truth and nothing but the truth in your testimony this morning in response to council member questions?

STEVEN SINACORI: I do.

LEA VALLONE: I do.

COMMITTEE COUNSEL: Thank you.

CHAIRPERSON FARIAS: Thank you. You may now begin your testimony, which is limited to 10 minutes, and you should start to conclude your presentation after eight minutes. When you begin your presentation, please restate your name and organization. You may begin.

LEA VALLONE: Great. Thank you, Chair. Thank you again for being here. I am Lea Malone. I'm joined by Steve Sinacori. We are from Ackerman LLP, and we are representing the applicant on this project. Next slide, please. So this is an

application in Queens Community District 4 to change the existing R6B and R6B districts to establish R7A and R7 zoning that would facilitate construction of two mixed-use developments, which are seven and eight stories, with approximately 196 units in total, including 51 MIH units pursuant to MIH Option 1 on 108th Street in Corona. Next slide, please. So, as just noted, the proposed rezoning area is located within the R6B and R6B C23 districts. These were established in the Elmhurst-Corona rezoning of 1989, and the zoning has not changed in 37 years. Next slide, please. The aerial here— view here shows the rezoning area along 108th Street, shows development site one and two, as well as the frontage of the area on both Corona Avenue and 108th Street, which are wide streets. You can also see the commercial buildings along the southern edge of the site on this view. Development site one is approximately 28,000 square feet. It contains mostly commercial buildings and a surface parking lot, and then development site two is an approximately 15,000-square-foot corner lot that's improved with a nonconforming lumberyard. Next slide, please. The application here is seeking to change that R6B to an R7A between 108th Street and

Corona Avenue, which are again both wide streets, taking that corner shown on the map to the north of 50th Avenue and the irregularly shaped block for more appropriate density on the front- considering the frontage on two wide streets. Next slide, please. The proposed actions would facilitate the redevelopment of the two sites with new mixed-use buildings, including 95 parking spaces, which was increased by 28 percent, local retail and community facility space. Next slide, please. The slide shows the details of development site one, which features 122 of the apartments out of the total of 196 and 31 permanently affordable units. 16 additional spaces were added here for a total of 60 garage parking spaces. Next slide, please. And this is the relevance— this is the relevant square footage and details of site two, which features 74 apartments out of the 196 and 17 MIH. Five additional parking spaces were added here, and the rest of the details regarding the site are on the slide. Next slide, please. So this massing provides— was the slide skipped? Or no? It's fine. Oh, okay, we're good. Sorry. So the massing provides color on the land use in the area and shows developments in relation to

each other. There's a real mix of uses on 108th Street and Corona Avenue, which are both within and outside of commercial overlays. Uses here include commercial, industrial, and community facility. It's worth noting that 108th Street corridor is mostly developed with one to five-story commercial and mixed-use buildings, and then south of the LIE, still on that 108th Street corridor, it's mapped with that existing R6A, and it consists of some notable six to eight-story mixed-use commercial and multifamily buildings, as well as some higher density developments. Next slide, please. I also just wanted to note in relation to the previous slide before talking about the MIH that the rezoning area is within the outer transit zone, and there are several mass transit options in the surrounding area, including bus service and the 103rd Street and 111th Street subway stations to the north. So on the MIH slide, just to recap, the proposed actions would facilitate the redevelopment of two sites with new mixed-use buildings, and the number of units in total is 196. Pursuant to MIH Option 1, this would produce 51 permanently affordable units across the two development sites. And similarly to what I mentioned

in my last presentation, this slide shows the breakdown pursuant to Option 1 of what this proposal would look like. Importantly, there's a critical need for housing in Community District 4. 54 percent of the residents are red burdened, which is higher than New York City overall, as well as Queens overall. This application would provide affordable housing on an underutilized site in an area with very little housing production. Next slide, please. And I guess that's the end of it. So we are open to any questions, thank you for the presentation. And we're happy to discuss anything further, especially regarding the Council Members' concerns.

CHAIRPERSON FARIAS: Thank you for your presentation. I have two questions before I hand it over to Council Member Thomas-Henry. What is the proposed unit breakdown, including affordability levels and mix of unit sizes? I know you had it on the slide, but if you could just go over it one more time.

LEA VALLONE: Yes, I do. So the project breakdown pursuant to MIH Option 1 provides 25 percent of the residential floor area at a weighted income of 60 percent AMI. One of the concerns raised

has been the affordability to residents, and while we recognize that this will not completely solve the affordable housing crisis, the provided income range across this MIH option will address some of the critical need in the area. And with that being said, we have proposed doing this presentation today pursuant to MIH Option 1, but we're obviously open to connecting with Council Member Thomas-Henry as well.

CHAIRPERSON FARIAS: Alright. Have you engaged owners of the non-applicant sites in the rezoning area? What commitments are you willing to make to mitigate the potential displacement of existing businesses?

LEA VALLONE: Yeah, so the non-applicant, like, lots, there's 13 properties there. And one thing to note regarding potential displacement is that there is no direct displacement. The RER and the EEDE associated with this project, really it is worth noting that they do classify displacement risk as highest. However, they kind of break down how this is due to a bunch of different subindexes that we can look at within the report, and we're happy to circulate afterwards. But with that being said, the- 96 percent of this area's housing stock lacks

income-restricted units. And with respect to market pressure, the redevelopment of those relatively small independently owned properties, the EIS kind of based on the assessment, there's actually only two lots there that would constitute a projected development site and one lot as a potential development site. The EAS and the negative declaration issued also concluded that the proposed actions would have no significant adverse impacts on the socioeconomic conditions. So there was also some data within the EIS that stated that the estimated population increase resulting from the proposed rezoning would be approximately one percent. So while this is a- this is a theoretical consideration, we definitely recognize the concern within the area, and we are happy to connect with anyone who has further concerns and get back to you in writing regarding that. I do believe there was a letter circulated to the CPC on this topic already, so we can— we're happy to share that too.

CHAIRPERSON FARIAS: Thank you. I now recognize Council Member Thomas-Henry for questions. If we could unmute Council Member Thomas-Henry?

COUNCIL MEMBER THOMAS-HENRY: Thank you, Chair, and thank you to the applicant. I will say they have come and met with me a couple of times. I want to focus on the community concerns. So Community Board 4, as you mentioned, is heavily rent burdened, and the average median income is about $55,000. With the proposed plan as-is, a small number of individuals would fit under— be able to afford these units. Have you given consideration to how to accommodate the existing residents who need housing in this plan?

STEVEN SINACORI: Yes. Hi, Council Member. So we have looked at the possibility of within Option 1, bringing down some of the AMIs to a lower weighted average to respond to those concerns. So we'll be preparing a letter to you, and we will share it with the- as well as with the Land Use Division addressing that. So we'd be trying to bring the weighted average down.

COUNCIL MEMBER THOMAS-HENRY: And- and the follow-up to that is a lot of this community is families. Have you also looked at bringing down the number of studios and increasing the two and three-bedrooms?

STEVEN SINACORI: Correct. We're also having the architect look to see if we can increase some of the larger family size units. As we discussed, we will include that as well. And as far as the, you know, community facility space and the commercial space, certainly we would love to have local tenants, but specifically on the community facility space, when we start to plan the construction, we're happy to work with your office to find a local not-for-profit that might be interested in the space. Or it doesn't have to be not-for-profit, could be also, you know, another community use, but we'll work closely with your office on that as well.

COUNCIL MEMBER THOMAS-HENRY: Speaking of commercial spaces, there are quite a few commercial spaces occupied on this site, as well as I believe a couple of residential as well. Any plans for where these individuals— will there be a temporary solution where they can go during construction, or have you spoke to them about if they would be allowed to come back once finalized?

STEVEN SINACORI: Sure. Most of— correct. Most of the— most of the— obviously, we wouldn't

construct both projects at the same time. They'd have to be done, you know, in a phase. But on the restaurant site, obviously we have other commercial tenants which have, you know, been there for quite some time. So if they would like to come back once the building is complete, you know, we'll work with them to come back. Perhaps some of the tenants on the restaurant site can also take space in the first building after it's constructed. There's a— obviously, there'll be details to work out, but we'll work with your office on that.

COUNCIL MEMBER THOMAS-HENRY: Two more questions, if it's okay, Chair?

CHAIRPERSON FARIAS: Absolutely.

COUNCIL MEMBER THOMAS-HENRY: So the proposed rezoning area is generally bounded by Corona Avenue, which is predominantly a mixed-use corridor with one and two-story buildings and then 50th Avenue, which is a narrower, primarily residential street. 108th Street is the wider bus corridor with 51st Avenue across from William F. Moore Park. Can you explain the rationale for selecting these specific boundaries for the rezoning area?

STEVEN SINACORI: Well, obviously Corona Avenue and 108th Street are wide, as you say. When we worked with the Department of City Planning, you know, we– obviously we had to rezone more property than just what the applicant controls. So it was a rational proposal the way that the map was drawn. In addition, as you said, we— there was only two projected development sites within the area. So we believe that the proposed zoning is rational and makes sense, but we're happy to continue to look at it with your office.

COUNCIL MEMBER THOMAS-HENRY: And then finally, our QBP did recommend coordinating with Parks to support nearby open spaces. He highlighted William F. Moore Park. I want to add to that Flushing Meadows Corona Park, because we are in dire need of open space. As you know, the community is continuing to grow, and unfortunately our park spaces aren't adequate as they are. So is that something that you guys would look into supporting?

STEVEN SINACORI: We'd be open to work with you on that as well.

COUNCIL MEMBER THOMAS-HENRY: Thank you. Thank you, Chair.

CHAIRPERSON FARIAS: And I now invite my colleagues to ask questions. Anybody have questions? Seeing none, this panel is now excused. Council, are there any members of the public who wish to testify remotely or in person regarding this proposal?

COMMITTEE COUNSEL: No, there's no one signed up in person— online, but I see somebody in the audience saying that they want to testify in-person. Is that correct?

CHAIRPERSON FARIAS: Is this—

COMMITTEE COUNSEL: [interposing] Are you Maria Silva by any chance? Okay. So yes, we have one person in-person who would like to testify.

CHAIRPERSON FARIAS: I now call Maria Silva to testify. You may begin.

MARIA SILVA: Good morning, council members. My name is Maria Silva, and I am here representing SEIU Local 32BJ. 32BJ is the largest union in property service workers in the country, representing 175,000 members across 13 states, including tens of thousands of commercial property workers, security officers, and residential building staff in New York City. 32BJ supports responsible developers who invest in the communities where they

build. I am happy to report that the developer of this proposed project, Federici Builders, has made a credible commitment to creating good jobs for the workers who will permanently staff the building. Good jobs like these mean prevailing wages, meaningful benefits, and a pathway to the middle class for local community members who tend to fill such positions. We need more housing to be built in every neighborhood of New York City to make sure that working families are not displaced by shrinking supply and skyrocketing rents. The proposed development will include roughly 200 residential units, about 50 which will be permanently income restricted for low to middle income residents. As the cost of living rises and working New Yorkers struggle to stay in their homes, it is important now than ever to create more affordable housing and good jobs to uphold the industry standard in the city. For all these reasons, 32BJ is in strong support of the 50-20 108th Street rezoning, and thank you for your time.

CHAIRPERSON FARIAS: Thank you. For members of the public here to testify, please note that witnesses will generally be called in panels of three. Stand at ease. If there are any members of the

public who wish to testify regarding this proposal remotely, please press the raise hand button now. If you are in-person, please identify yourself to one of the Sergeant-at-Arms. This is the last call. Being that there are no members of the public who wish to testify regarding LU's 96 and 97 relating to the 50-20 108th Street mixed-use residential rezoning proposal, the public hearing is now closed and items are now laid over. I will now open the third public hearing on LUs 98 and 99 regarding 198-208 Richmond Terrace, a mixed-use residential rezoning proposal on the North Shore of Staten Island in majority Whip Hanks's district. The proposal involves a zoning map and text amendment. Applicant is seeking to build a mixed-use residential building with approximately 118 apartments. Mandatory inclusionary housing would be mapped as part of the application, so up to 35 of the apartments would be permanently affordable depending on the affordability option selected. For anyone wishing to testify regarding this proposal remotely, if you have not already done so, you must register online by visiting the council's website at council.nyc.gov/landuse. For anyone with us in-person, please see one of the Sergeant-at-Arms to

submit a speaker card. If you would prefer to submit written testimony, you can also do so by emailing it to landusetestimony@council.nyc.gov. Stand at ease. I will now read a statement by Majority Whip Hanks. "Thank you, Chair, and good morning everyone. I am Council Member Kamillah Hanks and I am here today to discuss the 198-208 Richmond Terrace rezoning application. The proposed project would produce a 14-story mixed-use building with residential and community facility uses. The proposed building would contain 118 residential units, a portion of which would be provided at affordable rates through the Mandatory Inclusionary Housing program. The project site is located within the St. George neighborhood of Staten Island with close proximity to the Staten Island Ferry, SIR, and various bus lanes. The project has the potential to deliver much-needed housing to the area while also offering public benefits like community facility space. I have general support for efforts to develop St. George into a more vibrant downtown, thorough, and encouraging— through encouraging mixed-use development with the intention to foster a lively and enriched community. I look forward to learning more today from the applicant, my

colleagues, and my constituents as we move forward in the public process to ensure outcomes that reflect the needs of the community. Thank you all for attending and taking part in today's hearing." I will now call the applicant panel for this proposal, which consists of Eric Palatnik.

COMMITTEE COUNSEL: Could you please raise your right hand and state your name for the record?

ERIC PALATNIK: Eric Palatnik.

COMMITTEE COUNSEL: Do you swear to tell the truth and nothing but the truth in your testimony this morning in response to council member questions?

ERIC PALATNIK: I do.

COMMITTEE COUNSEL: Thank you.

CHAIRPERSON FARIAS: You may begin your testimony, which is limited to 10 minutes. You should start to conclude your presentation after eight minutes. You may begin.

ERIC PALATNIK: Hopefully I won't take all that time. And thank you, Chair Louis, and thank you, Councilman Felder, for making the time to be here today. My name is Eric Palatnik, as you just said, and I am here on behalf of 198 to 208 Richmond Terrace, which is a proposed rezoning from an R6

district with a C22 overlay to an R73 district with a C24-overlay. Next slide, please. This slide shows you what the proposal is all about. On the right-hand side of the screen, it describes what we are proposing, which is a 14-story, 97,000-square-foot building which will have 91,000 square feet of residential area and 10,000 square feet of community facility space, 118 apartments, 30 to 36 of which will be permanently affordable. There are only four parking spaces at the ground floor. That was the reason why the Community Board objected to it. If you look at your record, you'll see an objection from the Community Board. They actually supported the development. They want to see housing being built, but they have a philosophy on parking that they would like to see, and that is why they voted against it. But having said that, we are in the outer transit zone. We are in downtown St. George. We've spoken with the Council Member about it. We've spoken with the Chair, Sideya Sherman, about it in City Planning, and everybody agrees— and she's from the North Shore— and everybody agrees that even without parking, it's a good application, and there is no parking required as a result of City of Yes. Next slide, please. This

slide shows you where our site is, and you can see it's surrounded by taller buildings, and the site until recently had a couple of smaller, old, very old structures on it. The site to the left is located— it's all dirt in that image— is located in an R73 rezoning. That was done a few years ago. We are simply asking to extend that R73 rezoning over our property. Next slide. And the next slide shows you actually that there's a proposed 17-story building on that property. Next slide, please. The next slide is— shows you mass transit, which is somewhat limited on the island, but it does show you the bus routes. You could skip ahead if you can, please, a few slides 'til you get to the plans, if you can. One more, one more, actually. Oh, we could stop here for a second. We can go back one slide. I apologize. This is what we're here for today. This is the zoning map change. This is what I was speaking to a moment ago, that we're simply extending the adjacent R73 district to the left and carrying it over our property. So, that R73 was also previously an R6. So we think this makes good logical sense. Next slide. The next slide gives you an idea of what the building will look like. That image is, of course a little cut off, but you can—

you can start to get a perception. If you go to the next slide, maybe that comes through clearer. This is the rooftop terrace, which is going to be landscaped. Next slide, please. The remainder of the slides simply show you the plans. You can go one more page, please, on the slides. I don't know why the— it's coming out awkwardly here. It doesn't show you the whole thing, but I think you get the gist of what we're trying to do here. I'd be surprised if anybody is on the call in opposition. It was very well supported, like I said, other than the issue relating to parking. So thank you very much for your time.

CHAIRPERSON FARIAS: Thank you for your testimony. I have a couple of questions. Can you— can you speak to how the requested land use changes related to the previous River North project adjacent to the Richmond Terrace project site?

ERIC PALATNIK: Sure, that's the– the property that was— I showed you the dirt site in the images I just showed you a few minutes. It's exactly analogous to what's next door to it, which is why it makes good sense for the rezoning. It's the same zoning district.

CHAIRPERSON FARIAS: Perfect. Please explain the benefit of this site being in the Special St. George District over the Special Hillsides Preservation District?

ERIC PALATNIK: Oh, there's a lot of different benefits to it, especially with the Special St. George District. The Hillside District's easy to answer. The building has been designed— this slide you couldn't see shows the building being designed cut around the hillside, so we're not actually cutting into the hillside itself. As far as the Special St. George District, there's been years and years and years of people trying to get traction to gain new development in St. George area of Staten Island. And the Community Board is eager to see that happen. When I was there, like I said, they were very supportive of seeing something be built here. And you just heard Council Member Hanks' request to create an advisory committee for the future and beautify the streets and create a very nice atmosphere, as opposed to now, which is rather old from 50, 60, 70 years ago. So it's due for a freshen up on— in the St. George area. We're committed to encouraging that, and we've joined with Council Member Hanks to do that.

CHAIRPERSON FARIAS: And Council Member Hanks has some quick questions. The application material speaks to public realm improvements such as widened sidewalks. Can you please describe these improvements in further detail?

ERIC PALATNIK: Sure, this goes to what we were just talking about. We've been speaking with Council Member Hanks about creating an advisory committee and working with her. It's for street beautification. So what we've already committed to is of course we were required to, but planting street trees, to asking Department of Transportation when we make our builder's pavement plan application to make the sidewalks as wide as they can be, and to work with the Council Member to try to come up with some consistent street furniture improvements, maybe benches, maybe some ornamental ironwork around the base of trees, and perhaps some street lighting that is contiguous around all St. George that is more than just the normal what we've seen in the past, the steel poles lighting, but maybe something a little more ornamental.

CHAIRPERSON FARIAS: Okay. And does the applicant have interest in being involved in a

community initiative to improve streetscape conditions and beautification of the area?

ERIC PALATNIK: 1,000 percent. And we've spoken with Council Member Hanks about that and submitted an affidavit indicating from our client stating that they will be a part of that with her.

CHAIRPERSON FARIAS: And will the applicant commit to working with the Council Member and her office to, to tenant the community facility space to ensure it is filled with a use that fits the community?

ERIC PALATNIK: Yes, we've spoken about that with her as well, and we agree to that.

CHAIRPERSON FARIAS: Okay, so this applicant is now excused. Thank you for making time to be here today.

ERIC PALATNIK: Thank you for your time. Thank you.

CHAIRPERSON FARIAS: Counsel, are there any members of the public who wish to testify remotely or in-person regard- oh, sorry, Council Member Felder?

COUNCIL MEMBER FELDER: Want to swear me in? No, I was just curious that in the background of

the proposed property there- you know, I don't know how tall the other buildings are. Do you know whether the other buildings have any parking?

ERIC PALATNIK: Yes, they do. They have underground parking under those buildings.

COUNCIL MEMBER FELDER: Do you have any idea how much parking?

ERIC PALATNIK: I don't know. I haven't been in those parking lots, but they were built with parking.

COUNCIL MEMBER FELDER: Right. Now I heard you said that there's no requirement that you have any parking at all. The— so even if you're not required, I'm just curious. I'm sure you assume that there's going to be some percentage of the tenants that are going to have cars.

ERIC PALATNIK: Yes.

COUNCIL MEMBER FELDER: Where- where are they going to put the cars?

ERIC PALATNIK: Well, you-

COUNCIL MEMBER FELDER: [interposing] What's the plan?

ERIC PALATNIK: You raise a good point. And what I wasn't able to show you because this— it

didn't come up on the screen the right way— is what I mentioned earlier though, is the building is— the property is a hill. Part of the property, the back of it, is a very steep hillside which those buildings rest upon. That hillside juts into the property. So what you didn't see is the first few floors of the building jut around the rock. They don't go all the way to the back of the property. So there's nowhere to put parking at the lower floors because there's a rock outcropping coming in. So we'd have to blow up the rock outcropping, which is very difficult to do and would cause instability to the buildings above. So that's why we're not doing it. We're not, not providing parking to recapture the space or something else.

COUNCIL MEMBER FELDER: No, no, I think you misunderstood my question. I'm not suggesting that you're obligated or any— in any way to provide. I understood that. I'm just asking. You don't have to answer it, because it's-

ERIC PALATNIK: [interposing] No, no, I know what you're asking.

COUNCIL MEMBER FELDER: A general question-

ERIC PALATNIK: You're right. Your question is, would we have wanted to provide parking? What are we- what are we planning on doing?

COUNCIL MEMBER FELDER: No. At the end of the day, my question is the following. That you're not obligated and we— you could end right here, finish.

ERIC PALATNIK: But we don't have to because we wanted to provide parking.

COUNCIL MEMBER FELDER: I know, I understand.

ERIC PALATNIK: But it's physically impossible.

COUNCIL MEMBER FELDER: All I'm- all I'm saying is practically wise, and you don't have to answer this. I'm just trying to figure out, what are people-

ERIC PALATNIK: [interposing] Going to do?

COUNCIL MEMBER FELDER: Some people are going to have cars. Is there— what are they going to do, you know, with their cars? That's all.

ERIC PALATNIK: That's- you raise a very good point. The same condition exists up and down

Richmond Terrace. There are pre-'61 apartment buildings that have no parking.

COUNCIL MEMBER FELDER: Oh, so what do they do?

ERIC PALATNIK: They park on the street. One of the– one of the issues that came up, which is– if the screen can come back up– in front of our building was the parking lot for the Wheel. Which EDC has terminated the wheel.

COUNCIL MEMBER FELDER: Right.

ERIC PALATNIK: So the parking lot that was built, the Community Board is trying to get them to maintain it. It's built, it's completed, it's boarded up.

COUNCIL MEMBER FELDER: Right.

ERIC PALATNIK: So that's been a big discussion in the community about parking. Having said that, they'll be parking on the street, people that come there. We're not– as I said, we want to provide it, we just can't. The counter discussion to this came up at City Planning with Chair Sherman, where she called out– she's from the North Shore of the island– saying that you're in St. George, like we spoke about before, if there's any spot on the island

that could do without parking, this is it. And, that's the idea. You raised— that's exactly the conversation that came up at the Community Board, and that was why they voted against it, only on that one issue, because they had the same concerns that you raised.

COUNCIL MEMBER FELDER: Thank you.

ERIC PALATNIK: Thank you.

CHAIRPERSON FARIAS: Thank you, Councilmember. This applicant is now excused.

ERIC PALATNIK: Thank you.

CHAIRPERSON FARIAS: Thank you for coming today. Counsel, are there members of the public who wish to testify remotely or in-person regarding this proposal? No, we don't have anyone signed up online or in-person to testify.

CHAIRPERSON FARIAS: If there are any members of the public who wish to testify regarding this proposal remotely, please press the raise hand button now, or if you are in-person, please identify yourself to one of the Sergeant-at-Arms. This is the last call. Being that there are no members of the public who wish to testify regarding LUs 98 and 99 relating to the 198-208 Richmond Terrace mixed-use

residential rezoning proposal, the public hearing is now closed and items are now laid over. That concludes today's business. I would like to thank the members of the public, my colleagues, Subcommittee Council Land Use, and the council staff, and the Sergeant-at-Arms for participating in today's meeting. This meeting is hereby adjourned.

[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 ____September 16, 2026_____