CITY COUNCIL
CITY OF NEW YORK

---------- X

TRANSCRIPT OF THE MINUTES

Of the

ZONING AND FRANCHISES

---------- X

July 1, 2026
Start: 11:04 a.m.
Recess: 1:10 p.m.

HELD AT: 250 Broadway 8th Floor HR1

B E F O R E:
Farah Louis, Chairperson

COUNCIL MEMBERS: Shanel Thomas-Henry
Simcha Felder
Yusef Salaam
Kayla Santosuosso
Lynn Schulman
Elsie Encarnación

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

Mark Ginsberg
Richard Lobel
Dimitrios Maraganis (SP?)
Maura Ganyes (SP?)
Van Tsao (SP?)
Olga Albadena (SP?)
Matt Sloan
Nikki Britco (SP?)
Marissa Soloman
Keith Suber
Kyron Banks
Adam Rothkrug
Justin Jarboe
Anthony Moreli
Joe Moreli
Steve Troia
Andre Albrecht - Hirschen, Singer, Epstein LLP
Lisa Orrantia - Representing 1160 Pugsley Avenue
Pierre Downing
Iman Rodney Rashid
Shaneekua Henry
Beatrice Sabir
Nashid Karim
Ayana Muhammad - Representing Masjid Khalifa
Majeed Lieto - Representing Masjid Khalifa
Michael Shabazz - Representing Masjid Khalifa
Rahima Lee - Masjid Khalifa

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

Fatima Dewan - Member Masjid Abdul Muhsi Khalifa
Hakim - Former board member of Masjid
Sophia Beckles (SP?) - Member of Masjid Khalifa
Ibn Muhammad - Member of Masjid Khalifa
Regina Ferrell (SP?)
Sahar Ali
Khalid Sabir
Dr. Marcus Lambert
Ed Powell - 70th Precinct

UNIDENTIFIED: Testing, testing. This is a sound check for New York City Council hearing from the Subcommittee on Zoning and Franchises. Today's date is July 1st, 2026. We are located in 250 Broadway Hearing Room 1. This is being recorded by Sergeant Ben Levy.

SERGEANT AT ARMS: Good morning. And welcome to the Subcommittee on Zoning and Franchises. Please place your phone on silent or vibrate mode. Anytime during the hearing, do not approach the hearing. Chair Louis, we are ready to begin.

CHAIRPERSON FARAH LOUIS: Good morning. And welcome to a meeting of the Subcommittee on Zoning and Franchises. I am Council Member Farah Louis, Chair of the Committee. This morning, we are joined by Council Members Thomas-Henry and Simcha Felder. Today- and Salaam. Today, we are holding four hearings on the following proposals, 2950 West 24th Street mixed use residential rezoning and Council Mem- Council Member Santosuosso's district, sixty-63-02 Fresh Pawn Road, mixed use residential rezoning, in Council Member Wong's district, 1160 Pugsley Avenue, mixed use residential rezoning, in Council Member Farías' district, and 1166 Bedford

Avenue mixed use residential rezoning in Council Member Ossé'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 website at www.council.nyc.gov/landuse, to sign up, or for those of you here in person, please see one of the Sergeant at Arms to prepare and submit a speaker card. Members of the public may also view a live stream 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 to- 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 land, use, testimony, at council.nyc.gov. Written testimony may be submitted up to three days after the hearing is closed. Please indicate the LU number and/or project name in the

subject line of your email. We request the 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 until 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 now call open the first public hearing on LUs 100 through 103, regarding 2950 West 24th Street, a mixed use residential rezoning proposal in Cony Island, Brooklyn, in Council Member Santosuosso's district. The proposal involves a zoning map, and a MIH zoning text amendment, and two special permits. Applicant is seeking to build a mixed use affordable housing project with approximately 410 apartments. Mandatory inclusionary housing would be mapped as part of this application, which would require that up to 123 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 land, use, testimony, at council.nyc.gov. I now recognize counts- stand at ease. We're still waiting for the arrival of Council Member Santosuosso. In the meantime, we will call the following- I will now call the applicant panel for this proposal, which consists of Ron Schulman, Mark Ginsberg, Richard Lobel, Dia Motros, Mora Ganyes, Van- Van Tsau. And online, we have Oga- Olga Albadena and Matt Sloan.

UNIDENTIFIED: Good morning. Could you please, uh, voice you are in here in person? Uh, could you please raise your right hand? Thank you. And state your name?

RICHARD LOBEL: Richard Lobel.

MARK GINSBERG: Mark Ginsberg.

VAN TSAU: Van Tsau

DIMITRIOSE MARGANIS: Dimitriose Marganis.

RON SCHULMAN: I'm Ron Schulman

UNIDENTIFIED: Thank you. Do you- please keep your right hand raised. Do you swear to tell the truth and nothing but the truth in your testimony this morning and in response to council member questions?

ALL SPEAKERS: I do.

UNIDENTIFIED: Thank you.

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

Thank you Chair Louis, Council Members Richard Lobel of Sheldon Lobel here for the applicant, in the 2950 West 24th Street rezoning with special permits. Next slide. What are we seeking to do here today? So there is the zoning map amendment aspect of the application, which changes existing R6 and R6C12 districts to R6R73 and R73C24 districts. Uh, in addition to that, there will be with this, a mandatory inclusionary housing text amendment which

would mandate affordability for the life of the project. Uh, there would also be two special permits here, one a special permit for a large-scale general development, which will allow for some variations in site placement, to allow for a better site design, uh, and a special permit to reduce parking at the site from 167 to 143 spaces. I'm gonna' briefly go over the land use rationale for the project. And then Mark and, uh, Van will discuss some of the architectural aspects. The next slide, the proposed development, what would result here from these actions, uh, quite simply, over 400 unites of affordable housing pursuant to, uh, the deeply afforda- affordable program or ELLA with HPD, uh, as well as some community, facility, and commercial use. So here, this would permit an 18-story building, roughly 334,000 square feet, uh, of mixed residential community facility, uh, and commercial uses along the West 24th Street portion of the site. We'll go over the maps in a few moments. Uh, right now, there's an existing 19-story building, uh, adjacent along the West 24th Street portion of the site. Uh, so the new building would approximate that height and be slightly less. Uh, here, this would allow for the

creation of 410 dwelling units, 408 of which would be income-restricted. Uh, pursuant to the ELLA program, uh, the building would consist of roughly 315,000 square feet of residential floor area, roughly 10,000 square feet of community facility, and 7,800 square feet approximate of commercial floor area. Why is this rezoning appropriate. So the next slide shows the zoning map. Uh, hard to see. But we'll get into some more detailed maps in a moment. You can see the existing zoning at the site R6. A noncontextual R6 zoning which has been in place for decades here would permit floor area ratios upwards of 4.8 for mixed use buildings, so close to a 5. Uh, and at, uh, R7 and R6 zoning, the proposal allows for, uh, floor area rations that approach that, um, slightly below. So, um, this is totally appropriate in terms of the zoning context of the area. Uh, the city has previously allowed rezonings of R73 half a mile to the west of the site, further from transportation. So the preposed rezoning here are appropriate within those parameters. The next slide is the actual tax maps showing the boundaries of the zoning change. You can see on the northern portion of the site, a, uh, one hundred, uh, foot portion, plus or minus,

would be, uh, would be reduced to allow for a commercial overlay that actually reflects those sites along Mermaid Avenue. And then the R73 portion would be allowed on the Southern portion of the site, uh, along with, uh, commercial overlay of a hundred feet north of Surf Avenue. The next slide is the area map, which I think tells the story well in terms of why this is an appropriate rezoning. Uh, we propose 18 stories at the site. Uh, you can see 17-story buildings abound both to the east and west of the site, uh, in addition to which there's a 24-story building to the west of the site, additional 17-story building to the east of the site, and 16-story buildings to the north and south of the site. So this is an area where this building typology is well-known. Uh, in addition to this, you've got two wide streets servicing the block both, uh, Mermaid Avenue at 80 feet of wide street and Surf Avenue at 120 feet, an extra wide street. We are roughly .6 miles from, uh, the Stillwell Avenue Cony Island, uh, stop on the train. So there is mass transit available, as well as roughly four bus lines with two tenths of a mile of the property. Uh, simply put, this allows us to take area of the site that's

currently used for parking, uh, and is underutilized at that, and provide for a hundred percent affordable housing in a district which has, um, which has, uh, vacancy rates of less than 2 percent. And it, uh, typically, uh, is a rent burden community at rent burden percentages of 33 percent of the residents in, in community board 13. Uh, the following slides are pictures of the site. I would ask that we scroll thorough those to the plans, uh, and to the first slide that says, proposed development. And so, uh, Mark and Van can discuss the architectural aspects.

MARK GINSBERG: Good morning. I'm Mark Ginsberg of Curtis Ginsberg Architects here, with my associate Van Tsau. This- we're excited to be here. This building will create, as been noted, 410 units of affordable housing, two community facilities' space, and a commercial space along Surf Avenue that is designed to be for a supermarket. The building is very resilient, uh, meeting 2080 flood requirements, uh, is energy-efficient, and we think is beautiful. Next slide, please. This is you.

VAN TSAU: Good morning, everyone. My name is Van, uh, from Ginsberg Architect. Uh, right now, you're seeing on the plan, is a, a roof plan that-

with a site plan, that, uh- showing how the building's situated against the site. Uh, as you can see, there is, uh, a pretty big space in between the existing building and our building that is reserved as a 20,000 square feet, of a landscape area. The tighter spacing in between the building of existing- is 70 feet. And it can widen up to, uh, 70 feet. Uh, the building kinda' shaped that is stepping down with four tiers, with a height of 70 stories and a low as, uh, eight stories. Next slide, please. Uh, this is just a better rendering of a landscape drawing showing how kind- what kind of activity can take place in the landscape area. There's a down playmen- adult, uh, uh, adult equip- uh, uh, exercise area, and kids' play area. Next slide, please. Uh, this is, uh, showing that, uh, longitude to elevation showing how the architecture be stepping down and articulated with the building materials, uh, also framing the residential entries. Next slide. Uh, so this is, uh, the view looking from the corner of Surf Avenue and 24th Street. Next slide, please. Uh, the next couple slides are additional, uh, zoning waiver we're requesting for the high-end setback. Uh, the main reason of the request is to basically scope the

building, but also, not losing, uh, the residential units. Please– uh, next slide, please. Yeah, so these are just technical drawings showing where are the area that we request additional zoning waivers. Next, please. Uh, for the resilience measurements, you can see in this diagram over here, uh, we have a site a– roughly need to build about six feet. And so that's a residential entry into the lobby area. We move all the, uh, essential equipment, mechanical equipment, to the first floor, to address the 28-20-80-foot, uh, uh, foot adjustment. Next slide, please. Next. Uh, this is just the rendering showing what the space could be used in the public area.

MARK GINSBERG: And I would add, shows how we landscape the front of the building as we step up to the flood elevation. And with that, we're here to answer any questions.

UNIDENTIFIED: And just to summarize– so thank you, Mark and Van– uh, given the, uh, site, the location amidst buildings of, um, equivalent height and density, um, the fact that much of the site which would be built upon is currently used either for parking, which is underutilized, or is opens– um, uh,

overgrown space. The fact that this area has amenities and, and can support additional residential growth, and in, in light of the dire need for affordable housing in the area, uh, we're happy to bring this project with, um, literally over 400 units of low and extremely low affordable income, uh, housing to the Council. And with that, we're happy to answer any questions.

CHAIRPERSON FARAH LOUIS: Thank you. We've been joined by Council Member Santosuosso- oh, and Council Member Farías. So Council Member Santosuosso, if you want to provide remarks and ask questions.

COUNCIL MEMBER SANTOSUOSSO: One moment, Chair, let me just go over something.

CHAIRPERSON FARAH LOUIS: There you go. Council Member, can you hear us?

COUNCIL MEMBER SANTOSUOSSO: Yes. Sorry about that; I was just gathering my, uh, my things over here. Good morning, everyone. And thank you, Chair. Um, my name is Council Member Kayla Santosuosso. And I'm here today, today to discuss 2950 West 24th Street rezoning application. Um, the application proposes, as you've just heard, a hundred percent affordable building, with 408 permanently

income-restricted units, through the HPD's Extremely Low and Low income Affordability program or the ELLA Program. Uh, the proposed development also contains an applicant-owned existing building on the site right now, with thirty- 360 affordable units, which will remain, uh, during the course of this development. Uh, while I'm supportive of the production of new affordable housing on under-used space, it's important to note that preservation and quality of existing affordable housing is just as important. So today, I look forward to discussing the application and the existing building conditions more with the applicant team and hearing from any colleagues and constituents. Thank you to all who have and continue to participate in this public process. So I only have a, a handful of questions here. Um, and so to the applicant team, I just want to- I would love to speak to what is currently on the side and why it was chosen for new development.

UNIDENTIFIED: Yeah, um, Council Member, I'll start. So when we began these conversations, uh, it was apparent that the existing zoning of the site, being R6, actually would permit, uh, a building with some density, uh, on the existing site, without a

zoning change. So R6 permitting mixed used, um, floor area ratio of 4.8 would allow for a building with upwards of 300,000 square feet to be placed on, uh, the empty portion of the site. That building, however, would be, uh- probably the majority of uses, community facility, office space, uh, and would also be masked in such a way as it would not allow for open area between the buildings. Uh, coming in with this rezoning and with a developer who has extensive experience in affordable housing, uh, allows us to do a more thoughtful building, um, taking the available FAR, using it more for residential, which is something which is most sorely needed in the area, and also, to provide for an open area between the buildings, which I think amounts to greater than 18,000 to 20,000 square feet of open area. Um, so it kind of is a win-win for, uhm, uh, you know, in terms of the city, and opportunity to bring more housing, an opportunity to do some thoughtful site design, and, um, and even, with all that, to allow for additional community facility and commercial space, conversations with the community board, where around, uh, whether or not this could potentially be allowed for a daycare space for the community facility as

well as for a food store for the commercial. So really just a, a, an opportunity to rethink the site and, uh, and to provide for some, uh, uhm, sorely needed, uh, uses at the are- in the area.

MARK GINSBERG: I, I would add the plan is for the community facility uses to be resiliency hubs for the neighborhood. So in times of power outages, et cetera, there will be- excuse me- a place for people to go, not only in the building but in the existing building.

CHAIRPERSON FARAH LOUIS: Great to hear. Um, I know in some of our discussions- and I think it was raised at the community board level- um, that there is a, uh, reduction of parking that would occur as a result of this. I believe that's one of the special permit uses, if I'm not mistaken. Can you explain what the logic is there, um, and, and why you feel it's okay to reduce the parking- the number of parking spaces?

RICHARD LOBEL: Sure. So that parking, uh, that's currently at the site is 167 spaces, and both pursuant to our environmental review, as well as through, um, the, uh, caretaking of the site, it was determined that 167 spaces were not actually utilized

at the site. In fact, uh, oftentimes, it would just be a handful of spaces that were used. The actual reduction pursuant to the special permit, uh, goes from 167 to 143. So we lose 24 spaces, uh, in this area and on the site. And given the location of the site, um, the opportunity for, uh, bus and subway service in the area of the site, uh, as well as from our own parking studies, and ones that were submitted to City Planning, uh, it became apparent that as opposed to using that site for parking spaces, it would be far better to use it in terms of the physical plant of the building. Um, and we do note that the Environmental Review Division did give this application a negative declaration, meaning that there were no foreseen impacts inclusant of, uh, parking and traffic impacts proposed for this site. So, um, the, uh, reduction in parking here would really allow for the project to move forward. Uh, and, um, the parking does, does not seem to be that severely needed.

CHAIRPERSON FARAH LOUIS: What would you say the utilization rate of the parking lot is now with the one building on site?

VAN TSAU: At best, about 30 percent.

CHAIRPERSON FARAH LOUIS:

RICHARD LOBEL: Maybe, uh, 48 spaces. And, uh, some of them are probably not using the spaces, 'cause, uh, they haven't paid for a while. And, uh, we're trying to contact, uh, those people to give up spaces that they're not gonna' use now.

CHAIRPERSON FARAH LOUIS: Uh, you mentioned that the– this project would also entail the creation of open space that would be available. I, I believe the idea is for there to be a courtyard, um, that would be, uh, accessed and accessible by the tenants in the new building. Can you clarify if this and any other, uh, amenities would be available to the existing tenants in the existing building?

MARK GINSBERG: Sure. I'll start. Uh, and then, um, Mark and, and Demetrios can add. So the intention would be for the open space to be utilized by, uh, tenants in the existing as well as in the proposed building, um, to act as a shared space, um, and to, uh, be fully utilized by all residents of both buildings. Um, is there anything, is there anything to add or–

RICHARD LOBEL: Well, what's to add is that, uh, we, uh, try to get consensus from the, uh, tenants in

the existing building, of which they are 360. Uh, we gave out paper ballots. And, uh, they returned them either by mail or bringing them to the side office, uh, that's, uh, at, at the site itself. And, uh, 75 percent of the residents that voted, voted yes, we want this development, they like the idea, uh, the shared space, they like the idea of that speh- of the open area being turned into a, another assisted building, affordable housing. We, we're gonna' call this building the Ocean Queen, 'cause it's gonna' be a beautiful building, as you an, uh, see by the, uh, photographs. And, uh, the, uh, the, uh, amenities that would be available to them would be the, uh, uh, supermarket, uh, that would be, uh, placed on Surf Avenue, uh, with- uh, that would, uh, give them a, uh, opportunity to have close-by shopping. And, uh, I think they're gonna' have an outdoor cafe. Uh, we've arranged, uh, uh, for that possibility to exist. And we will do so with the, uh, uh, the tenant that's gonna' be taking, uh, the space at one point in time. And, uh, and, and sharing the space, uh, with the, uh, uh- their new neighbors, uh, uh, in, in between, uh, the two buildings would be, uh, something, uh, that would be, uh, enhanced or, uh,

the community connection with others living in the area and give them recreation, a place to go to, to rest, to read, have some fun, enjoy each other's companies. That was all, uh, well taken by the, uh, residents of Ocean Towers. And, uh, we look forward to that.

CHAIRPERSON FARAH LOUIS: And the idea of the courtyard or the shared spaces, that that would be a landscape space, would that have shade, tables, chairs; what are you envisioning?

RICHARD LOBEL: It would, it would have all of those amenities and more. It would be a very clean desirable space, a place where tranquility will prevail, uh, where you can bring your children, you can sit down, you can read a book, uh, you know, uh, just, uh, enjoy your life. And, and that was the, the whole intent of that.

MARK GINSBERG: I, I would add we're gonna' have playground space for children in the open space, different play equipment, uh, for them, which will also be an amenity for the residence.

CHAIRPERSON FARAH LOUIS: Great. Um, and so now i want talk a little bit about, um, just conditions in, in the existing building. I know you and I had had a

conversation, um, about that. Uh, just making sure, of course, that, you know, these very noble, a hundred percent affordable buildings, which are, you know, frankly few and far between, um, and, and really helpful when they do exist, just making sure that also the quality of the housing is also, is also strong. Um, have you made any ex- um, improvements, uh, to the existing building that you just want to note, and anything you can say about, you know, upkeep in the existing building, um, particularly, you know- a-after you have submitted this application answer have discussed it?

RICHARD LOBEL: Well, the improvements that have been made, uh, over the, uh, course of the ownerships since may of 2013, and, and, uh, the dollar amounts have, uh, been around $20 million. uh, the most current improvements that were made were, uh, new windows, uh, AC sleeves, uh, uh, roof, uh, vents being replaced. Uh, that was done through a, uh, a weatherization program, uh, with NYSERDA. And, uh, that was about maybe a year and a half ago. Uh, but we, uh, we keep up everything. There's nothing in bad condition. Everything is functional. And working conditions of buildings are, uh, swept and

mopped every single day. Uh, there's a full-time, uh, 24/7, uh, hour security in that building. Uh, it's a very– it's a well-maintained building. And, uh, uh, we, uh, have a side office. Our communication with, with the residents is constant. Uh, we, uh, don't have any barriers between management and, uh, the, uh, residents in the building. They come in during ope– uh, office hours. Uh, they express what they need to express. If they need a service call, if they need to discuss something regarding their lease, or whatever it is, uh, that they need to, uh, interact with management with, we're available to them. And we have a very good relationship with our tenants.

UNIDENTIFIED: And just to note, Council Member, uh, as a matter of public record, there– you know, uh, Demetrios is, um, operating the existing building. And, uh, having worked with him for years, I know he is a conscientious, um, uh, landlord and owner. Um, of 394, uh, DOB and ECB violations, uh, there are 27 open ones. Uh, you know, this really– and in a building of this size and with, um, you know, the, the, the robust usage of this building, with 360 units, uh, I think he really does a, a

fairly, um, you know, uh, exemplary job in terms of addressing open violations and, and making sure that the buildings run responsibly. I think your audio's off.

CHAIRPERSON FARAH LOUIS: Thank you for that. I'm trying to save everybody from a crying baby. Um, speaking of, of violations, I just want to give an opportunity for you all to address and discuss some of the open HPD violations, 'cause there are, there are some. There are, um, I believe– from the HPD website, two open class-A violations, 61 open class-B violations, and 65 open class-C violations. Um, it looks like a mix of pest issues or, or water damages use, with some complaints of mold. Um, I just want to give you the opportunity to talk about where that stands and, um, your plans for rectifying them moving forward and making sure they don't exist at the new building.

RICHARD LOBEL: Uh, there are, uh, dismissal requests that have been made. And, uh, and there's been a little bit of a glitch, uh, with the HPD system, as how they've, uh, categorized the violations. There were violations on all three buildings. And, and, uh, we went down there. Jimmy

Guzman, my manager of 35 years, that's been at, uh, Ocean Towers, uh, since, uh, two-thousand and, uh, uh- 2007, that we bought it, uh, uh, has, uh, went there, uh, looking to resolve this issue. And what they've done is they merged everything into one building, through 2950 and 2970 that had between, uh, those two buildings, around 30 or 40 that put mold in 2960. Uh, the violations- uh, as, as, uh, physical conditions, don't exist. They exist of record. We have a dismissal request to have them, uh, looked at and remove the bracket. And that's been an ongoing issue, a little bit complicated by the fact that HPD has taken various multiple dwelling registration numbers and put them into one NVR number. We're trying to resolve that with them. And their suggestion was- we're still working on it- their suggestion was, go see the DOB. I, I, I don't know what the Department of Buildings, uh, would do when this is in, in their court, we're trying to resolve it. But I can assure you that those violations do not exist. And another thing that would, uh, attest to that is that we have about 320 Section 8 apartments that are constantly being inspected. Every year, they get inspected of, uh, quality

housing standards, to, uh, make sure that, uh, the quality in those apartments are being kept up and the landlord is still entitled to get the subsidy payment from the various agencies that are providing it. Well, we haven't sale– we haven't had any, uh, discontinuance in the subsidy of a single apartment in years. That means whatever we find, we take care of within the time that's allocated to do so. So that building is constantly being looked at by the agencies. And we're constantly doing work all the time. Any conditions that come up in this thing that would always happen, nothing stands still. Nothing is in the vacuum. Things happen. But the thing is we take care of those things; we remediate them, we take care of our problems. So we don't have any, uh, suspended vouchers. We're, we're, uh– the buildings (indiscernible).

COUNCIL MEMBER SANTOSUOSSO: And so (indiscernible) if, if there were existing tenants that, that had conditions that they wanted to be rectified and my office was made aware of them, I'm confident that you would be able to respond and, and, and remediate those issues; right?

RICHARD LOBEL: Of, of course. And, uh, you had mentioned the last time we spoke that there was an elderly person 94 years old that was in ELLA T court. Uh, you know, we looked up the apartment that you gave us. And, and we combed the building for the name that you gave us. We couldn't find that person. But I had assured you, if there was someone like that, firstly, being elderly, you're protected class. Uh, we would not take a 94-year-old person and evict them; that would not happen. And I told you, if it, if it came to, to the point that they needed to pay, I would pay their rent. It just won't happen. It won't happen. People don't-

COUNCIL MEMBER SANTOSUOSSO: And-

RICHARD LOBEL: -get evicted in our building. We don't evict people with families. Usually, what happens if they're on legal action for nonpayment, uh, they'll end up leaving on their own. Uh, evictions are rare. And, uh-

COUNCIL MEMBER SANTOSUOSSO: Okay. That being said, there were, there were eviction proceedings filed, uh, last year. Um, ih-is it- is the idea- I mean there were, there were a fair amount of them, I

think. I think they were somewhere close to a hundred.

MARK GINSBERG: Well–

CHAIRPERSON FARAH LOUIS: Grant it, this is–

MARK GINSBERG: –well–

RICHARD LOBEL: The figh–

MARK GINSBERG: –(cross-talk)–

RICHARD LOBEL: –the filing of legal actions is a, uh, collection tool. When, uh, people fall behind on their rent because they, they for– somehow don't pay them, for whatever the reason is, uh, we take them to L&T court. And we–

COUNCIL MEMBER SANTOSUOSSO: Right.

RICHARD LOBEL: –get stipulations to have them pay. And we wait for the intervention of an agency to come to– and, and, uh, help them, give them a one-shot deal from, uh, Department of Social Services or other social agencies that may intervene and pay their rent, so, so they won't have this burden of owing rent and having these notices. We need to collect rent, because if we don't, then we can't service the building properly. So that's something that we have to do. We use L&T court as a collection tool, not as a way to displace tenants.

COUNCIL MEMBER SANTOSUOSSO: Understood. And so it's your, it's your testimony that, you know, these evictions that were filed last year, uh, which would've been, uh, 2025, uh, were largely, essentially, you know, legal tools used in order to collect on, uh, potentially vouchers, or one-shot deals, et cetera, and that most of these tenants actually remained in the building?

RICHARD LOBEL: Exactly.

COUNCIL MEMBER SANTOSUOSSO: All right. Um–

CHAIRPERSON FARAH LOUIS: Council Member, if you could wrap up your questions.

COUNCIL MEMBER SANTOSUOSSO: Thank you, Chair. I just have, uh, one more question. Um, the other thing we discussed most recently was, um, I believe 32BJ, uh, is in your existing building on site. Um, is it your intent to, uh, engage with 32BJ again for building services on this proposed development?

RICHARD LOBEL: Well, Kayla, they, they told me that they would be here supporting us today. I was speaking to John Santos. And he agreed. Uh, we're working on a– on the agreement that we're, uh– that my attorney, uh, was, was not available yesterday, had personal matters to attend to. And he's working

with their counsel. But we're, we're all set to sign up with them. Just a couple of things in the agreement have to be straightened out, uh, to make it equitable to both parties. Uh, and, uh, they promised me their support. Uh, and, uh, I don't know if they're here or not. If they are, they should just announce themselves, because they told me that they, uh, would be, uh, at this meeting, uh, to support, uh, the, uh, new, the new building that's gonna' go up, if–

COUNCIL MEMBER SANTOSUOSSO: Okay.

RICHARD LOBEL: –everyone approves of it.

COUNCIL MEMBER SANTOSUOSSO: So, uh, I-I'll wrap up, Chair. Um, thank you, uh, Mr. Lobel. Thank you, Mr. Moraganis, for being here. Um, and, you know, and I look forward to further dialogue about the building, um, between now and, and when the Council, uh, uh, you know, actually votes on this project. Um, I look forward to continuing the discussion. Um, should there be any tenant issues that get raised, we can discuss them further and remediate them if so. And I look forward to continuing this conversation with 32BJ, although, I do believe they are virtually attending, which I was just made aware of. So thank

you for this. Thank you for the opportunity to ask questions. Look foring- forward to, uh, discussing this further. Thank you, Chair.

CHAIRPERSON FARAH LOUIS: Thank you, Council Member. I have a couple of questions before we dismiss the panel. The first question, what measures are you proposing to address potential negative impacts in the current residents from the proposed construction?

MARK GINSBERG: So, uh, one of the things we're doing is, the facade will be an off-site assemble panelized system. So the building will be enclosed faster, which will cut down on noise to the, uh, adjacent existing residence. And also, the building will just be built faster, and more of the work is happening off-site, so there'll be less disruption on-site. Uh, so that's a major part of it. We will- the piles are largely drilled, so which will minimize the noise. There still will be noise- I'm not gonna' say there won't be- but that minimizes it. And important-placed building. So there'll be a crane. But there won't be large plank or concrete elements that are being hoisted. It'll be pumped up and cast on-site.

DEMETRIOS MORAGIANIS: I'd also just note that, uh, the project, uh, as it proceeded through environmental review at City Planning, there was a requirement for restricted declaration to be entered into with regards to construction measures as the site. So that would be entered into, uh, the– um, into title for the property and would be required prior to proceeding to, uh, you know, working on, on any jobs on the site. So there's, so there's that, is, is gonna' be in place.

CHAIRPERSON FARAH LOUIS: And what is the status of your conversations with HPD and your proposal to rely on the ELLA term sheet?

DEMETRIOS MORAGIANIS: Yeah, I would introduce Ron Schulman from Best Consulting, who can discuss the latest HPD conversation.

RON SCHULMAN: Okay. Good morning, uh, Chair.

CHAIRPERSON FARAH LOUIS: Good morning.

RON SCHULMAN: To answer your– I'm Ron Schulman, Best Development Group. To answer your question, we've been in conversations with HPD for, for years, actually. And, uh, recently, we're getting an appraisal of the site. We'll send it to them. They have the underwriting. We've gone back and forth

probably a dozen times on the underwriting. Um, all the plans have been sent over. They've been reviewed. And we're proceeding, hopefully, for financing and, you know, in a short manner of time.

CHAIRPERSON FARAH LOUIS: Thank you. All right, this panel's now excused. Thank you so much for your testimony.

RON SCHULMAN: Thank you, Chair. Thank you, Council Members.

COUNCIL MEMBER FELDER: Thank you.

CHAIRPERSON FARAH LOUIS: Thank you. I will now invite my colleagues, if anyone has questions. Any questions? Going once, going twice. Great. Council, are there any members of the public who wish to testify?

COUNCIL MEMBER FELDER: Yes, Chair, we have, uh, two people who have signed up online to testify.

CHAIRPERSON FARAH LOUIS: So the, the first panel we'll call up is Nicky Bridco and Marissa Solomon. Nikki Britco and Marissa Solomon?

NIKKI BRITCO: Hello.

CHAIRPERSON FARAH LOUIS: Good morning. You may begin.

NIKKI BRITCO: Hi, everybody. Not able to get my camera to work. Can you hear me?

CHAIRPERSON FARAH LOUIS: Yes, we can hear you. You may begin.

NIKKI BRITCO: Okay. Thanks. First off, I live in the building. And I'm telling you myself, or none of my neighbors that I know, were allowed to vote to asked to vote on the building. The umbrella of affordable housing is a vast space. While many of the initiatives are meant to be helpful for the disenfranchised and marginalized poor people in New York City, it unfortunately leaves room for corruption. It gives opportunity for wealthy slum lords to take advantage of the tag of affordable housing for their own profit. This is a case of the proverbial wolf in sheep's clothing. Many of you live in Manhattan upper or west side. Respectfully, you're out of range of the poverty that the citizens in place like Cony Island endure. Our Ocean Towers Building was initially a Mitchall-Lama that is now a rent-stabilized building. Our landlord, who has let our building disintegrate, is asking for special permission to build a new building that is illegally too close to our building that will eliminate our

access to sunline, and it will rob us of fresh airflow. And it will destroy a beautiful green space with hundreds of trees. Why is this building so important to our community, and how will this help improve the 350 units in the existing slum building? His grand plan is to let our building decay, remove us all, tear it down, and eliminate our rent-stabilized homes after the new building is complete. The landlord has a history or over half a million dollars in fines to the city. And he doesn't care about the city. And he doesn't care about the people in the building. Our local land use committee voted seven to nothing against giving him the zoning permission. And he arrogantly told them, I don't need your vote anyway. His privilege from his wealth allows him to speak so disrespectfully and think this way. Our local community board 29 to 1 against his proposal. Yet, here he is waiting to get approval-

SERGEANT AT ARMS: Time expired.

NIKKI BRITCO: -from politicians-

SERGEANT AT ARMSA: Thank you.

NIKKI BRITCO: Oh, my God-

CHAIRPERSON FARAH LOUIS: Thank you so much, Nikki.

NIKKI BRITCO: Thank you.

CHAIRPERSON FARAH LOUIS: You could submit the rest of your tone- testimony to Land Use–

NIKKI BRITCO: Yeah, yeah–

CHAIRPERSON FARAH LOUIS: –(cross-talk) Council.

NIKKI BRITCO: –it took me a second to get in. Thanks for hearing the heave-all.

CHAIRPERSON FARAH LOUIS: No worries.

NIKKI BRITCO: Ridiculous.

CHAIRPERSON FARAH LOUIS: Marissa Solomon?

MARISSA SOLOMON: Yeah, hi.

CHAIRPERSON FARAH LOUIS: You may begin.

MARISSA SOLOMON: Thank you. Everyone in New York knows we need to build more affordable housing in the city. But in order to achieve this goal, it is crucial that the City Council approve the right building projects that will actually deliver more affordable housing, not projects that just try to wear the label of affordable while actually causing more displacement of working class New York residents. The proposed West 24th Street rezoning to allow the developer to build a new building over what is now supposed to be a park for the current residents of this existing building will cause

exactly that, the displacement of poor and working class people in Cony Island. It is crucial that the City Council examine the full details of this project and the full record of this developer and understand that the current building was once part of the Mitchell-Lama Affordable Housing Program. The building left Mitchell-Lama. And the current owner closed off access for residents to the park that he now wants to build over. He's not trying to build over a parking lot but a park, one of the few open green spaces in Cony Island. The developer also has a long record of violations in his current building, including HPD receiving 345 complaints and issuing 128 violations over just the past two years. And if you look at the developer's other buildings, there's a long pattern of open violations in the filing of many eviction attempts against his tenants, very few of which were approved, demonstrating his strategies for displacing existing residents. And then we wonder why the rent is so high in the city. The city will never be able to achieve its goals to build more affording housing if the city rewards developers with this kind of pattern of neglect of their existing properties with homes of up to 90 percent of the

construction cost for the new building under the city's ELLA program. People in Cony Island can't afford expensive land use attorneys to fight for them. They rely on their elected officials to look out for their interests. It's crucial that the City Council listen to the people in Cony Island and all elected representative on this issue, both in order to truly achieve the city's affordable housing goals without displacing existing residents and to preserve other council members' ability to deliver the real affordabil- affordable housing their constituents demand. Thank you.

CHAIRPERSON FARAH LOUIS: Thank you. The next panel is Keith Suber and Kyron Banks. Keith Suber and Kyron Banks. Last call for Keith Suber and Kyron Banks.

COUNCIL MEMBER SANTOSUOSSO: Chair, I believe at least one person is on Zoom.

CHAIRPERSON FARAH LOUIS: Of that panel, of that last two?

COUNCIL MEMBER SANTOSUOSSO: Yes.

CHAIRPERSON FARAH LOUIS: Okay.

KEITH SUBER: Good morning.

CHAIRPERSON FARAH LOUIS: Good morning.

KEITH SUBER: How are you doing today?

CHAIRPERSON FARAH LOUIS: We're great. How are you?

KEITH SUBER: I'm okay.

CHAIRPERSON FARAH LOUIS: Great. You may begin your testimony, Keith.

KEITH SUBER: Yes. Good morning. My name is Keith Suber, realtime resident of Cony Island. Uh, I happen to definitely know that, the, the neighborhood itself is a place where people really do need help. And that particular property Ocean Towers, on West 24th Street, they're, they're looking to build a new building on 25th, I know that since the new management took over 213, they have invested about $20 million to get everything up and running. And they're trying. The main thing about the property itself, the new that we're talking to develop on has been dormant for so many years, crime invested. It's, it's dark. There is so much going on where we need some sort of development. I think this development would work well for the community. Uh, I've been active with the- so much- so many different things in the community as far as, uh, stopping the violence and jobs, getting people jobs.

And I think this would be very, very much helpful. I happen to know Michaela Boyd very personally, friend of my mother. Uh, she was the president. And she was looking forward to this development. Unfortunately, she's not here with us. So I would like to just, you know, live on and speak on behalf of individuals that- we are looking to see that neighborhood- that particular spot has been dormant for years- for years. And we need something to be developed there. So I'm grateful for the developers. And we're gonna'- we want to hold 'em to their words and make sure that they say- that they do what they say they're gonna' do. The green space has been closed since the early '90s. So the, the developer is proposing for, uh, the existing registrant to building that's there and to do things for the new building-

SERGEANT AT ARMS: Time is expired.

KEITH SUBER: -(cross-talk).

SERGEANT AT ARMS: Thank you.

CHAIRPERSON FARAH LOUIS: Thank you for-

KEITH SUBER: Thank you.

CHAIRPERSON FARAH LOUIS: -your testimony, Keith. Is Kyron Banks-

KEITH SUBER: Thanks.

CHAIRPERSON FARAH LOUIS: –online?

KYRON BANKS: Yep, I am here.

CHAIRPERSON FARAH LOUIS: Kyron Banks, you there?

KYRON BANKS: Yeah, can you hear me?

CHAIRPERSON FARAH LOUIS: Oh, now we can hear you, yes.

KYRON BANKS: Excellent.

CHAIRPERSON FARAH LOUIS: You may– you may begin your testimony.

KYRON BANKS: Thank you. Good morning, Madam Chair. Good morning, Members of the Subcommittee. My name is Kyron Banks. I'm the Deputy Political Director representing SCIU Local 32BJ. 32BJ is a member-driven union representing 190,000 building service workers, who work hard to keep New York City's buildings safe and clean. We work to ensure that landlords profiting in the city and across the country act responsibly and respect the communities they depend on for success. 32BJ also supports responsible developers who invest in their communities. And I'm happy to report that the developer of the proposed Project Proto Property Services, has made incredible commitment to creating

good jobs for many of the workers who apparently staff the buildings. Good jobs like these mean prevailing wages, minimum–

UNIDENTIFIED: (Cross-talk)

KYRON BANKS: –(cross-talk) benefits, and halfway to the middle class for local–

UNIDENTIFIED: (Cross-talk)

KYRON BANKS: –tend to fill such positions. 32BJ, we're also in ongoing conversations with the developer around extending similar standards for future–

UNIDENTIFIED: (Cross-talk)

KYRON BANKS: –security employees at the site, which remain a concern. But (cross-talk)–

UNIDENTIFIED: (Cross-talk)

KYRON BANKS: –for years to establish and protect high standards.

UNIDENTIFIED: (Cross-talk)

KYRON BANKS: The security officers have committed to applying the standards to workers at this development. Nonetheless, we are extremely encouraged by the conversations we've had with the developers–

CHAIRPERSON FARAH LOUIS: Kyron?

KYRON BANKS: –to date, look forward to–

CHAIRPERSON FARAH LOUIS: Kyron?

KYRON BANKS: –continuing (cross-talk). Yes?

CHAIRPERSON FARAH LOUIS: Sorry. Can you just hold on for, for a second. Keith, can you please mute your device? Keith, if you could hear us, if you could please mute your device. Kyron, you may continue your testimony. Thank you.

KYRON BANKS: No problem. I'll just wrap up by saying, um, that we are very encouraged, uh, by the conversations we've had with the developer today and look forward to continuing it in the coming days. And we support this project. Thank you.

CHAIRPERSON FARAH LOUIS: Thank you. I just want to make sure– we, we're also joined by Council Member Encarnación. 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. Stand at ease. Being there are no members of the public who wish to testify regarding LU's 100 to 103, relating to 2950 West 24th Street, mixed use residential rezoning proposal, the public hearing is now closed. And items are now laid over.

I will now open the second public healing on LUs 104 and 105, regarding 6302 Fresh Pond Road, in mixed use residential rezoning proposal in Ridgewood, Queens, in Council Member Wong's district. The proposal involves a zoning map and a MIH zoning text amendment. Applicant is seeking to build a mixed use residential building that would approxi- that would have approximately 54 apartments. Mandatory inclusionary housing would be mapped as part of this application, which would require up to 16 of the apartments 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. Council Member Wong is not with us today to provide remarks. I will now call the applicant panel for this proposal which consists of Adam Rothkrug, Justin Jarboe,

Anthony Moreli, and Joe Moreli, and Steve Troia- oh, and Andre Albrecht.

UNIDENTIFIED: For the people here, uh, in person, can you please raise your right hand and state your name for the record?

JUSTIN JARBOE: Justin Jarboe.

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

JUSTIN JARBOE: I do.

UNIDENTIFIED: Thank you. And will you be presenting?

JUSTIN JARBOE: Yes.

UNIDENTIFIED: Okay. Thank you.

CHAIRPERSON FARAH LOUIS: Uh, you may begin your testimony. First, can you bring the microphone close to you?

CHAIRPERSON FARAH LOUIS: Perfect.

JUSTIN JARBOE: Great.

CHAIRPERSON FARAH LOUIS: We're just limited- so your testimony is limited to 10 minutes. You should start to conclude your presentation after eight minutes. When you begin your presentation, please

restate your name and the name of your organization. You may begin.

JUSTIN JARBOE: Good day, Chair Louis and Council Members. I'm Justin Jarboe. And I'm here representing 6302 Fresh Pond Realty, LLC, the owners and developers, uh, of a proposed new building at 6302 Fresh Pond Road, at the corner of Bleecker Street, in Ridgewood, Queens. I'm joined online today by Adam Rothkrug, Zoning Counsel at Project Architects Merly (SP?) Architecture. Uh, in connection with the proposed development, we are seeking rezoning of the subject property from the current R5B district to an R6A district. An existing C14 commercial overlay will be modified to a C24 overlay. The application also includes a text change designating the rezoning area as a mandatory inclusionary housing area, requiring that new construction include the provision for affordable housing. It is anticipated that the approval would result in a new 54-unit mixed use building with approximately 50-thow- 53,000 square feet in the area in between 13 and 16 permanently affordable residences. If you could advance to slide four, please. The development site is approximately 150

feet deep by 150 feet of frontage along Fresh Pond Road, just under 15,000 square feet in area. It was previously developed with two commercial puttings, both of which have been demolished. The proposed rezoning to the R68 district is generally considered a modest residential zoning district, which under the recently enacted city advanced regulations has permitted FAR of 3.9, of which 25 to 30 percent would be required as affordable under the MIH Program under options one or two. I'll note that a portion of the site, being the last 25 feet along Bleeker Street, so the- on the left-hand side of the image, uh, would remain in the existing R5B zoning district and would be subject to the R5B regulations with reduced floor area and height allowances. Uh, the plans provided as part of the application show a seven-story building, again with 53,000 square feet in the area, consisting of 7,000 square feet of retail on the first floor, and the remaining 46,000 square feet of residential floor area on floors two through seven, a total of 54 dwelling units with parking for 19 space- 19 cars. If you can go to slide seven, please. With regard to the unit count, the plans reflect (indiscernible) units and a large number of two and

three bedroom units, 35 of the 54 units or 65 percent of the total unit max. Uh, providing larger units and, and providing parking where none is currently required, represents the owner's response to concerns that were originally heard from the community, as well as from former Council Member Holden and whiles- current Council Member Wong. Uh, in compliance with the (indiscernible) text change, it is anticipated that 25 percent or 14 units would be permanently affordable under option one of the program. Uh, if you can go the next slide, please. In that regard, we note that community board five of Queens is currently anticipated to be on the list of the 12 community districts with the lowest creation of affordable housing. And thus applications as this would be eligible for the Affordable Housing fast track application process, which commences in January of tw-tw- 2027. Uh, if you can go to slide 18, please. Uh, as permitted by the proposed R6A regulations, the building would rise to a height of 73 feet, with a bulkhead setback and extending another 10 feet. The set and floored additionally be set back. And the building overall would have a maximum printed height of 95 feet. The building

would be substantially lower along Bleecker Street, limited to 50 feet, with no construction all ala- at all along the lot line. Uh, 19 parking spaces will be provided at the first four, which are provided voluntarily as parking is waived in the greater transit area. Uh, parking would be accessed along Bleecker Street. And no curb cuts would be provided along Fresh Pond Road. If you can go back to slide three. Great. Thanks. Uh, while the existing stock along this block's smaller, two-story buildings, uh, this block is opposite of manufactured district and approximate to Long Island railroad tracks. And the proximity to manufacturing and railroad usually make for a more appropriate location for multi-family development at a larger scale than the existing R5B permits. Uh, the site is opposite of mix of commercial manufacturing uses, including two automote- automotive uses and a large, uh, stop and storage facility across the street. Uh, to the east on the opposite of Manningham Street, there are some newer four-story residential buildings. And the site itself is only one block from the intersection of Metropolitan Avenue and Fresh Pond Road, which are two heavily commercial thoroughfares with CVS and Pet

Boy stores present. As you can see on the slide, there are existing buildings of comparable sides in the area, including the stop and store warehouse I mentioned before, uh, the Notre Dame Academy, and, uh, PS71, which are further up to the west with the heights indicated on the map. Uh, the site is a nine-minute walk to the m-station. It has access to multiple buses that serve the area. And it's located in a newly defined greater transit zone. Uh, next- can you go to slide five, please? There we go. Uh, the rezoning area extending from Bleecker Street to Manningham Street will include, uh, four existing buildings that are not owned or controlled by the applicant and are not anticipated as redevelopment sites, as they appear to be occupied and are in- under individual ownership and would likely need to be merged and vacated in order to create a new development site. Uh, next slide. The application received unanimous approval from port five, with the condition that (indiscernible) part of the rezoning area north of Bleecker Street be amended from R6A in the proposal to R6B, involving a property beds- not owned or controlled by the applicant along with a positive recommendation from the borough president.

Uh, that concludes our presentation. We are available to answer your- answer any questions you might have.

CHAIRPERSON FARAH LOUIS: Thank you so much for your testimony. I have a few questions about-

JUSTIN JARBOE: Sure.

CHAIRPERSON FARAH LOUIS: Can you confirm that your proposal has more parking spaces than is required by zoning, and if so, what guarantees can you provide to ensure you will provide additional parking, which is needed in this neighborhood?

JUSTIN JARBOE: So the- at this time, we propose 19 parking spaces. Under the recently enacted city of regulations, uh, this area is in a newly defined transit zone, so no parking is required based on the unit mix that we're proposing. Um, so that's 19 more than would be required. Um, I know it's in the builder's interest to provide parking in this neighborhood. That's one of the main issues we heard throughout this process, that the community, uh, desperately wants to see offstreet parking, um, in terms of ensuring that those parking spaces could be there. Uh, so that's something we could discuss further about moralizing that in some way.

CHAIRPERSON FARAH LOUIS: Thank you. What are your plans for the community facility and ground level commercial spaces, and how will you go about identifying occupants for those spaces?

JUSTIN JARBOE: So the applicant is an owner of a pizzeria. It is in the eating and drinking business. Uh, and, and the pizzeria is actually located across the street. So I believe the intention is to put a similar use in the space or one of the existing, uh, tenants that he currently has in his portfolio. Um, uh, in terms of community facility space, at this time that is proposed; although there is potential for that in the future.

CHAIRPERSON FARAH LOUIS: Okay. Can you share your proposed unit breakdown, including the selected MIH option affordability levels and the mix of you- unit type is.

JUSTIN JARBOE: So if you go to slide- so we actually have them on two separate slides. But perhaps, um, if you can go to Z1 on the architectural sheets. As I mentioned before, it's predominantly two and three bedrooms. That would be 65 percent.

CHAIRPERSON FARAH LOUIS: The presentation number is called Z1?

JUSTIN JARBOE: It's, uh, sheet Z1.

CHAIRPERSON FARAH LOUIS: Okay.

JUSTIN JARBOE: Um, I don't know what page it is, I'm- my apologies.

UNIDENTIFIED: Page 11.

JUSTIN JARBOE: Page 11. Thank you.

COUNCIL MEMBER FELDER:: Is it possible to pull up a presentation?

UNIDENTIFIED: Uh, I have it up if you want me to share, Justin.

JUSTIN JARBOE: One minute.

CHAIRPERSON FARAH LOUIS: Uh, we don't- yeah.

JUSTIN JARBOE: That's- we should be able to pull it up.

UNIDENTIFIED: Okay.

COUNCIL MEMBER FELDER: Okay. Well, while we are pulling it up-

CHAIRPERSON FARAH LOUIS: Yeah, you could-

COUNCIL MEMBER FELDER: -you can just-

CHAIRPERSON FARAH LOUIS: -talk through it.

COUNCIL MEMBER FELDER: -walk us through it.

JUSTIN JARBOE: Okay. So there would be 19 one-bedroom units-

CHAIRPERSON FARAH LOUIS: Uh-hm.

JUSTIN JARBOE: -27 two-bedroom units, and 8 three-bedroom units, for a total of 54 units.

CHAIRPERSON FARAH LOUIS: Okay.

JUSTIN JARBOE: And we can send you this information.

CHAIRPERSON FARAH LOUIS: No problem. Have you engaged property owners within the rezoning area who are not part of the prah- th-the application?

JUSTIN JARBOE: Uh, perhap- Adam is on the line, perhaps.

UNIDENTIFIED: Yes. Wa- we did not engage, uh, other owners in the area, because it was noted, uh, it doesn't appear that those are really, uh, development sites. They're developed with existing, uh, inhabited buildings. They're mostly smaller sites, uh, 25 by 100 sites. So, uh, again, it's not anticipated that those would be, uh, developed in the foreseeable future.

CHAIRPERSON FARAH LOUIS: Thank you. This panel is now- sorry. I will now invite my colleagues to ask questions. Does anybody have questions for this panel? Seeing none, this panel is now excused. Thank you so much 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?

COUNCIL MEMBER FELDER: No, not at this time. There's no one signed up, uh, in person or online.

CHAIRPERSON FARAH LOUIS: For members of the public here to testify, please note that would- stenna ace- if there's no one- hold on a sec. If there are, 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 there are no members of the public who wish to testify regarding LUs 104 and 105, relating to the 6302 Fresh meh- Fresh Pond Road mixed use residential rezoning proposal, the public hearing is now closed. And items are now laid over. I will now open the first public hearing on LUs 106 and 107, regarding the 1160 Pugsley Avenue, in mixed use residential rezoning proposal in the Union Port neighborhood of the Bronx, in Council Member Farías' district. The proposal involves a zoning map and a MIH zoning text amendment applicant is seeking to build a mixed use affordable housing project with approximately 104

apartments and a grocery store, through the Fresh Food Store Program. Mandatory inclusionary housing would be mapped as part of the- this application, which would require up to 31 of the apartments to 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 prefer to submit written testimony, you can always do so by emailing it to landusetestimony@council.nyc.gov. I now recognize Council Member Farías for remarks.

COUNCIL MEMBER FARÍAS: Thank you so much, Chair Louis. Good morning, everyone and to the Members of the Subcommittee on Zoning and Franchises. Thank you, both to the Subcommittee, the staff, and the applicant team, and for the opportunity to speak today regarding the application put in for the 1160 Pugsley Avenue rezoning. My office has followed this project closely throughout the public review process to ensure it delivers meaningful practical benefits

for the East Bronx. In our communities, conversations about development cannot focus solely on the bill. They must also be about whether a project thoughtfully responds to the people, the families, and the neighborhoods, that are already there. The East Bronx urgently needs more housing. But we must ensure that it is housing that is affordable, livable, and deeply connected to the every, everyday needs of our residents. From our comprehensive review, this application addresses those core neighborhood priorities. The proposal would change the current designation to an R7A, uh, C- slash, to a C24 districts, to bring 104 income-restricted rental units to the site. Crucially this includes a healthy mix of unit sizes, including 32 two-bedrooms and 8 three-bedroom multi-bedroom apartments, which are vital for supporting local families, especially those that are growing. Alongside the residential footprint, this project delivers something our neighborhood has been starved for, for years, a massive 10,900 square foot fresh grocery right on the ground floor. It is a blueprint for a healthier stronger neighborhood. We are talking about bring housing security, local

retail convenience, and healthy food access, together under one roof. After taking an extensive look at this application, especially as the representative of and East Bronx district where food does remain a serious issue, I'm encouraged by the inclusion of a proposed fresh grocery store. I also want to note that both the Bronx Community Board 9 and Borough President Vanessa Gibson recommended approval of this application. I'm glad we're able to find alignment around the expectation that developments in our neighborhood must include from commitments to local hiring, strong MWB participation, building security, and accessible resident amenities, to help address the affordability crisis facing New Yorkers today. These as well as the plans outdoor rooftop recreation center would be great contributing factors to the long-term viability of the grocery provider. I look forward to reviewing the fine application documents and seeing these commitments clearly reflected. Our priority is making sure new developments in our neighborhoods are thoughtful, accountable, and prioritizing the needs of the people who live here. The housing crisis is urgent. Therefore, we must be critical when asking our questions and demanding

higher standards to the buffer– to buffer the negative impacts housing and food insecurity is having on our neighbors and our communities. I look forward to continue to hear from the applicant team today and to ensuring these critical commitments are firmly reflected as this application advances to the Council's review. Thank you, Chair Louis, for the time.

CHAIRPERSON FARAH LOUIS: Thank you, Council Member. I will now call the applicant panel for this proposal, which consists of Lisa Orrantia. Okay.

UNIDENTIFIED: Good morning. Could you please raise your right hand and state your name for the record?

LISA ORRANTIA: Lisa Orrantia from Akerman, LLP.

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

LISA ORRANTIA: Yes.

UNIDENTIFIED: Thank you.

CHAIRPERSON FARAH LOUIS: You may begin your testimony, which is limited to 10 minutes. And you should start, you should start to conclude your presentation at eight minutes. When you begin your

presentation, please restate your name and the name of your organization. You may begin.

LISA ORRANTIA: Good afternoon, uh, Chair Louis, Members of the Subcommittee. And, uh, thank you, Council Member Farías for your comments. My name is Lisa Orrantia from Akerman LLP. And I'm here on behalf of the applicant 1160, 1178 Pugsley Avenue, LLC. The principal of the applicant company Jesus Diaz has been in the supermarket business for 40 years and has owned the development site for 16 years. This application has three actions, rezoning from R5 to R7A, with a C24 overlay, a mapping of an MIH area for options one and two, and a (indiscernible) action for a fresh food store certification. Next slide, please. The project area is located on Pugsley Avenue, between Gleason and Powell Avenues. Uh, both non- nonconforming and conforming uses exist nearby. Uh, five- and six-story buildings face the project area. And notably, the Grant Circle Transportation Hub is a six-minute walk from the project site. Next slide, please. Pugsley Avenue is on an 80-foot-wide street. Uh, the low-density R5 district allows up to five stories into FAR, which doesn't encourage the

production of affordable housing or investment in the existing nonconforming commercial uses. There are no residential uses on the site, uh, which is currently improved with small stores and an open parking area that would be replaced by the building. Next slide, please. The new R7AC24 proposed district would allow a maximum of 11-story building with 5.01 FAR, with the provision of affordable housing, instead of the current four to five-story, uh, 1.5 or 2 FAR. The proposed increase in density and building height are appropriate on a a wide street, uh, with access to pubic transportation. It would allow new, a new building envelope that's consistent with what exists in the surrounding area. And it would be accompanied by required affordable housing to help alleviate the housing crisis and would allow local retail uses to continue as of right. Next slide, please. The proposed building is eight stories tall. Um, it would utilize the additional floor area in the residential portion, generated by the fresh food store bonus. It would have a total of about 92,000 square feet of residential use with 104 affordable dwelling units. It's a hundred percent affordable residential building, over 13,000 square feet of

commercial floor area, which would be divided between a fresh food store, plus a smaller retail establishment, um, and approximately 2,700 outdoor-square feet of outdoor recreation space. Also included are 32 permitted residential parking spaces. Um, and the exterior design is brick and architectural panel finish to reflect the buildings in the area. Uh, energy-efficient features would include a roof with green areas, energy, and sound-efficient window, energy store appliances, low-flow plumbing fixtures, and construction materials derived from natural or renewable sources. Next slide, please. The development, uh, would utilize HPD financing for a hundred percent affordable multi-family rental project, under the mixed income option of the new construction finance program, which has a target average of 60 percent AMI. Uh, unit sizes and breakdown by type are shown here with income and rents at a proposed 40, 50, 60, 80, and 100 percent AMI levels. Um, the design is for 19 studios, 45 one-bedrooms, 33 two-bedrooms, 6 three-bedrooms, and includes 1 two-bedroom for a live-in super. Next slide, please. Uh, the bedroom mix and rent by AMI level are shown here. Uh, we're

showing 30 pers- 38 percent two- and three-bedroom units. Next slide, please. Uh, the site plan shows how the building will step down to five stories, adjoining the two-story buildings in the neighboring R5 district. There's (indiscernible) side yard, uh, that separates the new building from adjoining buildings. And there's a green roof over the first floor. This is gonna' be about 1,600 square feet of landscaped area. Next slide, please. Um, residential parking- slide shows the residential parking for 32 cars in the cellar, uh, the residential lobby on Gleason, uh, Avenue, uh, with access to the parking garage, also on Gleason. Uh, commercial entries will be on Pugsley Avenue. And the fresh loading berth would be on Powell Avenue. Um, uh, the next slide, please. Showing you the upper floor plans. Next slide. Uh, this shows the top residential floor with a roof area of 2,700 square feet for landscape recreation. Next slide, please. Um, we have Community Board 9 voting in favor of the application, uh, with the- uh, the applicant was responsive to the community's request. And we also have borough president recommending

approval. And that concludes the presentation. Thank you very much.

CHAIRPERSON FARAH LOUIS: Thank you so much for your presentation. I have one quick question, and I'm gonna' hand it over to Council Member Farías. Given this proposed- given that this puh, this proposed as an affordable housing project, what is the status of your conversations with HPD? Given the extent of HPD's pipeline and, and that it can take years to obtain funding from HPD for a small project like this, what do you plan on doing with the, with the property in the meantime?

LISA ORRANTIA: Uh, so the applicant is working with an affordable housing consultant. Uh, the name is Urban Impact Capital Partners. And they have submitted a new project intake sheet with HPD at the beginning of this year. And this applicant is committed to providing a hundred percent affordable housing at this location. Um, and, you know, we're, we're willing to wait, and follow the process, and continue to engage with HPD.

CHAIRPERSON FARAH LOUIS: Thank you. I'm gonna' hand it over to Council Member Farías for questions.

COUNCIL MEMBER FARÍAS: Thank you, Chair. And thank you for the presentation. We're super-familiar already. We've had so many conversations before we got to this point. So I'm glad we're here. Happy to hear that commitment on seeing it all the way through with HPD term sheet. Um, my- I guess just, like for the record for me, what I'd like to kind of put out there is some of the conversation that happened in community board was around how there's several supermarkets- or a couple not several- a couple of supermarkets in the area and that they don't- some folks didn't necessarily agree with this being a location. You folks already know my opinion on that, with the food desert that we're in. I believe this is a suitable location based off of the square footage, I mean the, the radius and the area of accessibility. Um, but can you talk a little bit more about that and talk about the other locations, where the developer already has the supermarkets and, uh, the competitive nature of it or not, in terms of service Bronxites?

LISA ORRANTIA: Sure. So as I mentioned at the start, this applicant is an experienced supermarket owner, has been in the business for 40 years, has

other locations in the Bronx and outside the city, um, is very familiar with how to run a successful supermarket business, um, and is eager to bring the fresh food program to this location, which as you know, provides for a variety of healthy food options. Um, for, for- and it's designed for residents to be able to walk to the store. So it's ideal for people who live within the surrounding area. They don't have to use a card to access healthy food options. Um, um, the fresh food program requires periodic compliance reports, un, restricted declaration. Um, and the, uh, the applicant is fully prepared to, you know, follow through that process. They'll be engaged directly in the operation of the supermarkets and be run as key food.

COUNCIL MEMBER FARÍAS: And do you have any, um, idea of the additional commercial space that'll be adjacent to the market of, of what that makeup is going to look like, or any ideas towards that was looking to be placed there?

LISA ORRANTIA: Right now, uh, the applicant is opened. Um, whatever is most suitable for the community, we're happy to receive any kind of

suggestions or recommendations of what would best serve the community.

COUNCIL MEMBER FARÍAS: Okay. Great. Looking forward to continue the conversation as we move to the application process. Thank you. Thank–

CHAIRPERSON FARAH LOUIS: Thank you.

COUNCIL MEMBER FARÍAS –you, Chair.

CHAIRPERSON FARAH LOUIS: I now invite my colleagues to ask questions. Anyone has questions for the panel? Seeing none. If there any– oh, sorry. I want to excuse the panel. Thank you so much for your testimony today. 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. Being there are no members of the public who wish to testify regarding LUs 106 and 107, relating to 1160 Pugsley Avenue mixed use residential rezoning proposal, the public hearing is now closed. And items are now laid over. I will now open the public hearing on LUs 108 and 109, regarding 1166 Bedford Avenue, a mixed use residential rezoning proposal, in Bedstide, Brooklyn, in Council Member Ossé's district. The proposal

involves a zoning map and a, and an MIH zoning text amendment. Applicant is seeking to build a mixed use affordable housing project, with approximately 144 apartments. Mandatory inclusionary housing would be mapped as part of this application, which would require that up to 43 of the apartments be permanently affordable, depending on the affordability option selected. If anyone wishing 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 open the applicant panel for this proposal, which consists of Andrew Albrecht, Pierre Downing, and Shaneekua Henry.

UNIDENTIFIED: For those four individuals who were just called, could you please raise your right hand? Thank you. Could- thank you. Could you please state your name for the record?

RODNEY RASHID: Rodney Rashid.

PIERRE DOWNING: Pierre Downing.

ANDREW ALBRECHT: Andrew Albrecht.

SHANEEKUA HENRY: Shaneekua Henry.

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

ANDREW ALBRECHT: Yes.

SHANEEKUA HENRY: Yes.

PIERRE DOWNING: Yes.

CHAIRPERSON FARAH LOUIS: You may 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 the name of your organization. You all may begin.

ANDREW ALBRECHT: Good morning, Chair, Council Members. My name is Andrew Albrecht with Hirschen, Singer, and Epstein, applicant representative. We're here before you today with two actions, the zoning text amendment and the zoning map amendment R6AC24, to R7XC24, along with an MIH area. And these actions would facilitate the creation, um- actually, next slide, please- um, of 144 affordable senior apartments, with, uh, one superintendent's unit. It

would facilitate the, um, refreshment of the Masjed Khalifa, and that's attendant school, and new retail space. Through our presentation this morning, we'll tell you about who we are, how we came up with this proposal, how it fits our needs and the needs of the community, and how it fits in with the sensible land use paradigm. Gonna' pass it off to Ima Rashid to tell you a little bit about the history of the Masjedun, would inform of this action.

RODNEY RASHID: Good afternoon, uh, Chairman– Chairwoman, uh, Louis, Committee Members. My name is Iman Rodney Rashid. And, uh, next slide. Continue. Continue. Right there, we'll, we'll start there, our history. The doors of, uh, Adnashi, Nashi of Duma Secliva (sic) was opened in 1962 by el-Haj Malik Shabazz; we all know him as, uh, Minister Malcom. And if you look at this picture– I just want to share with you real briefly– that what it doesn't show is that before Minister Malcom and that community opened those doors, that community was basically in blank, because there was a place called the Osona (sic) Bar Room. The Pillow Factory closed down. The stores closed down. And less desirable elements was occupying that space. But as you can see, Malcom is

engaged in the press and community members. And of course, we have, uh, Iman Mohamed in that picture as well. Next slide. Now, that slide represents the community that's there at the same location at least 50 years later occupying that same space with festivities, a school from pee– uh, pre-k to eighth grade, a community outreach, and things of that nature. Now, the– that's the work we're doing at least 50-plus years. The point why we're here today is because, uh, maintenance for that structure is over a hundred years old. It's wearing on the community. And we had to, uh, we had to make a decision. Our decision was to stay there another 50 to 100 years, God dih- God willing. But we had to find a partner. And that's where Kalil and Company's come in. And we're gonna' pass it on to, uh, Pierre Downing.

PIERRE DOWNING: Uh, good afternoon, uh, Madam Chair and Council. Uh, my name is Pierre Downing, uh, just testifying on behalf of Mashche (sic) ka kalif (sic) project. Uh, so as Iman, you know, put it, this is a partnership about, uh, recognizing community, uh, making sure that the seniors, uh, and aging population at bedside can age gracefully, uh,

remain in our community without being pushed out. Uh, this has been a labor of love for the past five years or so now, uh, since we first crossed paths, through just our various relationships. Uh, because, you know, we're known as a mission-oriented and aligned, uh, for profit developer. And a hundred percent of our business essentially has been done in partnership, uh, with nonprofits and other for-profit and city agencies. Uh, but a little bit about Kalel, uh, we are a, uh, five-year-old firm- going on five years. Uh, but our initial kinda' work started 15 years ago. Uh, and today, we've done about $2 billion in business with the city across 5,000 units of housing. Uh, and we can't be more than excited just to be able to do this and bring history, uh, like every fresh mint of history to the site. Uh, next slide. You can go- uh, next one. One more. Uh, and just so the overall vision for, uh, the Masjid (sic) has been through, you know, our discussions and our designed discussions to maximize the development potential of the site, uh, with the provision of senior affordable housing, uh, approximately 144- 45 units, inclusive of one super. Uh, and that unit mix and max has required years that

we were able to deliver a state of the art, uh, Masjid facility and school back to the community and to Masjid Khalifa. Uh, and they are both, you know, the owner/operator of the school. And they are (indiscernible) in the real estate. Uh, but without this vision and without this, um, you know, without this action, uh, then this would not be made possible. And we can move onto the next slide. And here, you can just see a, a nice rendering before I hand it over to Shaneekua Henry from SLM of the proposed site on the Masjid residential structure and the Masjid. And with that, I'll turn it over to Shaneekua.

SHANEEKUA HENRY: Good afternoon. My name is Shaneekua Henry. I'm the principle of SLM Architecture PC. We're a New York City-based certified WMB, my husband and I founded nearly two decades ago. Our mission is to impact the lives of over 10,000 families through design that reflects voices, histories, and identities, of the communities that we serve. Through intentional community engagement, we work to create spaces that honor local culture and foster a sense of belonging. The Khalifa Masjid School and residences embodies this approach.

It continues the legacy of Masjid Khalifa and Clara Mohammed School, providing spaces that support the grown of mind, body, and spirit. The inclusion of commercial spaces aligns with the principles of Malcom X and Iman WD Mohammed advancing economic empowerment and self determination. Our design is grounded in its context. The material pallet and facade that you see articulates and pay homage to the existing buildings, brick color, and ornamentation. To realize this vision, we're seeking an increase in zonings, provide 144 units of senior housing. After studying alternatives and in close collaboration with Khalifa Mosque and Kalel companies, we can concluded that a 12-story configuration offers the most balanced response and is still two stories below the maximum building height that is permitted in an R7X district. 12 stories allows us to set the residential building back from the mosque, preserving the mosque prominence as a spiritual anchor in the community. In conclusion, the Khalife Masjid School and residences represent what we as a community stand for, which is partnership, purpose, and pride. It's design is rooted in community honoring heritage, expanding opportunity, and building stability, for

generations to come. Next slide. For the community facility, which is what we're looking at here, what we'll see is that the ground floor and seller space- excuse me- are dedicated towards the community building. There's a multi-purpose room in the cellar. The first floor has administrative offices for the school, as well as a library. At the second floor, there are, um, eight classrooms, as well as commonary or gathering spaces for students. And at the third floor is the mosala space. The total community facility is approximately 13,000 square feet. The- next slide. The residential program- the existing residential entry is located along Putnam Avenue, where the building is recessed. And commercial spaces are located at the ground floor. There's a total of six- approximately 6,000 square feet of commercial space. I believe it's exactly 6,200. There's also 75,000 square feet of residential for 144 units, 110 of which are seniors, um, studios, and 33 are one-bedrooms and a two-bedroom super's unit. And, um, I'm going to conclude. Thank you.

DEMETRIOS MORAGIANIS: Uh, next slide, please. So this whole program is made possible by the R7X

district. And the district works well here for two principal reasons. One, it allows us to shape the bulk of the building to give presence to each section of the program. The greater bulk allows the HPD subsidy to go further, making it, uh, more appropriate. Now, this district is well-appropriate in this area. It's good from a land use prospective. You know, added density helps, um, us address the housing affordability crisis, in Bed-Stuy, there's terrific transit access. The G, the A and the C, the Shuttle, the Long Island Railroad, Bill Spanion (sic) bus routes running right nearby, going in each cardinal direction. And, uh- next slide, please. Um, and all of these transit access, uh, locations will be ADA-accessible by the end of the decade, according to them DA- MGA- excuse me- (indiscernible), uh, ensuring that the seniors can continue to use this project. You know, we're on Bedford Avenue, which will be further activated as a commercial quarter by this, um, action. And the community has recognized, which we've been really proud about. Um, you know, every one in the public review so far has approved us with flying colors.

And so I'll turn it over to Pierre to show what will happen from now to building.

PIERRE DOWNING: Uh, next slide, please. So here, you just have an overview of kind of where we are and where we're headed. Uh, you can see just in terms of community outreach, we began this process in Spring of '25, uh, you know, with Council Member Chi Ossé, Ossé. Uh, and then we kinda' moved to the various, you know, committee meetings, uh, through the fall of 2015. And then earlier this year, uh, earlier this year, we ended up meet- we met with the community board, uh, and as Andrew indicated, got unanimous approval. And they got a favorable outcome-

CHAIRPERSON FARAH LOUIS: If you guys-

PIERRE DOWNING: -for all to see.

CHAIRPERSON FARAH LOUIS: -could wrap it up from here.

PIERRE DOWNING: Oh, it's over, okay. Uh, in terms of financial closing, we're working- we have been working in tandem with HPD, uh, for the past year and a half, working through, uh, the financials- uh, or the financial execution. And we are in the pipeline of presuming a positive outcome here for closing, uh, summer of next year, summer of next

year. So- uh, and then we have a two-year construction project essentially after that. Uh, and then, you know, it's back to Bed-Stuy. So thank you.

CHAIRPERSON FARAH LOUIS: Thank you. I have a few questions about this proposal. You are proposing a senior affordable residential unit as part of your application. Can you provide a breakdown of the unit mix?

PIERRE DOWNING: Uh, so we have about 110 one-bedroom units- uh, sorry- 110 studio apartments and 34 one-bedroom units, and 1 two-bedroom unit. A hundred percent of the units are set aside for families- I mean for seniors at 60 percent of AMI and below. And we have a deeper affordability, uh, tier for formally homeless; and that's approximately 44 of the 144 units.

CHAIRPERSON FARAH LOUIS: All right. Where will the mosque and school reco- relocate during demolition and reconstruction?

PIERRE DOWNING: Uh, so, uh, during the dem, during the demo and, and construction phase of the project, the Masjid has been working collaboratively with other faith-based organizations in the community

to set up a temporary location. And I'll let Iman speak to that.

RODNEY RASHID: Yeah, thank you. Yeah, we have, uh- we've worked with the community board three on Fulton Street. And we have two spaces. When we're ready to go, we have a promise and a commitment that we can use that until construction's over.

CHAIRPERSON FARAH LOUIS: Okay. I understand that you have hired a relocation consultant to assist with existing businesses within, uh, relocation. Have any businesses utilized this resource, and have any businesses expressed interest in returning to the new development?

RODNEY RASHID: Yes. We have a couple businesses that expressed interest in, uh, returning. And they, they have engaged over the last two weeks and is still figuring out what they want to do. But they have spoken to the relocation specialist. And that's still a work in progress.

PIERRE DOWNING: And just to add to that, the relocation specialist is doing things in compliance with how the Uniform Relocation Act, with how it- with our compliance, because of the financing execution for the site. So those meetings have- are

taking place. All commercial units have access to the consultant, uh, to work collaboratively with them, so that we could figure out a plan of, uh, further temporary relocation or permanent relocation, if they so choose not to come back.

CHAIRPERSON FARAH LOUIS: All right. And did you consider building up to the maximum allowable height of 14 stories to generate additional affordable units?

SHANEEKUA HENRY: So we are maximizing the permitted zoning FAR, which means that we can't go any higher. But we are- also, we were very considerate of the neighboring properties, as well as we went up to the 12 stories, um, in order to set back from the mosque and have them still be a- an anchor on the corner of, um, Bedford and Madison.

CHAIRPERSON FARAH LOUIS: Okay. Thank you so much. I will now invite my colleagues to ask questions. Council Member Encarnación?

COUNCIL MEMBER ENCARNACIÓN: Hello. Um, who owns the current building now?

RODNEY RASHID: Masjid.

COUNCIL MEMBER ENCARNACIÓN: And who will own it once this goes through, will you remain owner-

RODNEY RASHID: Yes.

COUNCIL MEMBER ENCARNACIÓN: –of the building? Okay.

RODNEY RASHID: Yes. We– yes.

COUNCIL MEMBER ENCARNACIÓN: So it's not a sale of the building, it's just a partnership that you guys are creating?

RODNEY RASHID: And that, that's important. That's why it took us so long to, uh–

COUNCIL MEMBER ENCARNACIÓN: I know that's important; that's why I'm asking (chuckles), to make sure you keep your building.

RODNEY RASHID: (Cross-talk) find somebody to go for that.

COUNCIL MEMBER ENCARNACIÓN: All right. Perfect. Thank you so much. That was my only question.

CHAIRPERSON FARAH LOUIS: Any, any other comments or questions? Yes?

COUNCIL MEMBER SALAAM: (Cross-talk)

CHAIRPERSON FARAH LOUIS: Council Member Salaam?

COUNCIL MEMBER SALAAM: Yeah, I had– I have a comment. Um, I've seen projects like this– uh, well first, Assam Alaykum.

RODNEY RASHID: Assam Alaykum.

COUNCIL MEMBER SALAAM: Um, I've seen projects like this happen throughout the country. And I'm excited about the, um, the prospects of this particular project happening in New York. Um, and I'm just gonna' say, wow, this is, this is, uh, much needed. Of course, as we look throughout- there's so many communities, not just Muslims, but the Jewish community, the Christian community, and the Muslim community, that really need to be able to be anchored in their communities properly. And so to have this example right here in the city is gonna' be really exciting.

RODNEY RASHID: Thank you for that, that, that comment. And, uh, Councilwoman, uh, that question that you asked Osse asked us the same exact question. So why, why are you stopping at that level? You know, so we, we had to.

CHAIRPERSON FARAH LOUIS: Of course. All right. So this panel is now excused. Thank you so much for your testimony and for being here today. Council, are there any members of the public who wish to testify remotely or in person regarding this proposal?

UNIDENTIFIED: Yes, we have six people who have, uh, signed up in person to testify. And we also apparently have some members online who would like to testify. We will first do the in-person testimony.

UNIDENTIFIED: The first panel we'll call is Beatrice Sabir, Nashid Karim, Ayana Muhammad. That's Beatrice Sabir, Nash, Nashid Karim, and Ayana Muhammad.

BEATRICE SABIR: My name is Beatrice Sabir, a member of Masjid Muhse Khalifa for- well, actually, my, uh, membership round and about is about 62 years. Um, I just, um- it gives me great pleasure to be able to say a few words about that building. It's emotional. It's, it's really all that you would want it to be as a Muslim. We have great leadership (indiscernible) allow us to do what we want, as long as it's right. Um, I've been there for many years as the Dietician, a cook, and whatever it takes to nourish our children. Today, we have the same children out of that school valedictorians and salutatorians of not just high school graduates but of colleges as well, renowned colleges. So I just want to say that whatever it takes from the Council to help us to maintain or not to maintain, to get our

new building, that we look for your, um, input and we look for your encouragement. And I just want to say that, um, letting Ma'am continue the good work. And we are here for your support.

CHAIRPERSON FARAH LOUIS: Thank you. Next?

NASHID KARIM: Uh, assalam alaykum. And, uh, it's, uh, peace be with you. You've heard that before. And as Muslims, that word is also- has peace into it. So we're a peaceful community. That's, that's one (indiscernible) project, to keep the peace in the, in the community. You know, our members have been around at the Masjid, been a member there for- since the 70s. They gave their nickels, and their dimes, and their sweat, and tears, and more, to that, to that building. You know, they raised up children there who, uh, you know- uh, professionals. And they rose ih- in the society. You know. It's important that we have something for the future of, uh, of the community. You know, everybody's invited to come to the mosque here, you know, to the mosque. In that area, during the 80s, who stood up in that community when the criminals, drug dealers, uh, you know, that set up their, their spaces there. We had criminal fighters. But we stand up for the right. And when

we stand up like that, they know that, they see that. So the community is a better community right now. So we have people moving in, different people that maybe came five, ten years ago. Maybe at, at that time, they wouldn't have (indiscernible) in their community. So we, uh, we need that in that area. We need that, that building, whether it's the seniors, our seniors, they, they can have– you know, the seniors– the senior can have– their place in that, in that area. It's a very– it's very, it's very important. You know, so I, I thank you for listening to us. And we appreciate your help, your help today.

CHAIRPERSON FARAH LOUIS: Thank you–

NASHID KARIM: Thank you.

CHAIRPERSON FARAH LOUIS: –so much. You may begin.

AYANA MUHAMMAD: Uh, good morning, everyone. My name is Ayana Muhammad. I am a member of Masjid Muhsi Khalifa. I am also on the board of directors there, um, as an assistant secretary– I mean assistant treasurer. I also sit on the board of directors for the 5th Avenue Committee, on the Real Estate Committee– Subcommittee. Um, and I'm also the Vice President and property manager at Park Slope

North HDFC. So I have a little bit of experience on a lot of different aspects of this project. And it's been a wealth for me to be a part of this. My mother Ibn Muhammad, who I believe is in queue also to testify today, was the director of community development for FAK. Um, with this particular project, what brings me great pride is that in my generation, I see all the work that the past generation has put in to bring it to this point. And I see the deterioration. It's not all happening physi- physically with some of our seniors, with the building. ANd it's up to our generation to take it to the next place, um, and build for the generation coming front of us. And this project does that very well. Um, it's gonna' provide a space that is dignified for our seniors to live it. It's also gonna' provide a space for our children to be educated with the values that we need to instill into them so that they can also pass the charge when it comes their turn. Um, and so when it comes to this, and speaking to not only the community but the church across the street, neighbors, local businesses, they're all in favor, because they see how much the Masjid has put in work over the years to maintain the

space, maintain the community and the good faith that, um, is in that area. And for nothing else, I believe that our seniors who are being displaced, they have a dignified place to live that is in their areas. You know, we see what's happening with deed theft. We see what's happening with a lot of people, they're, they're properties are being, uh, deteriorated. They don't know if they should sell or not or where they're gonna' live. We're providing that answer for them.

CHAIRPERSON FARAH LOUIS: Thank you all for your testimony. This panel is now excused. Thank you for making time to be here to testify. The next panel is Majeed Leito- excuse me if I butchered your name- uh, Michael Shabazz, and Rahima Lee. Majeed, Michael, and Rahima. You may begin.

MAJEED LEITO: Good afternoon. My name is Rafer Majeed Leito, board member, financial secretary of the community, parent of the community. And if this project is approved, it would be only the latest in a long line, 64 years of proof of impact, proof of impact in the areas of human development, business development, and education. When I say education, I'll plug this. This Masjid just helped produce two

summa cum laude graduates at the number one SBCU in the country Spelman College. That just happened May 17th. So this is not new. But if approved, we will now step into the arena of stable housing, in a changing (indiscernible). So thank you for your attention to the matter.

CHAIRPERSON FARAH LOUIS: Thank you so much for your testimony. Next?

MICHAEL SHABAZZ: Asalam alikum.

CHAIRPERSON FARAH LOUIS: Alaikum salam.

MICHAEL SHABAZZ: And shalom to other members on the panel. My name is Michael Aziz Zarif Shabazz. And I must say this project that's actually pending is very personal and dear to me, because I've been actually associated, uh, with the Masjid on- back in the 60s, when it was actually temp-, uh, temple number 7. And I believe the Iman, uh, gave some history on that. And I basically repeat and reiterate that, because, uh, El-Hajj Malik El-Shabazz, better known to us as Malcom X, he still has his name on his deed. So as long as I'm alive and I have a spirit in my body, I must stand up and remind people that this Masjid has a very long history. Now, in reference to the project in

general, obviously, I submit that, because reflecting back to the 60s when I was growing up, that's– was Temple 7 to me. And I'm still here. And hopefully, uh, within them, uh, beautiful buildings that we anticipate will be completed. I don't know how long it's gonna' take, perhaps five years. And inshallah, Lord willing, I will be alive to, uh, enjoy one of the apartments. Thank you very much. Assalamu alaykum and shalom.

CHAIRPERSON FARAH LOUIS: Shalom. Thank you so much for being here. You may begin your testimony.

RAHIMA LEE: Thank you. Good morning. My name is Rahima Lee. I'm also a board member of Masjid Abdul Muhsi Khalifa. Um, I'm just here to support the project. It's, uh, long working. And it is definitely something needed for the community. Um, as we know, uh, we live in a time where a lot of building, a lot of buildings are going up. And they are, they say, affordable. But a lot of times, they're not affordable for the people that live in the neighborhood. They're affordable for people that live elsewhere and are coming into the neighborhood. Um, not that that's always bad. But it is, um, something that does hurt the people that are re-

residing in the community or who would like to stay in the community and are not at that income level. So to have a senior- and then on top of that, we've seen very little senior housing being build in Brooklyn recently, I'd say when- well, probably within the last five years. So this project will, um, solidify those two things that will help people that live in the community be able to afford to stay in the community, and those people will be our seniors that desperately need housing, um, and need housing that is affordable to them on small incomes. Thank you very much.

CHAIRPERSON FARAH LOUIS: Thank you so much for your testimony. Do any of my colleagues have questions for this panel? All right, this panel is now excused. Thank you so much for being here; we appreciate it. We are now gonna' switch to online testimony. We're going- the first panel is Sophia Spone- I know, I know- Sophia Spone, Fatima Hakim Jenkins, and then i-phone. Do you want to switch your name, you rename yourself, we can call you your correct name. So the panel is Sophia's phone (chuckles), Fatima Hakim Jenkins, and i-phone. We'll

start with Sophia. Sophia Hakim, Fatima, and i-phone.

SOPHIA: Um, As-salamu alaykum.

CHAIRPERSON FARAH LOUIS: (Cross-talk)

FATIMA DEWAN: This is Fatima– Fatima Dewan (SP?) for the record. Um, I am a member of Masjid Abdul Muhsi Khalifa. I was born and raised in this community. I am super-excited for this new development. And I just– I've seen the community grow. And this is the next phase that we need to go to. And we are, um, fully supporting the leadership in going forward with this development. It'll be a excellent, um, addition to the community, providing seating, housing, and also a new space for us and our next generation coming up. So that is my words for today. Thank you.

CHAIRPERSON FARAH LOUIS: Thank you, Fatima.

HAKIM: As-salamu alaykum. This is Brother Hakim. Can you hear me?

CHAIRPERSON FARAH LOUIS: Yes, we can hear you. You may begin your testimony.

HAKIM: Thank you. That was just my wife that had the privilege of speaking. And I have the, the blessing to be able to follow her. Um, yes. I was

formally a board member of the Masjid. I served for many years. Um, I've seen so much growth and development through Masjid Khalifa. Um, as a father and a husband, I've had the blessing to see not only my father serve through the Nation of Islam, who's standing right next to me. But I've also had the blessing to watch my children grow up in this Masjid, after I got married in this Masjid. I've seen so much happen from events, from community gatherings, you know, people coming together. My father-in-law used to have a store on the property that used to work with people, teach people, educate people, help people. And so much of us as a community have had the blessing of being a part of Masjid Abdul Muhsi Khalifa that it would be a shame and a crime not to see this legacy move forward, given all of the changes that are happening in the surrounding area. As a moral and spiritual anchor in- of the Islamic community Bed-Stuyvesant, we have to uphold that anchor and continue to do whatever we can to see that the children that are to follow us can proceed with a legacy that will help them raise their children and move forward. So I have watched this project in its incubating stages at those board meetings. And I'm

just very thankful to see that the project is getting to a point now where we can start to see that light at the end of the tunnel. And you know, as Muslims, you know, we truly believe that God loves those who do things that are most beneficial for other people. So this is not just about the people in this room or the people at the board. But we're collectively doing this for the benefit of community life. That's the game. That's what we're about, community life and community development. And the new structure can only serve that mission by giving us something that we'll be able to, God willing, hold onto, to pass onto the next generations, and just to allow growth and development–

SERGEANT AT ARMS: Time expired.

HAKIM: –to continue–

CHAIRWOMAN FARAH LOUIS: Thank you.

HAKIM: –to persist.

CHAIRPERSON FARAH LOUIS: Thank you.

HAKIM: Thank you very much for my– thank you very much for the time.

CHAIRPERSON FARAH LOUIS: We appreciate it.

HAKIM: Okay.

CHAIRPERSON FARAH LOUIS: Uh, if you are online, you can press star, 6, to unmute yourself, if you are on your i-phone. Now we're gonna' hear from Sophia's i-phone. This is the last call. Sophia's i-phone, and i-phone.

SOPHIA BECKLES: As-salamu alaykum. Can you hear me?

CHAIRPERSON FARAH LOUIS: Yes, we can, Sophia.

SOPHIA BECKLES: I-

CHAIRPERSON FARAH LOUIS: You may begin.

SOPHIA BECKLES: Um, good morning. Um, my name is Sophia Beckles. Um, I wanted to, um, just take some time to express my, um, my feelings about Masjid Khalifa. I've been a member for nearly 30 years. Um, the Masjid has helped me raise and educate my children. Um, we continue to wor- worship there, my children, my, my new grandchildren. Um, and, um, we've participated in many community events throughout the years. Um, Khalifa has offered support and service, um, to both Muslim and Mus- nonMuslim members of our community. Um, I believe that this new project will, um, just follow in that, that thread of expansion to support the community, um, especially with the new senior housing project,

which I and my family are in agreement with. Um, you know, we, we are looking forward to, um, the, the housing that will benefit our seniors, um, who have been the pillars, um, of our community. Um, they've helped me raise my children as well. Um, and it's just a overall benefit to the community and the families. Um, so I just wanted to just add that. My apologies for my earlier technological, um, um, issues. Um, thank you so much. As-salum alaykum.

CHAIRPERSON FARAH LOUIS: No problem. Thank you so much. We will now hear from i-phone. You can press star, 6, to unmute yourself. This is the last call for i-phone. (Cross-talk)

IBN MUHAMMED: Yes.

CHAIRPERSON FARAH LOUIS: Okay. What's your name?

IBN MUHAMMED: Uh, I'm sorry. Hello. I apologize to the Council. I don't know how I got named i-phone. My name is Ibn Muhammad.

CHAIRPERSON FARAH LOUIS: (Chuckles)

IBN MUHAMMED: I- (chuckles). And, uh, I have been a member of Masjid Abdul Muhsi Khalifa since 1969. I was a college student. I was the benefit- uh, beneficiary of all of those elders that established that community. I was taught very, very

well by them. And the most, the, the most important thing that I was taught was service to others, and service to our community in particular. I have been a member of the board of directors in the past. I was the president of the mosque corporation for four years. And I was the housing director at the 5th Avenue Committee, uh, doing affordable housing development and special needs housing development for 10 years. I would manage all of the development projects that would be entered into by the organization. So I have a big experience doing this for many, many years. And I'm so thrilled and happy to see my community take a step forward to start doing development projects that benefit the community, because we have benefit- that community for so many years when no one was there. When the community needed help, when the community was downtrodden, we were there defending, and cleaning up, and teaching. Anyway, I would say that our, our seniors are some of the main victims of the displacement, uh, in our neighborhood. These are the long-term residents that have been there since they were young. And now they're in their 60s and 70s and cannot afford to live in the community that they

helped create. And so we are providing housing to a group that really, really needs it and really, really de- deserves it. And I would like to say that, that this project seems so very well-planned. As someone who has been a part of planning these types of, uh, developments, I see-

SERGEANT AT ARMS: Time expired.

IBN MUHAMMED: -the work-

CHAIRPERSON FARAH LOUIS: Thank you.

SERGEANT AT ARMS: Thank you.

IBN MUHAMMED: -that's gone into it. Thank you-

CHAIRPERSON FARAH LOUIS: Thank you so much.

IBN MUHAMMED: -very much.

CHAIRPERSON FARAH LOUIS: Thank you. Uh, this panel is now excused. I'm gonna' call the last panel. Uh, Marcus Lambert, Sahar Ali, Khalif Sabir, and the last two, unknown caller 7990, and unknown caller 8552. And you can pre- press star, 6, to unmute yourself. Let's start with Marcus Lambert. Marcus, if you're on, we would love to hear from you. All right. We'll hear from Sahar Ali. Sahar Ali. All right. We'll hear from Khalid Sabir. Khalid, are you on?

SAHAR ALI:

MARCUS LAMBERT: And if you're on, you could press star, 6, to unmute yourself. Unknown caller 7990, if you're on? I feel like I'm on a radio show (chuckles). I used to work (cross-talk).

REGINA FERRELL: (Indiscernible)

CHAIRPERSON FARAH LOUIS: Oh, she's there.

REGINA FERRELL: Good afternoon.

CHAIRPERSON FARAH LOUIS: Okay. Is this unknown caller 7990?

REGINA FERRELL: Yes, yes, (cross-talk).

CHAIRPERSON FARAH LOUIS: All right. If you, if you could please identify yourself, first and last name. And you may gih- begin your testimony. You have two minutes.

REGINA FERRELL: Sure, sure. My name is Regina Ferrell. Um, I'm one of the administrators for a neighboring mosque to Khalifa, (indiscernible). Um, I have been in- living in this community for, um, about some 20 years now. Um, I just want to say that I'm very happy for this day, um, and, you know, that Khalifa is, uh, you know, getting to, uh, finally build. Um, and I want to second what Miss, uh, Ibn Muhammad said, just the fact that, um, Khalifa (indiscernible) other, uh, mosques and, uh, you know,

local community, you know, neighbors in the, in the neighborhood who have been pushed out ove- I've been working in this mosque since 2010. It has drastically changed to present. So I mean I know that that's a, you know, more of a reason that, that it's not that kinda' meeting. But if, you know, continued efforts can be, um- you know, if we can just continue to galvanize, you know, efforts to preserve what is left, um, it would- it's beautiful. And I'm just so glad that the- it's well-deserved. All, uh, second and third, and what everybody- and I know I'm out of work, but (chuckles) seconding and thirding what everybody else has said as far as, like the amount of work, and grit, and, um, self sacrifice that communities like Khalifa have, um, put in for decades, um, may- you know, maybe it's to see more to more- more to come, and for the generations after all this to maintain, um, and grow from that space. So thank you, to Khalil Company and everybody else who's, um, working on this.

CHAIRPERSON FARAH LOUIS: Thank you so much.

REGINA FERRELL: (Indiscernible) should be around. (Indiscernible) but I guess she's, you know, uh-

CHAIRPERSON FARAH LOUIS: You may want to-

REGINA FERRELL: –she's there.

CHAIRPERSON FARAH LOUIS: –ask her and tell her she has a few seconds. Thank you.

REGINA FERRELL: I'll–

CHAIRPERSON FARAH LOUIS: I appreciate it

REGINA FERRELL: Thank you.

CHAIRPERSON FARAH LOUIS: We'll hear now from Marcus Lambert. Marcus Lambert. Last call for Marcus Lambert. All right. Unknown caller 8552. You can press star, 6, to unmute yourself. Last–

MARCUS LAMBERT: I'm sorry. Can you hear me?

CHAIRPERSON FARAH LOUIS: Oh, Marcus. Hi. How are you?

MARCUS LAMBERT: Yes.

CHAIRPERSON FARAH LOUIS: You may begin–

MARCUS LAMBERT: Hi.

CHAIRPERSON FARAH LOUIS: –your testimony.

MARCUS LAMBERT: This is– okay. Thank you, uh, Councilwoman Farah Louis. Um, this is Dr. Marcus Lambert. Um, I, uh, have been a member of Masjid Abdul Muhsi Khalifa, um, for about 20 years now. I'm actually a transplant to New York. Uh, my wife is, uh, originally born and raised in East New York. Um, and since then, I've joined, uh, as a professor, uh,

at SUNY Downstate, uh, which we've had a couple interactions with you, Dr. Louis, so thank you for your– I mean, um, Council Member Louis. Thank you for your, uh, support for our community. And I just want to really speak to, um, the, the public health, uh, impact that our Masjid has really had on the community. We've hosted a number of events throughout the years, in terms of wellness, in terms of screenings, uh, making sure that our community members, um, are screened for things like, uh, uh, uh, colorectal cancer, and prostate cancer, hypertension, and so forth, diabetes. And, uh, it would be a shame, a tragedy, to sort of see, uh, that our institution doesn't have another hundred-year legacy in this sort of impact in public health in this way. Um, and, uh, I for one will be working my hardest to ensure that these sort of collaborative efforts between our medical institutions, our community-based organizations, and our faith-based institutions, continue. And we need structures to make that happen. So thank you for your time.

CHAIRPERSON FARAH LOUISE: Thank you so much, Marcus. Uh, next, suh- Sahir. Oh, okay. Um, just a shameless plug. I want to thank, uh, Mr. Ed Powell,

who's here from the 70th Precinct in my district. I really appreciate you being here. And I know the Masjid is, is your place. So I'm very happy to see you. I'm grateful that everybody came here to support this project. If the- if anyone is here, uh, to testify, I want to encourage you to please submit your testimony to landusetestimony@council.nyc.gov, 'cause we're at that time. Um- oh, you have a comment?

CHAIRPERSON FARAH LOUIS: We will now hear from Council Member Felder.

COUNCIL MEMBER FELDER: I-I- hi. I, uh- first of all, I want to thank the Chair. For those of you that are- that normally don't spend, uh, that much time here at 250 Broadway, I just want you to, number one, to be aware that the Chair puts her heart and soul into the work she does. I, I'm not, I'm not suggesting that anyone else does it. But, but, but it, it, it, it is, it, it is wonderful to see someone that's in government do, do the work that she does. And of course, Chair Ed Powell, I, I, I would just say, I've known for many, many years. I don't want to degrade in any way anyone else was- that's here. But if he was here alone, and he was in favor of this

project, it should be done, because anyone that knows him what type of person he is. Uh, uh, and just finally, I, I just want to say, I, I think, I think, uh, I'm the only survivor, besides the Chair, that remained for the entire hearing. Uh, and, and I'm happy I did, because, um, anything- uh, unfortunately, anything that has any relationship to anything religious has become suh- toxic.

CHAIRPERSON FARAH LOUIS: Mm.

COUNCIL MEMBER FELDER: The minute you say and the neh- like if- in- if it- if you said that you're just a developer, then it would be okay. But the minute that it has anything to do with religion in any sort, suddenly, it's- you know, I don't know what happens, but something go- so to listen to, to the testimony, my father, may he rest in peace, uh, had what, what I would call a storefront church, uh, for, for 60 years, 60 years. I mean I- and I remember growing up, uh, no one can plunge the toilets the way I did, you know, literally. Uh, so I, I just wanted to say that the, the work that all, all of you are involved in, in trying to make this happen is holy work. And it's delightful, really delightful, to see that the project itself, uh, has not only the spiritual

fortune, for your protecting the seniors, but not just protecting them and giving them a place to live, the fact that you'll have the children in the same space, I, I cannot tell you that my mother, may she rest in peace, when, when- I'm not gonna' tell you all the grandchildren are great (indiscernible), but most of them- luh- eh, even if they came over, even for a few minutes, or suh- uh, and had- she had- used to have contact with them. It, it was- I-I'm not going to say it extended her life, because I don't know that to be true. I will tell you, it certainly gave her immense, immense satisfaction in many ways. So I, I am, I, I am delighted to be on the, on the committed serving, uh, with this Chair. But, but it doesn't happen- I would just say that, that it doesn't happen that often that we, we have the pleasure, really, and the honor of, of being- listening to a presentation that actually is, is really, uh, fulfilling. I'm not suggesting that the work that we do is, is not. But it's different, I, you know, I-I must say. So, um, I just want to thank, uh, all of you, whoever out- you know, some of-some, some left. Uh, it, it's taxing, you know, to sit in one place for a long time. Uh, but the,

the, the- you know, it's clear that so many of you have been involved in this for so many years, and that anything that you can do to make this reality quicker, that's what I just say. The goal is- I am certain that the Chair not only will make sure it's approved, she will kill anybody who does not vote yes. But not, not- I don't mean that literally. You know. Uh, she, she is going to be involved. And your council member, let me tell you, is extraordinary, extraordinary. So I thank you. You usually- you know, I really thank you for, for being here and presenting this to us.

CHAIRPERSON FARAH LOUIS: Thank you, Council Member Felder. All right. So if there's anyone here, please submit your testimony at landusetestimony@council.nyc.gov. Uh, being there are no members of the public who wish to testify regarding LUs 108 and 108, relating to the 1166 Bedford Avenue mixed use residential rezoning proposal, this 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 other council staff, and our 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 29, 2026___