

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

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December 7th, 2020  
Start: 10:05 a.m.  
Recess: 12:01 p.m.

HELD AT: Remote Hearing (Virtual Room 1)

B E F O R E: Francisco Moya  
CHAIRPERSON

COUNCIL MEMBERS:  
Diana Ayala  
Joseph Borelli  
Barry Grodenchik  
Stephen Levin  
Antonio Reynoso  
Carlina Rivera

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

Erik Palatnik, attorney on behalf of applicant

Joseph Pasaturo, Applicant  
265 Front Street

Monique Denoncin, New York City Resident

Per Olaf Odman, New York City Resident

Aldona Vaiciunas, President  
Vinegar Hill Neighborhood Association

Linda McAllister, New York City Resident

Harry Bubins, New York City Resident

Margo Hirsch, New York City Resident

Bartow Church, New York City Resident

Jennifer Razor, New York City Resident

Doreen Gallo, New York City Resident



2 SERGEANT-AT-ARMS: The computer recording  
3 has started.

4 SERGEANT-AT-ARMS: Recording started.

5 SERGEANT-AT-ARMS: All right.

6 SERGEANT-AT-ARMS: Okay. Good afternoon  
7 and welcome to today's New York City Council hearing  
8 of the Subcommittee on Zoning and Franchise. At this  
9 time, would all panelists please turn on your videos?  
10 To minimize disruption, please place electronic  
11 devices on vibrate or silent mode. If you wish to  
12 submit testimony, you may do so at  
13 [testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). Again, that is  
14 [testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). Thank you for your  
15 cooperation and we may begin, Chair.

16 [Gavel]

17 CHAIRPERSON MOYA: Good morning. I am  
18 Councilman Francisco Moya, Chair of the Subcommittee  
19 on zoning and franchises. I would like to say that  
20 we have been joined remotely today by Council members  
21 Grodenchik, Lander, and Levine. Before we begin, I  
22 would like to note that LUs number 694 and 695 four  
23 of the special Flushing waterfront District proposal  
24 are being laid over. Today we will hold public  
25 hearings for a number of pre-considered LU items,

2 including 1501 and 1555, 60th Street rezoning under  
3 ULURP numbers C 20006-- 2000086 ZMK and N 00087 ZRK.  
4 And the 265 Front Street rezoning under ULURP number  
5 150178 ZMK and N 180178 ZRK. We will also hold  
6 hearings on LU 698 four a zoning special permit which  
7 is connected to LU number 696 and 697 which were  
8 heard by this subcommittee on November 18th for  
9 related zoning map and text amendments. Together,  
10 the latter three actions comprise the 312 Coney  
11 Island Avenue proposal. Also on today's agenda are a  
12 number of votes, including the Bedford Avenue overlay  
13 extension and the 803 Rockaway Avenue rezoning, the  
14 Mansion Restaurant Café text amendment, and that 312  
15 Coney Island Avenue rezoning, all of which were the  
16 subject to prior hearings by this subcommittee.  
17 Before we begin, I would like to now recognize the  
18 subcommittee counsel to review the remote meeting  
19 procedures.

20 COMMITTEE COUNSEL: Thank you, Chair  
21 Moya. I'm Arthur Huh, counsel to this subcommittee.  
22 Members of the public wishing to testify in today's  
23 hearing were asked to register online. If you wish  
24 to testify and have not already done so, we ask that  
25 you please visit that Council's website at

2 [www.Council.NYC.gov](http://www.Council.NYC.gov) to sign up. Members of the  
3 public may view a live stream broadcast of this  
4 hearing at the New York City Council website. And  
5 called to testify, individuals appearing before the  
6 subcommittee will remain muted until recognized by  
7 the Chair to speak. The applicant teams will be  
8 recognized as a group and called first. Public  
9 witness panels will be called in groups of up to four  
10 names at a time. When the Chair recognizes you, your  
11 microphone will be unmuted. Please take a moment to  
12 check your devices and confirm that your microphone  
13 is on before you begin speaking. There is a slight  
14 delay in the process of unmuting. Public testimony  
15 will be limited to two minutes per witness. If you  
16 have additional testimony you would like the  
17 subcommittee to consider or if you have written  
18 testimony you would like to submit instead of  
19 appearing before the subcommittee, you may email it  
20 to landuse[testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). Please indicate  
21 the LU number and/or project name in the subject line  
22 of your email. During the hearing, Council members  
23 with questions will use the zoom raise hand function.  
24 The raise hand button should appear at the bottom of  
25 your participant panel. Council members with

2 questions will be called in order as they raise their  
3 hands and Chair Moya will then recognize members to  
4 speak. Witnesses are reminded to remain in the  
5 meeting until excused by the Chair as Council members  
6 may have questions. Finally, there will be pauses  
7 over the course of this hearing due to various  
8 technical reasons and we ask that you please be  
9 patient as we work through any issues. Chair Moya  
10 will now continue with today's agenda items.

11 CHAIRPERSON MOYA: Thank you, Arthur. And  
12 I just want to make a correction. We have Council  
13 member Levin that is present with us today. I now  
14 opened up the public hearing on LU 698 four a zoning  
15 special permit which is part of the 312 Coney Island  
16 Avenue rezoning proposal which also includes LUs 696  
17 and 6974 a zoning map amendment and a zoning text  
18 amendment. I will note that, in conjunction with the  
19 related LUs, 696 and 697, this subcommittee held a  
20 public hearing at our November 18 meeting and took  
21 comprehensive testimony concerning the anticipated  
22 development under the proposal in its entirety. That  
23 is pursuant to all three related actions. The 312  
24 Coney Island Avenue proposal relates to property in  
25 Council member Lander's district in Brooklyn. The

2 special permit application seeks a waiver of the  
3 residential accessory parking requirements for the  
4 proposed building. In conjunction with the related  
5 land-use actions, the proposal is intended to  
6 facilitate the development of a new mixed-use  
7 building with an approximate height of 14 stories,  
8 approximately 278 units, 5000 square feet of ground-  
9 floor retail space, and a new 30,000 square-foot  
10 church facility. The hearing is no open on the  
11 special permit action as we previously taken  
12 testimony on this project as a whole. We are not  
13 planning to hear from the applicant team today.  
14 Counsel, could you please confirm whether we have  
15 anyone wishing to testify on the 312 Coney Island  
16 Avenue application?

17 COMMITTEE COUNSEL: If there are any  
18 members of the public who wish to testify on LU 6984  
19 that 312 Coney Island Avenue zoning special permit,  
20 please press the raise hand button now. The meeting  
21 will briefly state entities will we check for members  
22 of the public. Chair Moya, I see no members of the  
23 public who wish to testify on this item.

24 CHAIRPERSON MOYA: Thank you, Arthur.  
25 There being no members of the public who wish to



testify on LU 698 four that 312 Coney Island Avenue special permit, the public hearing is now closed.

Before we continue with our other hearings on today's agenda, at this time, we are going to move to our

votes. Today we will vote to approve, with

modifications to LU numbers 696 and 697 and 6984 that

312 Coney Island Avenue rezoning related to property

in Council member Lander's district in Brooklyn. The

application seeks a zoning map amendment to change a

C 82 district to an R8A C24 district within the

special Ocean Parkway district. The related zoning

text amendment to modify height and setback

requirements in certain R8A districts, as well is to

establish a mandatory inclusionary housing utilizing

options one and two and a zoning special permit to

waive the required residential accessory parking

requirement. To ensure that the proposed plan is

implemented, our modification for the text amendment

would be to strike MIH option to while retaining

option one. We will also include certain bulk

modifications within the proposed text. We will also

modify the parking special permit to require the

number of spaces that the applicant has proposed to

include. At this time, I would like to recognize my

2 colleague, Council member Landers-- Lander-- for  
3 some remarks.

4 COUNCIL MEMBER LANDER: Thank you very  
5 much, Chair Moya. I really appreciate your work in  
6 your leadership here into the other members of the  
7 committee, Council members Grodenchik and Yeger,  
8 thank you for being here. I want to say a big thank  
9 you to the staff who put a lot of time in on this.  
10 And, of course, to my community, as well, who have  
11 showed not been significant numbers. You know, when  
12 we had the public hearing on this, several dozen  
13 people testified and they were about evenly split on  
14 this proposal with many members of the church  
15 supporting the proposal and many of the neighbors  
16 around the site posing it. You know, and that was  
17 challenging as these processes often all our.  
18 Together with Council member Robert Caro, we have  
19 tried hard to listen and do something that works in  
20 the community and would be appropriate and  
21 contextual, but that has been hard and we have heard  
22 loud and clear the communities concerns about the  
23 height and density of the developers proposal for a  
24 14 story building along Park Circle and ocean Parkway  
25 adjacent to a nine story building and then to some

1 quite low rise buildings, six and seven across the  
2 circle, you know, and a couple family homes just sort  
3 of a block away. So, we have been looking for a way  
4 to reduce the height and put the building more in  
5 context with its neighbors, but the choices are  
6 limited here. The Council can only do what is in  
7 scope. Staff advised that one thing that would be in  
8 scope would be R7X, which would cut the density by  
9 20%, but not have any lower height limit, so the  
10 building could still rise to 14 stories. There are  
11 many people in the community who would like the  
12 Council to reject the proposal altogether and I have  
13 spent a lot of time listening to them and, you know,  
14 I think what people would like is if the church could  
15 remain as it is. It's been there a long time.  
16 People are comfortable with that. It's a nice open  
17 space or may be an R7A development would come  
18 instead, which is not in scope of this action, but  
19 perhaps could be the subsequent action. But I'll  
20 just be honest, with a lot already up for development  
21 and having been, essentially, put on the market, if  
22 we leave the current underlying zoning in place, what  
23 I think we will get is a cube smart or a self-storage  
24 facility like the one next door which is 11 stories  
25

1 tall. 110 foot cube smart. You could have a 17  
2 story hotel, a homeless shelter, and office building  
3 all as of right, not of which provide any housing  
4 opportunities, but also, I think, you know, or as of  
5 right and would happen without any of the kinds of  
6 negotiations that are possible here. So, what we did  
7 with all of that in mind is push back hard and  
8 negotiated and what the developers have now agreed to  
9 is something that reduces the height of the building  
10 along Park Circle and ocean Parkway from 14 stories  
11 down to 11 under the text amendment that the Chair  
12 described. So, binding in zoning. That would be  
13 much more in context with what will be a nine story  
14 building kind of behind in adjacent to what at 57  
15 Keaton place and then rise a little higher along the  
16 back, but with height that would not be visible from  
17 the circle or Prospect Park so beautifully across the  
18 street. That change will be written into the zoning  
19 throughout binding text modification and would  
20 survive sale or transfer. We also are amending the  
21 application as the Chair mentioned to require parking  
22 spaces for 40% of the units and to require MIH option  
23 one so that 25% of the units would be at the deepest  
24 affordability allowed under our zoning. I'm not  
25

2 trying to convince anyone that this is great and I  
3 know a lot of people are, you know, want something  
4 better of us. And I feel it. This was a  
5 neighborhood that just a few years ago was a real  
6 working class, diverse, low rise place and that  
7 people don't like seeing it transformed by big  
8 development, largely market rate. It doesn't feel  
9 like the neighborhoods that we loved and lived in.  
10 And I hear that and I feel it myself. That said, it  
11 really is my considered opinion that, of the options  
12 that are on the table for us today, this one  
13 modifying the R8A, so the height along Park Circle  
14 and Ocean Parkway comes down from 14 to 11 stories.  
15 The density is reduced by about 8%, we only allow MIH  
16 option one, we require that parking is the best  
17 option that is available to us today. So, I  
18 encourage my colleagues to vote yes with  
19 modifications on this amendment. We believe the  
20 modifications that we are proposing are in scope and  
21 I think, you know, they get us through today as  
22 productively as we can under very challenging set of  
23 circumstances. I will continue to fight for a more  
24 comprehensive planning approach that lets  
25 neighborhood take the lead, rather than developers.

2 Under the circumstances we have, I think this is what  
3 makes the most sense. Thank you for the time.

4 CHAIRPERSON MOYA: Thank you, Council  
5 member Lander. We will also vote to approve LU 699  
6 for the Bedford Avenue overlay extension relating to  
7 the property in Council member Reynoso's district in  
8 Brooklyn. The application seeks a zoning map  
9 amendment to map a C24 commercial overlay district  
10 within the existing R6B district along Bedford Avenue  
11 between Grand Street and North first Street in  
12 Williamsburg. The proposal would facilitate the  
13 development of a three-story mixed-use building at  
14 276 Bedford Avenue with ground floor commercial use  
15 in residential use on the upper floors. Council  
16 member Reynoso is in support of this proposal. We  
17 will also vote to approve LU numbers 700, 701, and  
18 the 803 Rockaway Avenue rezoning proposal relating to  
19 property in Council member Barron's district in  
20 Brooklyn. The application seeks a zoning map  
21 amendment to change the M11 district to a mix of M14  
22 R7A and an M14 R6A districts and a zoning text  
23 amendment to establish special mixed-use district MX  
24 19 and to modify certain regulations in the MX 19  
25 district and to establish a mandatory inclusionary

2 housing area utilizing options one. The actions are  
3 intended to facilitate the development of a new  
4 building with ground-floor manufacturing space, along  
5 with community facilities space and approximately 174  
6 affordable and supportive housing units. Council  
7 member Barron is in support of the proposal and we  
8 would also-- we will also be taking about to approve  
9 LU 7024 at the Mansion Café text amendment relating  
10 to property in Council member Kallos' district in  
11 Manhattan. The application seeks a zoning text  
12 amendment to allow unenclosed sidewalk cafés within  
13 the C15 district at the northeast corner of 86 Street  
14 in New York. This action would facilitate subject to  
15 a separate city licensing process for the café itself  
16 and in unenclosed sidewalk café with 23 tables and 47  
17 seats accessory to the Mansion Café located at 1634  
18 York Avenue. Council member Kallos is in support of  
19 the proposal and I now call for a vote to approve  
20 with the modifications I described LU 696, 697, and  
21 690 and to approve LU 699, 700, 701, and 702.  
22 Counsel, can you please call the roll?

23 COMMITTEE COUNSEL: Chair Moya?

24 CHAIRPERSON MOYA: I vote aye.

2 COMMITTEE COUNSEL: Council member  
3 Levin?

4 COUNCIL MEMBER LEVIN? I vote aye.

5 COMMITTEE COUNSEL: Council member  
6 Grodenchik?

7 COUNCIL MEMBER GRODENCHIK: I guess I have  
8 to vote. There aren't many of us left on this  
9 subcommittee. I vote aye.

10 COMMITTEE COUNSEL: Chair, the boat  
11 currently stands at three in the affirmative, zero in  
12 the negative, zero abstentions. We are going to keep  
13 this vote open.

14 CHAIRPERSON MOYA: Thank you, Arthur. I  
15 now want to open the public hearing on pre-considered  
16 LU items for the 1501, 1555 60th Street rezoning  
17 proposal relating to property in Council member  
18 Yeger's district in Brooklyn. The ULURP application  
19 numbers for these pre-considered items are C 200086  
20 ZMK and N 00087 ZRK. The application seeks a  
21 rezoning-- seeks a zoning map amendment to replace  
22 an existing M11 district with an R7A C24 district and  
23 a zoning text amendment to establish a mandatory  
24 inclusionary housing area utilizing options one and  
25 two. These actions are intended to facilitate the



2 development of three buildings. Two on the north  
3 side and want on the south side of 60th Street  
4 between 15th and 16th Avenue. The buildings on the  
5 north side of the street would each be separate  
6 stories with ground floor commercial and residential  
7 use above, including 23 and 39 units in each  
8 building. While the building on the south side of  
9 the street would be eight stories with ground floor  
10 commercial and 40 units on the upper floors.

11 Counsel, if you could, please call the first panel  
12 for this item.

13 COMMITTEE COUNSEL: Apologies, Chair.

14 Before I call the first panel for this item, would it  
15 be possible for you to just take us back to the vote?

16 We can get another vote.

17 CHAIRPERSON MOYA: Yep.

18 COMMITTEE COUNSEL: On a continuing  
19 vote for the land-use items, Council member Reynoso?

20 COUNCIL MEMBER REYNOSO: I'm sorry.

21 Can I pass for one minute, Chair?

22 CHAIRPERSON MOYA: Sure.

23 COUNCIL MEMBER REYNOSO: One second.

24 I'm so sorry.

25

2 COMMITTEE COUNSEL: Okay. Thank you,  
3 Chair. The applicant panel for this item will  
4 include Erik Palatnik, land-use counsel for the  
5 applicant. Panelist, Mr. Palatinate, if you've not  
6 already done so, please accept the unmute request in  
7 order to begin to speak.

8 ERIK PALATNIK: I did, in fact, do that.  
9 Can you hear me okay?

10 COMMITTEE COUNSEL: I can hear you.

11 CHAIRPERSON MOYA: We can hear you.

12 ERIK PALATNIK: Great. Great.

13 CHAIRPERSON MOYA: Counsel--

14 ERIK PALATNIK: Hello, every--

15 CHAIRPERSON MOYA: Hold on one second,  
16 Erik. Counsel, if you could please administer the  
17 affirmation?

18 COMMITTEE COUNSEL: Mr. Palatnik,  
19 please raise your right hand. Do you affirm to tell  
20 the truth, the whole truth, and nothing but the truth  
21 in your testimony before the subcommittee and answer  
22 to all Council member questions?

23 ERIK PALATNIK: I do.

24 COMMITTEE COUNSEL: Thank you.

25 ERIK PALATNIK: May I proceed?

2 CHAIRPERSON MOYA: You may proceed.

3 ERIK PALATNIK: Thank you. First, thank  
4 you, everybody, for being here bright eyed and cheery  
5 on a Monday morning and for hearing the applications  
6 and for leading New York City into a future. It  
7 definitely feels like we are on the cusp of something  
8 different than we have been at in the past and thank  
9 you for being the people that are at the forefront of  
10 what is happening as far as development goes. We are  
11 here today, as the Chair had mentioned, for a project  
12 or development that is within Councilman Kalman  
13 Yeger's district-- I see him here-- that would  
14 result in-- it's a rezoning from an M11 to an R7A  
15 district with a C24 overlay. And if the team may  
16 bring up the presentation. I don't know how that  
17 goes. If I have to ask for it are not, but whoever  
18 is in charge, I can start making the presentation.

19 CHAIRPERSON MOYA: Erik, I'm sorry to  
20 interrupt. I'm really sorry. I just have to get a  
21 quick about back on.

22 ERIK PALATNIK: Take your time.

23 CHAIRPERSON MOYA: We been joined by  
24 Council member Rivera and she is chairing her  
25

2 committee right now, so we just want to get her about  
3 in Council member Reynoso's about, if he is ready.

4 COMMITTEE COUNSEL: A continuing vote  
5 for the land-use items. Council member Rivera?

6 COUNCIL MEMBER RIVERA: Aye.

7 COMMITTEE COUNSEL: Council member  
8 Reynoso?

9 COUNCIL MEMBER REYNOSO: Aye on all.  
10 It's my first hearing back since I've had my child,  
11 So I'm a little off the rails, but I'm getting back  
12 on it. So, I'm sorry, Chair, thank you for--

13 CHAIRPERSON MOYA: Great. Congratulations,  
14 again.

15 COUNCIL MEMBER REYNOSO: Thank you, my  
16 brother. Thank you.

17 COUNCIL MEMBER RIVERA: Thanks.

18 COMMITTEE COUNSEL: Council member,  
19 congratulations.

20 COUNCIL MEMBER REYNOSO: Thank you  
21 both.

22 COMMITTEE COUNSEL: By a vote of five  
23 in the affirmative, zero in the negative, and no  
24 abstentions, the items are adopted and referred to  
25 the full land use committee.

2 CHAIRPERSON MOYA: All right. Sorry about  
3 that, Erik. Wait. We've got to unmute you. Hold  
4 on. Hold on. There you go. Thank you, Erik.  
5 Erik, you are muted. Yep.

6 ERIK PALATNIK: How is that? Did it  
7 work then?

8 CHAIRPERSON MOYA: Now you've got it.

9 ERIK PALATNIK: Third time. Third times  
10 the charm. Mazel tov to Councilman Reynoso, you and  
11 your family. It's a real blessing. So, as I was  
12 suggesting, if it was okay, I don't know how I prompt  
13 for the screen do,, if no would be the right time for  
14 that. I could start talking while the screen is up  
15 there, whoever is in charge. Thank you, Brian.  
16 Okay. So, we will pause here for just one moment.  
17 What we are talking about is asking you for  
18 permission, if you can all hear me okay, good. To  
19 resell this block which is on 60th Street between  
20 15th and 16th Avenue in the Borough Park neighborhood  
21 of Brooklyn from an M11 to an R7A/C24. It would be  
22 symbiotic with the Maple lanes development which you  
23 can see at the lower right hand corner of the screen  
24 which was the subject of a rezoning from 2013 to and  
25 R6A. And that is now fully billed and developed and

1 will see that. The properties sit on the block front  
2 that has historically been serviced or developed upon  
3 with automotive related uses, some scattered  
4 furniture stores, some other wholesale sales usage,  
5 and some scattered residential. It is surrounded on  
6 all sides by a residential neighborhood. You can see  
7 that in the aerial. Part of the discussion we are  
8 going to be presenting with you today is a discussion  
9 that developed at the community board where  
10 Councilman Kalman Yeger was present at with the  
11 properties that are to the north of us and those  
12 properties that are to the north of us on 59th Street  
13 raised some discussion at the community board which  
14 took place just before Covid took full force in  
15 February 2020 and the residents were all there and  
16 the proposed buildings, as the Chair mentioned, were  
17 proposed to be seven stories on the north side of the  
18 street, sites A and B. And I am going to preface my  
19 conversation by saying that, as a result of  
20 conversations, the community board requested that  
21 those buildings, A and B, be reduced to six stories.  
22 And we have been speaking with the Councilman. I'll  
23 let him embellish on how we may be able to achieve  
24 that. So, the proposal that we are here for today is  
25

2 for a rezoning from an R7A to a C-- from an M11 to  
3 an R7A C24 that would result in residential  
4 developments on both sides of the block, an eight  
5 story building on site C up against the railroad  
6 tracks, but sites A and B would be at six stories.  
7 If approved as proposed with the modifications that I  
8 was suggesting, it would create 92 dwelling units  
9 that would have 26 affordable units within it at  
10 option level II. If we brought it to option one, it  
11 would be 24 affordable units. Next slide, please.  
12 This just summarizes everything I just spoke about in  
13 words, so I'm going to skip past it. It is  
14 everything I just spoke about. Next slide, please.  
15 On the right and left of your screen-- can everybody  
16 see that? One of my devices is not following along.  
17 You should see the zoning map change right now. I  
18 don't know if you can see it clearly, but if you can,  
19 you can see on the next slide, please, will go to.  
20 That will show you. Next slide. Here are the uses  
21 that are on the block that have been described  
22 earlier. Oh. Go back one slide, please. This gives  
23 you an idea for the haphazard uses that I mentioned.  
24 You can see all along the block front. You can see  
25 starting at the top left, two-story furniture store,

2 a two-story warehouse and office. There happens to  
3 be a tennis court on top of the furniture store and  
4 you will note that because there are residents that  
5 live around, I think, that own that building and use  
6 it to play some tennis. You can see some two-story  
7 residential buildings, and office building, some  
8 factories, and a warehouse. On the south side of the  
9 street, you can see an HVAC supply store and a one-  
10 story auto body shop and some more auto body shops,  
11 along with some residential that is a long 15th  
12 Avenue. So, what we are trying to display here is  
13 the mixed-use character of the block. Next slide,  
14 please. This gives you a depiction of what the sites  
15 look like. They are not necessarily developed upon  
16 with beautiful looking structures. They have had a  
17 useful past, but that past is behind them and they  
18 are haphazardly printed up right now with various  
19 uses. Next slide, please. The new were building  
20 that you see on the left, that was built recently.  
21 That was built by the owner as a placeholder for  
22 their business. It is not meant for that building to  
23 be surviving. That is one of the development sites.  
24 On the lower screen on the left side in view six, you  
25 can see some of the older rowhouses that still exist



2 in the neighborhood. That is to the left of the  
3 development sites. The development site is the view  
4 four and then you can see it in view five, as well.  
5 That is to the right of you five with the black  
6 awning. Next slide, please. This gives you a view  
7 of site C. This is view 13, 14, and 15. They all  
8 show you-- view 13 shows you Maple Lane, which I  
9 mentioned in the earlier part of the presentation.  
10 Between us and Maple Lane is the railroad cut that I  
11 mentioned a moment ago. You can see the cars that  
12 are on the block for the auto repair and the way  
13 they're sort of just placed all over the block. Next  
14 slide, please. Here you can see the proposed zoning  
15 change. You can see that depiction of the map. The  
16 left side of the screen shows you the existing zoning  
17 which is an M1-1. You can see that the M1-- it's  
18 interesting. It just sort of wraps up and cuts  
19 between the R6A and the R5 on the left side along  
20 15th Avenue and then sneaks into our block. So, we  
21 are really looking to eliminate that because it's  
22 really a vestige of the past and the true M1 zone is  
23 to the south of us. You can see there on 62nd Street  
24 on the other side of the tracks, literally. Next  
25 slide, please. This gives you a depiction of the

2 buildings. This slide is a good slide, even though  
3 it is the introductory slide. Just because it shows  
4 you buildings A and B are on the top of your screen,  
5 those are the buildings that we are suggesting or was  
6 suggested at the community board level that they  
7 should be cut down by one story and that is the  
8 recommendation you have from the community board that  
9 says that. The community board also asked that we  
10 increase the number of parking spaces beyond the  
11 minimum required, which was 32, and they asked for 71  
12 spaces and they have agreed to provide both of those  
13 requests. Next slide, please. This just gives you  
14 the zoning calculations again, laying out the sites  
15 for you. You will notice lot 62 between A and B as  
16 we are going ahead. The owner is in current  
17 negotiations with the-- the owner of this a-- R  
18 site is in negotiations with the owner of lot 62  
19 right now to purchase that. Next slide, please.  
20 This just gives you another aerial depiction. I  
21 think these slides are helpful to predict what is  
22 going on behind us. Similar to what Councilman  
23 Lander mentioned a moment ago with the juxtaposition  
24 of various height buildings and typography of  
25 building type surrounds us, there is a conflict, to

2 some extent with the homes behind us and those are  
3 the people that came and spoke at the community  
4 board, even though they are not here today. And they  
5 spoke in droves and they spoke about concerns about  
6 the light in the air. We are providing extended rear  
7 yard receiving the 35 foot rear yard. I believe  
8 there was mention of that-- just a second wall I'm  
9 looking. But the other request was, that I mentioned  
10 a moment ago, was to reduce the height from buildings  
11 A and B from seven stories to six stories. We would  
12 still be using most of the floor area. It would  
13 result in buildings that were 4.3 and 4.17 FAR,  
14 respectively, so we are still close to the 4.6  
15 allowable under the R7A, but we just lowered the  
16 height. And I-- see, the rear yard-- the 30 foot  
17 rear yard is required. We have agreed to extend it  
18 to 38 feet, so nearly 10-- 8 feet longer than is  
19 required on the homes on the right-hand side. Next  
20 slide, please. This just gives you an idea for what  
21 the buildings look like from the street. The  
22 healthcare apparel building in the middle sticks out  
23 like a sore thumb. That is the site that we are  
24 looking to acquire right now. Next slide, please.  
25 The remainder of the slides just give you more of

2 these general overviews of the community and what it  
3 looks like. Next slide, please. Okay. The rest of  
4 them adjust the building themselves. If you can  
5 click through to the end of the plans or you could  
6 actually turn it off. I'd be happy to answer any  
7 questions any of you may have. I think you have  
8 gotten the gist of what we are proposing and I would  
9 be happy to go into any specific plan that you may  
10 all deem appropriate. Thank you very much for  
11 allowing me to present.

12 CHAIRPERSON MOYA: Thank you, Erik. A  
13 couple of questions here. When we are talking about  
14 the affordable housing--

15 ERIK PALATNIK: Yeah.

16 CHAIRPERSON MOYA: Can you just go back to  
17 speak about the rationale for the proposal of MIH  
18 option two?

19 ERIK PALATNIK: The MIH-- we are happy  
20 to change it to option one, by the way. That is not  
21 a concern of ours. We are happy to accommodate and I  
22 think I mentioned this to you, Chair, but the option  
23 one actually works for developers. So, the  
24 relationships are symbiotic. So we are happy to do  
25 that. The reason it was chosen that option to was it

2 just yields more units and more units are derived  
3 from that. But we are mutually amenable to what the  
4 Council should decide.

5 CHAIRPERSON MOYA: All right. So, when you  
6 talk about it yields more units, what is the mix of  
7 the proposed unit sizes like? Like studio, one-  
8 bedroom, two-bedroom, three-bedroom? What are the--

9 ERIK PALATNIK: It's primarily-- It's a  
10 good question and I've actually anticipated it. I  
11 have it your for you. So, in the mix that it comes  
12 out to is it's about-- it's 32 units. 10 of them  
13 are four-bedrooms, nine of them are three-bedrooms,  
14 seven are two-bedrooms, and five are one-bedrooms.  
15 So, 14, 24, 32. I got it right. So that mix shows  
16 you-- if you wrote that down, I'm sure you're noting  
17 it down. The majority of them are four-bedrooms and  
18 the majority of them are larger. 10 four-bedrooms,  
19 nine three-bedrooms. That represents, of course, the  
20 primary demographic of the existing community that  
21 lives in the surrounding area. In the appeal of  
22 this, of course, is to try to attract younger  
23 families that don't have the higher income levels  
24 that are trying to root themselves the new your other  
25 religious facilities, schools, and other similar

2 neighborhood services that they have found themselves  
3 used to using throughout their lives. So, that is  
4 why we designed it that way. But, again, we are  
5 happy, if in your wisdom, you feel the AMI option one  
6 would be more well-suited. We are happy to be  
7 amenable to the suggestion.

8 CHAIRPERSON MOYA: Okay. And are you  
9 proposing to partner up with the local not-for-profit  
10 organization to be the [inaudible 00:33:30]  
11 affordable housing?

12 ERIK PALATNIK: I failed to mention some  
13 of the components of the project, but thank you for  
14 bringing it up. We are talking right now to a not-  
15 for-profit cosponsor that would administer the  
16 affordable units. We are not necessarily-- we don't  
17 have a deal struck yet, so we don't really want to  
18 mention the name publicly yet, but we are close to  
19 making one. We are also intending, of course, to  
20 have minority-- we made commitments to the borough  
21 president level II minority and women owned  
22 businesses, as well as to engage with Brooklyn  
23 Workforce Innovations, as well as other-- we have  
24 not been approached yet by 32 BJ, but we're also  
25 happy to talk to 32 BJ about having their members

2 work the building. So, 32 BJ, I think, is been a  
3 little tied up recently on a bunch of other things,  
4 but we intend to speak to them. So, we intend to try  
5 to do as much as we can to fulfill the social program  
6 of the building, in addition to the physical  
7 component of it.

8 CHAIRPERSON MOYA: Great. All right. So,  
9 I am going to skip to my questions because you  
10 touched a little bit appalled local hiring and  
11 MWBE's. What can you tell me what tell us about the  
12 plans for local hiring and construction?

13 ERIK PALATNIK: There is been no builder  
14 yet selected, of course, but the owner is very local.  
15 They have no intention of selling the property. They  
16 will be building it themselves and we will be using  
17 locally sourced labor, and purchasing our building  
18 supplies very locally, as well. So, we are pleased  
19 to commit to that. We have every intention of using  
20 local labor and we are happy to engage in a dialogue  
21 to pursue and to make those commitments in writing.

22 CHAIRPERSON MOYA: That would be great.  
23 And also, how many local hires would typically be  
24 involved in a project like this?

2                   ERIK PALATNIK:     I don't know.  I will  
3 find out.

4                   CHAIRPERSON MOYA: Please.  Because I also  
5 want to make sure that--  how do we ensure follow-up,  
6 you know, and progress report of the commitments that  
7 are being made right here for local hires and MWBE's?

8                   ERIK PALATNIK:     Okay.

9                   CHAIRPERSON MOYA: I've got just one more  
10 question.  Does the borough president noted, that  
11 when proposing a rezoning from a manufacturing  
12 district to a residential district, there is  
13 concerned that the incentivized development will lead  
14 to business displacement.  One, how do you respond to  
15 these concerns regarding displacement of existing  
16 businesses and, two, have you conducted any outreach  
17 to any of the businesses outside the applicant  
18 controlled sites within the proposed rezoning area?

19                   ERIK PALATNIK:     I, personally, have not  
20 spoken to the other holders outside, except for one.  
21 I spoke to the owner of the property on the corner  
22 with the tennis court and they are accepting of the  
23 idea.  That is a furniture store on the lower level  
24 in the tennis court upstairs.  So, only in Brooklyn  
25 do you get that kind of makes.  You get tennis and



2 furniture. The remainder of the block, as far as  
3 speaking to the businesses go, the owners of the  
4 sites that we control is definitely spoken to those  
5 businesses and they are well aware. I believe they  
6 have spoken to a couple of other people on the block.  
7 I don't know exactly who, but it is a tightknit  
8 community. Everybody's certainly been made aware of  
9 it. With respect to the-- In the community board  
10 was quite vocal. At the-- and it is right down the  
11 block. With respect to the businesses that are they  
12 are and their displacement, they are auto body shops.  
13 They don't need to be located in the middle of the  
14 dense urban residential neighborhood. They don't  
15 have much business being there, in my opinion,  
16 anymore. I think that is left over from a time when  
17 the best we could do was auto body. Not to say there  
18 is anything wrong with them. Some of my good friends  
19 own auto body shops. What I'm suggesting-- or  
20 worked there, too. What I'm suggesting is that those  
21 could be relocated. There is abundant space for them  
22 for an auto body type use and the owner is working  
23 with them to get them relocated and we will find a  
24 favorable location for them and won't leave them high

2 and dry. And that is a personal relationship that  
3 we will continue after this.

4 CHAIRPERSON MOYA: Is there an existing  
5 plan that you have to do outreach to businesses that  
6 are within the proposed rezoning area?

7 ERIK PALATNIK: I do not know  
8 specifically if they have approached each of the  
9 individual owners. If it would be okay with the  
10 committee, I would like to get back to you on that  
11 and find out if he has, in fact, spoken to everybody.  
12 Like I said, everybody tends to know everybody. The  
13 block is owned by people who are all local residents.  
14 So, I will talk and find out for you.

15 CHAIRPERSON MOYA: Thank you. That would  
16 be helpful. Okay. That is all the questions I have  
17 for you, Erik. Thank you.

18 ERIK PALATNIK: Thank you.

19 CHAIRPERSON MOYA: Thank you for your  
20 presentation. I now invite my colleagues to ask  
21 questions. If you have any questions for the  
22 applicant panel, please use the raise hand but on the  
23 participant panel. Counsel, are there any Council  
24 members with questions?

2 COMMITTEE COUNSEL: No, Chair. I see  
3 no members with questions at this time.

4 CHAIRPERSON MOYA: There being no further  
5 questions, the applicant panel is now excused.

6 Counsel, are there any members of the public who wish  
7 to testify on the 60th Street rezoning application?

8 COMMITTEE COUNSEL: If there are any  
9 other members of the public-- any members of the  
10 public who wish to testify on the pre-considered LU  
11 items for the 60th Street rezoning proposal, please  
12 press the raise hand button now. The meeting will  
13 briefly stand at ease while we check for members of  
14 the public. Chair Moya, I see no members of the  
15 public who wish to testify on this item.

16 CHAIRPERSON MOYA: Okay. There being no  
17 members of the public who wish to testify, the panel  
18 is now excused. Okay. There being no members of the  
19 public who wish to testify on the preconsidered LU  
20 item for the 60th Street rezoning proposal, the  
21 public hearing is now closed and the application is  
22 laid over. I now want to open the public hearing on  
23 the 265 Front Street rezoning relating to property in  
24 Council member Levin's district in Brooklyn. The  
25 ULURP application numbers for these preconsidered

2 items are C 150178 ZMK and N 180178 ZRK. The  
3 application includes a zoning map amendment to change  
4 an M12 district to an R6A district with a C24 overlay  
5 as well as a zoning text amendment to establish a  
6 mandatory inclusionary housing area utilizing option  
7 one. These actions would facilitate the development  
8 of a new four-story mixed use building ground floor  
9 commercial space and approximately nine housing on  
10 the upper floors. I would like to now recognize my  
11 colleague, Council member Levin, for some remarks.

12 Do we have Council member Levin? There he is.

13 COUNCIL MEMBER LEVIN: Thank you, Chair.

14 Can you hear me okay?

15 CHAIRPERSON MOYA: We can hear you.

16 COUNCIL MEMBER LEVIN: Thank you very  
17 much. I look forward to hearing the testimony from  
18 the application on this matter, 265 Front Street  
19 which is in the neighborhood of vinegar Hill.  
20 Vinegar Hill is a very small, just about two block  
21 stretch in the eastern northeastern corner of--  
22 excuse me. Southeastern corner of the Dumbo area  
23 between Dumbo in the Brooklyn Navy Yard and it is  
24 generally a low-rise neighborhood. This application,  
25 as the applicant will tell you, is an R6A

2 application. At the outset, I will just note that we  
3 had requested that the application have an alternate  
4 application of an R6B which the City Planning  
5 Commission did not accept as an alternate  
6 application. So, where we are today is with the R6A,  
7 but the community has expressed reservations on that  
8 and much more of a willingness to consider an R6B.  
9 And, with that, will turn it back over to Chair.  
10 Thanks.

11 CHAIRPERSON MOYA: Thank you, Council  
12 member Levin. Counsel, can you please call the first  
13 panel for this item?

14 COMMITTEE COUNSEL: The applicant panel  
15 will again include Erik Palatnik, land-use counsel  
16 for the applicant and Joseph Pasaturo. Panelists, if  
17 you've not already done so, please accept the unmute  
18 request in order to begin.

19 ERIK PALATNIK: Can you hear us?

20 CHAIRPERSON MOYA: We can hear you.

21 ERIK PALATNIK: Joseph? Joseph, you may  
22 want to mute yourself, Joseph.

23 CHAIRPERSON MOYA: Great. Thank you.  
24 Joseph, there's a lot of background noise there, so  
25

2 we couldn't really hear you. Counsel, can you please  
3 administer the affirmation?

4 COMMITTEE COUNSEL: Panelists, please  
5 raise your right hands. Do you affirm to tell the  
6 truth, the whole truth, and nothing but the truth in  
7 your testimony before the subcommittee and in answer  
8 to all Council member questions?

9 ERIK PALATNIK: Yes.

10 COMMITTEE COUNSEL: Thank you.

11 CHAIRPERSON MOYA: Great. Thank you. We  
12 have received your slideshow presentation for this  
13 proposal and, when we are ready-- when you are ready  
14 to present it, just please say so and it will be  
15 displayed on screen for you. Slides will be advanced  
16 for you when you say next. Please note that there  
17 might be a slight delay in both the initial loading  
18 and advancing of slides. Members of the public  
19 meeting and accessible version of this presentation  
20 are asked to please send an email request to  
21 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). And now,  
22 panelists, please state your name and affiliation for  
23 the record and, with that, we may begin.

24 ERIK PALATNIK: Hello, again. My name  
25 is Erik Palatnik and I'm the attorney representing

2 the Spinard family who has their project manager and  
3 tight friend and business manager, Joseph Pasaturo,  
4 who is on the phone today. This one has a story to  
5 it, so, if you bear with me for a couple minutes, I  
6 will tell everybody the story she because I  
7 personally found to be the more fascinating zoning  
8 stories. I know you will have a lot going on.  
9 Councilman Levin deserves an award. He is tried very  
10 hard to broker deals with everybody and he is trying  
11 to make the best of it. If we could go to the first  
12 slide, please, and I'm going to tell you this story  
13 because, I think if you see the picture, a picture is  
14 worth a thousand words. So, you the presentation,  
15 please. Okay. So, what you're looking at is a  
16 beautiful part of Brooklyn. A great part of  
17 Brooklyn. Vinegar Hill. There was the wonderful  
18 article in the Times. It talks about its history.  
19 It's like stopping back in time. It's a low skill  
20 neighborhood, like the Councilman said. It is zoned  
21 in a way that the site is an M12 zoning district.  
22 The parking lot to the left across Gold Street is an  
23 R6B and the lots across the street, which includes  
24 the yellow fence is an R6A and the building that is  
25 in the foreground on the right side is a R6A

1 residential building. Our side is an M1. Behind us  
2 you can see a brick building on Gold Street. That is  
3 residential. The rest of the block on Gold Street's  
4 residential. The neighborhood is a residential  
5 neighborhood. The people that we have been meeting  
6 with include the Vinegar Hill Association, the  
7 Councilman, community Board two, the borough  
8 president. Those meetings have been going on for  
9 five years to asked to create a four-story  
10 residential building. It is an R6A request. We are  
11 asking for a four-story building. We are not filed  
12 as an RB6 because we were asked and encouraged the  
13 whole way to be an R6A and, when we got to the end  
14 and things kind of blew up at the community board  
15 level when we got there and we had been talking to  
16 the neighbors before that and we all kind of felt  
17 encouraged enough that we had made commitments that  
18 we promised to lock the building in at a four-story  
19 building and we promised to restrict. We have a  
20 commercial overlay proposed. We promised to restrict  
21 the ground floor to any uses they wanted. Restricted  
22 to four stories, 48 feet, ground floor commercial  
23 with limited commercial usage. No bakeries. No  
24 foodstuff. Nothing that brings noise. Nothing 24



1 hours. Things like banks. Things like a vet.  
2 Things like that. Veterinarians. We thought we had  
3 things going very communicatively with the community  
4 board until about a couple of months into the ULURP  
5 when we got certified. At that point, they hired two  
6 attorneys: Steward Cline and another gentleman. We  
7 had a meeting in Councilman Levin's office. He tried  
8 to broker a deal. We could not come to an agreement.  
9 So, they came to the community board, and they'll  
10 testify here today, against the application because  
11 they want to see R6B. We want to see R6B, too. The  
12 city would not let us switch it an R6B. It was asked  
13 by everybody. It was asked by me. It was asked by  
14 the borough president. It was asked by the  
15 Councilman. We all wanted to accommodate the  
16 neighbors. It was asked by the city to be left at  
17 R6A. It went to a City Planning Commission hearing.  
18 We asked again. We begged them to lower it to an  
19 R6B. Some commissioners agreed with us. There's  
20 testimony on the record. You can hear them. They  
21 felt it would be foolish to throw out the baby with  
22 the bathwater in this instance because, if this is  
23 rezoned, the site right now is being used for the  
24 parking of heavy equipment. Diesel trucks. The  
25

2 owner is a 75 year old man. They have been driving  
3 their trucks for 60, 50 years. They're done.  
4 They're going to sell the property. And everybody in  
5 the neighborhood knows that the city will not support  
6 an R6B on zoning and everybody is going to know that  
7 we are going to lose today and the property will be  
8 left either as it is or another permitted M1 use  
9 which I don't think you will hear anybody in the  
10 conversation say they wanted to see. So, the dilemma  
11 that we are here presenting to you is to find some  
12 infinite wisdom. And we have agreed to a restricted  
13 declaration. We have agreed to tie it down however  
14 we possibly can. Unfortunately, we cannot create as  
15 creative a solution as Councilman Lander created with  
16 the text change a few minutes ago. That is a  
17 beautiful solution to that problem, but we are in a  
18 period where we are between two symbiotic interests  
19 and there is no route in the mechanism and the  
20 process to achieve those interests other than a  
21 restricted declaration. So, we have proposed a  
22 restricted declaration to limit the height, not even  
23 to an R6B. 20 four-story building 48 feet tall. It  
24 mimics, in most cases, an R6B. It's a little bit  
25 bigger in the floor area. It's a 2.6 FAR. 48 foot

2 height. Nine dwelling units. It does not provide  
3 MIH because the lower size of it that the  
4 neighborhood wants, which is what we have been  
5 negotiating the whole time with them-- we have been  
6 designing it the whole time to address everybody's  
7 concerns. It has always been proposed to be the  
8 smaller building and we have included it as an R6A  
9 proposal because that is what the city had asked us  
10 to create and that was the guidance we were  
11 following. But we were simply designing it to  
12 accommodate everybody. So that is my big, long,  
13 drawn out-- that's the whole name of the game in  
14 this application. The pictures are very simple. The  
15 building is extremely simple. The zoning map is  
16 simple and the number of units are simple. It's the  
17 people that matter in this application. It's not  
18 necessarily the bricks and mortar. So, if we go to  
19 the next few slides, I will just give you a couple of  
20 minutes of it and then I will open it up. I know you  
21 have a lot of people that want to speak and I would  
22 love for you to hear them. Next slide, please. He  
23 was able to hear me say that? There it goes. I was  
24 just checking to see if the sound didn't work. I  
25 didn't mean you weren't paying attention. Next

2 slide, please. This is a bit of a lie, so we will  
3 bear with it. This is the article I was mentioning  
4 before. This is how beautiful the neighborhood is.  
5 Gorgeous. Spectacular. I mean, yeah, there's a  
6 couple of weeds in the tree bed on the left, but  
7 other than that, the place is beautiful. It's like  
8 stepping back in time. I would love to live there  
9 and I can see its charm. Next slide, please. I was  
10 joking around here a little bit showing you where you  
11 are sort of like Dustin Hoffman. We are trying to be  
12 Tootsie. Everything to everybody. We are caught up  
13 in a fight over the baby. In the middle of it, a  
14 pandemic broke out and, at the end, it's pretty much  
15 like Kramer versus Kramer which is a tragedy where  
16 nobody wins and that's what we want to avoid. Next  
17 slide. Plus, who doesn't like Dustin Hoffman? He's  
18 a good actor. Next slide, please. Okay. So here  
19 you see the zoning map. I'll pause here for a  
20 minute. This is what I was telling you a second ago.  
21 This is like, you know, I'm driving home with my kids  
22 yesterday and we were getting-- we came to a corner  
23 my son, who is seven years old, said, why is there a  
24 gas station on every quarter? You know, it was a  
25 good land-use question for a seven-year-old. I was

2 impressed by it. It's the same thing here. You  
3 know, let's go back one, if you can, just to the map.  
4 I apologize. The map is showing you every corner--  
5 I guess we can't get to it. But every corner is R6  
6 except for hours. So my iteration. Either R6B or  
7 R6A. This shows you what you saw before. You can  
8 clearly see that the bottom of the screen is  
9 residential. You can clearly see the residential  
10 behind us. Next slide, please. Okay. In this next  
11 slide-- keep coming to the same slide. Next slide.  
12 Let's see if we can get past these. Next slide. If  
13 you can get up to the plans, that would be-- oh.  
14 Stop here. Pause here. This gives you a beautiful  
15 picture of what is going on in the neighborhood. If  
16 ever there was an application where a rezoning made  
17 sense, it would be this picture. View one shows you  
18 the residential buildings on the left. View two or  
19 three at the bottom shows you a glimmer of the  
20 apartment building across the street. View two is  
21 one of my most expressive photographs. This is the  
22 city bike bike rack. I'm not trying to be the guy  
23 that plays up the drama, but if you notice the gate  
24 behind it, you can see the top of a red diesel truck.  
25 I wouldn't let my kids get on to a city bike out of

2 that bike rack if their life depended on it. They  
3 would never touch it. There is heavy equipment  
4 coming out across the street. It doesn't belong next  
5 to the city bike rack. Next slide, please. Here is  
6 another good picture. View four. It gives you a  
7 great example. It's obviously a resident walking  
8 their dog and next to them is a diesel truck parked  
9 the wrong way on the street. You could see which way  
10 the street is beat up in front of the property. It's  
11 been paved over. View six shows you through the  
12 years that it is been paved over there because they  
13 use it intensely. The trucks start. They're loud,  
14 their noisy and they certainly don't mix with magic.  
15 You can look at view five with what is going on  
16 across the street. So, that is the essence of what  
17 we are asking for you. Next slide, please. I think  
18 you're getting the picture, so I will stop harping on  
19 that. Next slide. You can go right to the plans  
20 next. That would be great. So they can see what it  
21 looks like. I think it is towards the end. And then  
22 we are pretty much done with her presentation. I  
23 think you have all-- I wanted to walk you through the  
24 neighborhood and give you a sense of what it looked  
25 like. I wanted to let you see what was going on in

2 the property and let you know what the problem is  
3 that we were having. And were going to click  
4 forward, if you can, to the plans in we will show you  
5 a little bit about what the building looks like in  
6 rendering so you can see how nice it looks and how it  
7 matches in here. You can stop here. This gives you  
8 a sense. We are trying-- oh. You thought for a  
9 second on the last shot. Maybe if you go to the end.  
10 There is a rendering at the end. I think there will  
11 be a color one at the very end. But, if not, this  
12 will do. What we are showing you here is that the  
13 building is designed within a static feeling to it  
14 which we are willing to commit to. We are willing to  
15 commit to that Brooklyn brownstone rowhouse feel with  
16 the stone at the base, with the arches and the brick  
17 work upstairs. Here you can see a section of the  
18 building. Go to the next slide, please. Yeah. That  
19 is what I was trying to get to. So, here you can see  
20 what we are proposing. Obviously, the streetscape  
21 doesn't look quite that nice in the neighborhood we  
22 are in. It's a little bit more eclectic. It's not  
23 so white lined with white lines. But, who knows.  
24 Maybe your trees will look that good when they go in.  
25 And the lighting, of course, is not New York City

2 based lighting. At the point we are trying to depict  
3 here is we are not trying to run ranshot through the  
4 neighborhood. We understand what it should look  
5 like. We are willing to restrict it. We are willing  
6 to restrict the uses. We are willing to restrict the  
7 height. We're asking that you could help us find a  
8 path to that. So, that is a presentation. Thank you  
9 for listening to the dilemma. We appreciate it.  
10 Thank you.

11 CHAIRPERSON MOYA: Great. Thanks, Erik.  
12 Just a couple questions before I turn it over to  
13 Council member Levin. So, just can you tell us a  
14 little bit more about the history of the site and how  
15 long it has been vacant or used as vehicle storage?

16 ERIK PALATNIK: . It is active. It's  
17 not vehicle storage. It is active. They have a  
18 contracting company and excavation company. It is  
19 been used like that for decades. Joe Pasaturo is the  
20 next speaker. He can give you the exact of time that  
21 it has been used like that, but it is active. They  
22 come in every day. On a day like today, the diesel  
23 truck start up. They will tell you what time. They  
24 have to run for a significant period of time before  
25 they can be warmed up. So, in the winter, they crank



2 up. They spew omissions and they go for a while  
3 until they are warm and he will tell you how long  
4 they have been doing that for and what they do there.  
5 I don't know if they can testify individually or if  
6 you can call on him. Joe, can you speak? Is he  
7 allowed to?

8 CHAIRPERSON MOYA: Counsel, Joe was sworn  
9 in, correct?

10 COMMITTEE COUNSEL: Yes. He is part of  
11 the applicant panel. Yes.

12 CHAIRPERSON MOYA: Yeah.

13 JOSEPH PASATURO: Yes. I am here.

14 CHAIRPERSON MOYA: Go ahead, Erik.

15 ERIK PALATNIK: Sorry. It's awkward  
16 with the communication. Joe, they asked how long the  
17 property has been utilized by the Spinard family for  
18 the use of heavy equipment and sort of what goes on  
19 there and how they utilize that.

20 CHAIRPERSON MOYA: Well, they-- Excuse  
21 me. Well, thank you for allowing me to participate.  
22 First of all, I am a professional engineer and  
23 practicing 30 years and I represent my cousins, Mike  
24 and Thomas Spinard. They have owned the property 30  
25 years, as well. They run dump trucks and other

2 equipment. They work for contractors that do big gas  
3 projects for the city. So, every morning at 5 AM,  
4 you know, all eight or nine dump trucks get started  
5 up and they are back-and-forth all day during the  
6 day, six days a week. But they have owned the  
7 property and it has been used exclusively for that  
8 for the past 30 years.

9 CHAIRPERSON MOYA: Thank you. So, this  
10 application was originally filed back in December  
11 2014.

12 ERIK PALATNIK: Yes.

13 CHAIRPERSON MOYA: Six years ago, right?

14 ERIK PALATNIK: Yeah.

15 CHAIRPERSON MOYA: Talk to me a little bit  
16 about what happened to that proposal between then and  
17 now and is there a reason this took so long to get  
18 certification?

19 ERIK PALATNIK: Yeah. Everything has a  
20 reason, right? There is always a story for  
21 everything in life. So, the story here goes-- and I  
22 will let the Councilman explain it to you better. He  
23 could probably do better than I can. Across the  
24 street, there was, at one point, a church that, I  
25 believe, had some issues in the past that might have

1 been demolished in the middle of the night under some  
2 zoning and development pressure and we sort of-- we  
3 stepped into the proposal in 2014 right when that was  
4 a very hot topic of conversation in the community.  
5 It caused a lot of speculation and uncertainty over  
6 what should be occurring and when it should occur and  
7 I think that everybody involved wanted to get a  
8 handle on how people were feeling about the events  
9 that transpired on that adjacent parcel before  
10 committing to allowing us to move full steam ahead.  
11 Once that sort of settled down, which took some time  
12 and it was nobody's doing that is on this call or  
13 involved, once that happened, we immediately sat  
14 down, probably in 2015, I would imagine, with, as I  
15 said before, the Councilman, Al Dona who lives next  
16 door who is the head of the Civic Association. It  
17 might not have been 15 or 16, but it was some time a  
18 few years ago, as well as the community board and we  
19 started to talk about what we were doing and  
20 presenting it. So, what is been going on we have  
21 presented the whole way through. I would say it took  
22 a normal amount of time to go through ULURP once it  
23 kicked into gear. It just took a while to get into  
24

2 gear because of the situation that occurred across  
3 the street.

4 CHAIRPERSON MOYA: Okay. And then, how to  
5 the applicant come to decide on the proposed R6A C24  
6 zoning district?

7 ERIK PALATNIK: Okay. So, that came  
8 about through two different forces that worked at the  
9 same exact time. Or three, really. One was city  
10 planning, one was the applicant, and the third is the  
11 community. The first thing that happened was city  
12 planning expressed, after what happened across the  
13 street, desired to see higher density residential  
14 development over there were at least the opportunity  
15 for it. They felt that it was the appropriate thank  
16 the map in that area. We started meeting with the  
17 community and while you're presented with the request  
18 for a smaller building, so we asked for a hybrid. A  
19 2.6 FAR that let us get a slightly higher FAR than an  
20 R6B would, address the concerns of city planning by  
21 providing an R6A, and allow the owner to have a four  
22 story residential building with some ground floor  
23 commercial, which the commercial really helps out a  
24 little bit or, at least it did before the pandemic.  
25 So, that is how we got here. And we're committed to

2 the R6A to the four story. We never came so far with  
3 the community to develop any sort of restrictive  
4 declaration, but the plans that we have in front--  
5 that you have in front of you now are the same plans  
6 that have been presented since day one. The plans of  
7 never been bigger. The building is never been  
8 taller.

9 CHAIRPERSON MOYA: Got it. The applicant  
10 explicitly states that they intend to avoid  
11 participating in mandatory inclusionary housing by  
12 building below the threshold. 10 units or 12,500  
13 square feet. The proposed building would be about  
14 2.6 FAR leaving approximately 6500 square feet  
15 unused, but allowable for R6A districts which is a  
16 significant amount under the proposal. Typically,  
17 applicants try to maximize their floor area based on  
18 the proposed zoning. Can you discuss why the  
19 applicant intends to build below the MIH?

20 ERIK PALATNIK: Yeah. Yeah. If the  
21 applicant was not in a discussion with the community  
22 and height was allowed to be achieved without-- was  
23 unimpeded, we would be able to achieve the full  
24 buildout of the proposed rezoning of the R6A of the  
25 3.6. At that point, we would be able to fulfill the

1 mandatory inclusionary housing requirement. At the  
2 lower FAR that we are at right now, and the height of  
3 the building and the cost of construction, it  
4 doesn't work out so well to go up another floor,  
5 trigger MIH, and then provided on the size of a  
6 building, provide back 25% of that to MIH. It  
7 jeopardizes the whole project unless the project gets  
8 bigger. And that was a discussion that a lot of  
9 people a partaken in in the early onset of this and  
10 that is the rationale for it. It's not so much that  
11 nobody wants to provide the affordable component, but  
12 it is that we are balancing the full buildouts with--

14 CHAIRPERSON MOYA: And borough president  
15 both recommended disapproval with the borough  
16 president recommending the application be withdrawn  
17 and refiled as an R6B district. Is the applicant  
18 considering taking this step?

19 ERIK PALATNIK: No.

20 CHAIRPERSON MOYA: No?

21 ERIK PALATNIK: No. I'll tell you why.  
22 It would waste another half \$1 million and it would  
23 waste all of your time. If you spend another seven  
24 years of all of our resources reviewing it, we lose  
25 again because we have been told abundantly clear. We

2 had the opportunity to make an R6B in front of city  
3 planning. We had the chance. We could have changed  
4 the paperwork and not been out of scope. We could've  
5 filed application which would've ran contiguous.

6 CHAIRPERSON MOYA: So, are there any  
7 alternatives that are being explored that might  
8 satisfy the local stakeholders concerns?

9 ERIK PALATNIK: Were hoping that they'll  
10 accept the restricted declaration that we will be  
11 willing to sign in blood, our blood, and really tie  
12 ourselves down any which way we can. Again, I was  
13 very impressed with Councilman Lander with a solution  
14 that he brought to the table with the text change and  
15 that has certainly gave me a lot of thought for  
16 future applications, but this one is too small, I  
17 think, to solicit a text change. And so, the only  
18 tool that is really in the toolbox is a restrictive  
19 dec. And I think that neighbors have serious  
20 concerns with that which is why we are where we are.

21 CHAIRPERSON MOYA: Okay. But has the  
22 owner here ever considered a development under the  
23 current M12 zoning?

24 ERIK PALATNIK: That is where it will  
25 end up if it gets denied. Obviously, you know, but

2 I've been telling the neighbors next door that the  
3 gentlemen are older. They will be leaving and they  
4 will sell it to the highest and best use for an M1  
5 use. That's not their desire. They use it right  
6 now, you know, to park the trucks, but there is not  
7 that many M users out there these days that are  
8 parking trucks. Not too many that want to go into  
9 Vinegar L and live next door to a very vocal civic  
10 association and start driving up their trucks. So,  
11 you know, they have no intention, though. They are  
12 in the truck business. That is their business and  
13 they were planning on developing the property with  
14 Joseph, who is an engineer and moving on in their  
15 life and that was their intention. So, if the  
16 rezoning doesn't go, they will most likely not be the  
17 developers of a commercial use there. That will  
18 probably be an owner occupied and next use that will  
19 come in.

20 CHAIRPERSON MOYA: Thank you. Thank you  
21 for taking my questions. I know want to invite my  
22 colleagues to ask questions. If you have questions  
23 for the applicant panel, please use the raise hand  
24 button on the participant panel. Counsel, are there  
25 any Council members that have any questions?



2 COMMITTEE COUNSEL: Chair, I don't see  
3 any members with questions for the--

4 CHAIRPERSON MOYA: Thank you. Let me  
5 then turn it over-- Thank you, Arthur. Me then turn  
6 it over to Council member Levin for a few questions.

7 COUNCIL MEMBER LEVIN: Thank you, Chair.  
8 So, thanks for the presentation, Eric. Can you  
9 explain what the-- What an R6A as of right  
10 development would be? How many units? How many  
11 affordable unit? What the height would be?

12 ERIK PALATNIK: I don't have as to the  
13 how many units, but, obviously, it would be a 3.6  
14 built FAR. It would be a 75 foot tall building would  
15 be developed with 3.6. So, 6000 square-foot lot, so  
16 you are roughly at about a 20,000-- 24,000 square  
17 foot building that could be built that could be a  
18 seven or eight story building with a qualifying  
19 ground-floor, similar to what you see across the  
20 street right now.

21 COUNCIL MEMBER LEVIN: So, 24,000 feet,  
22 you said?

23 ERIK PALATNIK: Yeah. About. About. I  
24 mean, I'm winging it, but it's a--

25 COUNCIL MEMBER LEVIN: Uh-hm.

2 ERIK PALATNIK: 6000 square foot lot.

3 COUNCIL MEMBER LEVIN: So, were talking  
4 about maybe five affordable units would be--

5 ERIK PALATNIK: Excuse me. I take it  
6 back. It's a 10,000-- I apologize. 10,000 square  
7 foot lot. So, it would be a 4.6. So, it would be  
8 much larger. It would be 46,000 square feet.

9 COUNCIL MEMBER LEVIN: [inaudible  
10 01:09:36]

11 ERIK PALATNIK: If it could fit within  
12 the envelope. I doubt it--

13 COUNCIL MEMBER LEVIN: Uh-hm.

14 ERIK PALATNIK: would fit within the  
15 envelope, but I can get you the exact numbers. I  
16 didn't spend too much time focusing on it because we  
17 never proposed it. So--

18 COUNCIL MEMBER LEVIN: And what is the  
19 size of the-- okay. So, 46 would be as of right R6A  
20 and you are proposing to limit it to--

21 ERIK PALATNIK: To 16,000 square feet.

22 COUNCIL MEMBER LEVIN: 16. Okay. So,  
23 that is significantly-- your limiting it to about a  
24 third of the density that you could achieve under an  
25 R6A.

2 ERIK PALATNIK: Yeah.

3 COUNCIL MEMBER LEVIN: And that's--

4 ERIK PALATNIK: Give or take, I mean,  
5 those are rough numbers, for everybody's knowledge.  
6 I don't mean to misrepresent the numbers. I made a  
7 mistake.

8 COUNCIL MEMBER LEVIN: And what would an  
9 R6B square footage be?

10 ERIK PALATNIK: Full buildout would be  
11 about 22,000 square feet and we are at 16.

12 COUNCIL MEMBER LEVIN: any higher than--

13 ERIK PALATNIK: We're 17. 22 and--

14 COUNCIL MEMBER LEVIN: Any higher--

15 ERIK PALATNIK: we are at 17.

16 COUNCIL MEMBER LEVIN: Any higher than 17,  
17 you would trigger MIH. MIH is-- not that you have a  
18 problem with MIH. I don't want to put words in your  
19 mouth, but it doesn't seem to me that you have a  
20 problem with MIH, but, you know, would not be  
21 financially feasible to do without something much  
22 closer approaching R6A's density.

23 ERIK PALATNIK: Yeah. Listen, MIH is  
24 designed to be done-- it's a privately-- We all  
25 know it is designed to be maxed out and that is how

2 it works. When you maxed it out, it works well. It  
3 works. I don't know if it works well, but it works  
4 to some extent.

5 COUNCIL MEMBER LEVIN: Yeah.

6 ERIK PALATNIK: You know, but [inaudible  
7 01:11:18]

8 COUNCIL MEMBER LEVIN: Let me ask a  
9 question here. What would be the-- What would be  
10 the tipping point in terms of square footage that  
11 would make sense for the applicant to do-- and I  
12 don't know if you be able to answer this. But what--

13 ERIK PALATNIK: I can.

14 COUNCIL MEMBER LEVIN: Would make sense  
15 for an applicant to do an MIH project?

16 ERIK PALATNIK: It pertains-- Yeah. It  
17 pertains to the method of construction once the  
18 building goes over four stories. So, when the  
19 building starts going up higher, I think the frame--  
20 Joe, can you shed some light from an engineering  
21 perspective of the costs that get into place once the  
22 building starts going over 45 stories? Are you still  
23 there? I don't know if Joe can testify right now.  
24 Joe Pasaturo. But it comes into the cost because it

2 gets substantially more expensive when you get  
3 higher.

4                   JOSEPH PASATURO: Yes. Basically, what we  
5 said-- and I just wanted ask a quick question, too,  
6 myself because I'm a little confused. At an R6B, we  
7 are at a 2.0 FAR and the lot is 6700 square feet. I  
8 am R6A, I believe we are at a 3.0 FAR and, again, the  
9 whopping 6700 square feet. So I just wanted to make  
10 that one correction.

11                   ERIK PALATNIK: Yes. I was looking at  
12 my notes. I called out the rezoning area, Councilman  
13 Levin, before when I said 10,000. I was looking  
14 quickly. It was--

15                   COUNCIL MEMBER LEVIN: Oh, I see. Right.

16                   ERIK PALATNIK: I apologize.

17                   COUNCIL MEMBER LEVIN: It's not quite a  
18 tripling of-- Okay. That's fine. That's fine. And  
19 this is something that we can-- it's good for the  
20 record, but we can-- you know, we can talk about  
21 that.

22                   ERIK PALATNIK: But your point is well  
23 taken. And, Joe, what happens when you-- what is  
24 trying to get at is what happens when you grow taller  
25 your costs?

2 JOSEPH PASATURO: Obviously, the more  
3 square footage you build, the higher the cost. But  
4 once you get above a certain height, of other  
5 building code requirements that come into play. But  
6 even with the MIH, we had said we wanted nine units  
7 with some ground floor commercial. It's a relatively  
8 small project. We were willing to go MIH and always  
9 said was, well, listen, give us the zoning. For  
10 everyone MIH you want, give me another free-market  
11 one above the nine units and we will do whatever you  
12 want us to do. Like I said, my cousins are willing  
13 to do anything that the community will allow them to  
14 do. It's just we feel like we are trapped between a  
15 rock and a hard place right now in terms of this.  
16 You know, they want to close down. I was the water  
17 and hoop recursively suggested-- personally  
18 suggested, you know, you guys are wanting to think  
19 about retiring now. Let's do this. But as Erik so  
20 eloquently said, you know, we started this eight  
21 years ago. Erik had hair back then. And now, you  
22 know, what we are looking to propose, the R6A is dead  
23 in the community. The R6B is dead as far as city  
24 planning is concerned. So, they're going to start  
25 entertaining offers to just sell it for an M12. And

2 as Council member Lander so eloquently put, I don't  
3 see any M12 use that can benefit the community right  
4 now.

5 COUNCIL MEMBER LEVIN: Uh-hm. So, excuse  
6 me. Mr. Pasaturo, so, you are saying that above the  
7 nine units, for every-- you would be willing to do  
8 MIH and match, basically, one for one market rate to  
9 affordable unit?

10 JOSEPH PASATURO: We could do that, but  
11 the problem you run into with doing that is it is  
12 such a small lot, then the parking situation kicks in  
13 the play and, on a 6700 square-foot lot, you don't  
14 really have much room for parking and, you know, that  
15 would involve us putting in an underground parking  
16 garage and that substantially increases the cost of  
17 construction.

18 COUNCIL MEMBER LEVIN: Uh-hm. Okay.  
19 Okay. I mean, you know, obviously, you know, I am  
20 open to continue talking, but as I think we will hear  
21 from members of the community, you know, this  
22 community is been very clear that they don't see on  
23 these corners an R6A is a suitable zoning  
24 designation. I know that this applicant did not push  
25 forward and requested from city planning that they be

1 allowed to pursue an alternate 6B application. You  
2 know, this is one circumstance aware of the  
3 community, the developer, and the elected Council  
4 member and borough president and community board all  
5 seem to be aligned that a 6B would be appropriate  
6 designation and it is city planning that disagrees.  
7 And just to be clear-- and just because I know that  
8 this is come up, Vinegar Hill happens to be in a very  
9 higher income census track that is largely skewed by  
10 the other half of the census track, which is in  
11 Dumbo. So, that is skewed upwards. You know,  
12 vinegar Hill itself, the residence that I know that  
13 live in the kind of old 19th century buildings are  
14 old art-- you know, older artists. People that--  
15 union members, people that put a lot of sweat equity  
16 into their buildings that may, in fact, own  
17 building that is worth a lot of money, but are not  
18 high income earners, per se. That's not to say that  
19 there aren't some, you know, some of the more recent  
20 developments in Vinegar Hill might have some  
21 expensive condominiums and staff, but, you know, the  
22 members of the Vinegar Hill neighborhood Association  
23 that I have known for the last 11 years are not that  
24 and are not necessarily high income earners. So, I



2 just-- for members of the public, I know that they--  
3 I've seen some public comment about the census track  
4 itself. That census track includes parts of Dumbo  
5 that have been significantly developed with higher  
6 range income condominiums and rentals. This is the  
7 neighborhood that is, literally, across the street  
8 from the from a NYCHA development, Farragut Houses.  
9 We just read zoned not too long ago probably the  
10 biggest supportive housing developments in the-- I  
11 don't know. Since I think I've been at the Council.  
12 I don't know if there is been one. At the Watchtower  
13 building about four and a half blocks away at 90 Sand  
14 Street. 500 units of affordable housing, 300 of  
15 which are supportive were formerly homeless. So, you  
16 know, this is not a nimby-- I know maybe it might  
17 look like it's a nimby question here. It's not a  
18 nimby question. This is a community that welcomes  
19 affordable housing. This is about whether it's  
20 appropriate to be citing R6A throughout Vinegar L  
21 which is, basically, the context that we would be  
22 establishing. And, just to be clear, across the  
23 street at 251 Front Street, we asked the applicant in  
24 that development about two years ago to withdraw  
25 their application because 6A was seen as too big and

2 they were not willing to go to a 6B. So, which I  
3 agree with Erik. It puts us in a bit of a conundrum.  
4 I will continue to be open to discussing the matter  
5 and trying to see if there is a point of consensus.

6 CHAIRPERSON MOYA: Thank you. Sorry.  
7 Thank you to Council member Levin. Thank you.  
8 Counsel, do we have any colleagues that wish to ask  
9 the panel any questions?

10 COMMITTEE COUNSEL: It appears that  
11 Council member Levin--

12 COUNCIL MEMBER LEVIN: Yeah. Sorry. I  
13 had muted myself. But just to be clear, you know, I  
14 stand with the community and saying that a full 6A  
15 build out is not appropriate and so I agree with the  
16 community and I just wanted to be clear about that.

17 JOSEPH PASATURO: If I may, may I ask one  
18 question, please?

19 CHAIRPERSON MOYA: Joseph, yeah.

20 JOSEPH PASATURO: Yeah. I mean, I'm not a  
21 land use expert, but, you know, Erik has more of  
22 that. But I just wanted to know why aren't we  
23 allowed to submit an A application?

24 ERIK PALATNIK: I can answer that, if  
25 you'd like.

2 CHAIRPERSON MOYA: Joseph, can you  
3 hear me?

4 JOSEPH PASATURO: Yeah. I don't care who  
5 answers it. I just was curious.

6 CHAIRPERSON MOYA: Go ahead, Erik.

7 ERIK PALATNIK: Joseph, the window to of  
8 done that was before the city planning commission  
9 hearing. At that point, they could've entertained an  
10 A application. Once they acted on it, it goes here.  
11 I think, theoretically, the Council may be able to  
12 entertain an A application, and bring it back to city  
13 planning, but I don't think it would be supported at  
14 city planning. But I believe that that's the  
15 mechanism.

16 CHAIRPERSON MOYA: So, once the  
17 process goes through city planning, as Erik was  
18 saying, your basically done at that point. So, that  
19 is the gist of it.

20 COUNCIL MEMBER LEVIN: And, Joseph, I  
21 expressed support for an A application at city  
22 planning and city planning didn't agree.

23 JOSEPH PASATURO: I appreciate it. Thank  
24 you very much.

2 COUNCIL MEMBER LEVIN: City planning feels  
3 strongly that this should be an R6A area. So that's  
4 where-- they thought that 251 Front Street should  
5 have been an R6A. so, that's kind of where we are.  
6 This has been a longer running disagreement between  
7 the community and city planning, frankly.

8 JOSEPH PASATURO: All right. It's been  
9 very frustrating because we, basically, many years of  
10 our lives and hundreds of thousands of dollars and we  
11 are, basically, trapped in between two agencies.

12 CHAIRPERSON MOYA: We hear you. Okay.

13 JOSEPH PASATURO: Thank you very much.

14 CHAIRPERSON MOYA: There being-- Let  
15 me just ask one more time. Counsel, are there any  
16 Council members who wish to ask the panel any  
17 questions?

18 COMMITTEE COUNSEL: No, Chair. I see  
19 no other members at this time for questions.

20 CHAIRPERSON MOYA: Okay. There be no  
21 further questions, the applicant panel is excused.  
22 Counsel, are there any members of the public who wish  
23 to testify on the 265 Front Street rezoning  
24 application?

2 COMMITTEE COUNSEL: Yes. Chair Moya,  
3 there are approximately seven public witnesses who  
4 have signed up to speak. For members of the public  
5 here to testify, please note, again, that witness  
6 panels will be called in groups of up to four names  
7 per panel. When you hear your name being called,  
8 please stand by and prepared to speak when the Chair  
9 says that you may begin. Please also note that once  
10 all panelists in your group have completed the  
11 testimony, you will be removed as a group and the  
12 next group of speakers will be introduced. After you  
13 have been removed, participants may continue to view  
14 the live stream broadcast of this hearing. We will  
15 now hear from the first panel which will include  
16 Monique Denoncin, Per Olaf Odman, Aldona Vaiciunas,  
17 and Linda McCallister. And the first speaker on this  
18 panel will be Monique Denoncin.

19 SERGEANT-AT-ARMS: Time begins--

20 CHAIRPERSON MOYA: Thank you, Counsel. I  
21 just want to remind members of the two minutes to  
22 speak. Please do not begin until the sergeant-at-  
23 arms has started the clock. So, Monique, you may  
24 begin when you're ready.

25 SERGEANT-AT-ARMS: Time starts now.

2 CHAIRPERSON MOYA: Monique?

3 MONIQUE DENONCIN: Hello?

4 CHAIRPERSON MOYA: Hi, Monique. You can  
5 begin whenever you're ready.

6 MONIQUE DENONCIN: Absolutely. Thank you  
7 so much. I will reiterate what I said to this ULURP  
8 process. My strong position to the rezoning of 265  
9 Front Street to an R6A. Our community has suffered  
10 the loss of a beautiful church and its rectory. It  
11 was perfectly in the middle of Vinegar Hill. A fight  
12 to save that was unsuccessful, but we worked pretty  
13 hard to preserve our neighborhood, which was  
14 designated the New York City Historic District in  
15 1997. The following year, we managed to rezone  
16 Vinegar Hill from an M12 to an R6B to keep it in  
17 scale of our simple, early 19th century houses. We  
18 are acutely aware of the unique appeal of Vinegar  
19 Hill. Cobblestone streets and the low rise houses.  
20 We are determined to keep it as unaltered as  
21 possible. There are no reasons to now change our  
22 proper R6B to an R6A. The [inaudible 1:26:34] that  
23 will create a model to other business in the  
24 neighborhood. While I see with horror what is  
25 happened to jumbo becoming so different with many

2 high-rises and it has lost its identity forever. It  
3 has now the massive 85 Jay Street building that is  
4 looming all around. It sells the penthouse for  
5 \$7,850,000. While Vinegar Hill is a very different  
6 neighborhood. There are no multimillionaires here.  
7 Our neighbors, in all skin colors. We live next to  
8 the big Farragut get City Houses by choice. At a  
9 short walking distance, 90 Sand Street Tower will  
10 soon provide about 500 units to--

11 SERGEANT-AT-ARMS: Time expired.

12 MONIQUE DENONCIN: low income and extremely  
13 low income New Yorkers. I do praise our Councilman  
14 Steve Levin for this. Now, Council member, Vinegar  
15 Hill by changing our zoning to high [inaudible  
16 01:27:47]

17 CHAIRPERSON MOYA: Thank you. Thank you,  
18 Monique. Thank you so much.

19 MONIQUE DENONCIN: [inaudible 01:27:58] I  
20 am done. Thank you.

21 CHAIRPERSON MOYA: Thank you so much. We  
22 appreciate it. Thank you.

23 COMMITTEE COUNSEL: Chair, the next  
24 speaker will be Per Olaf Odman who will be followed  
25 by Aldona Vaiciunas.

2 CHAIRPERSON MOYA: Pear, whenever you're  
3 ready.

4 SERGEANT-AT-ARMS: Time starts now.

5 PER OLAF ODMAN: Can you hear me?

6 CHAIRPERSON MOYA: We hear you.

7 PER OLAF ODMAN: Do you hear me, Council  
8 members?

9 CHAIRPERSON MOYA: We hear you. Whenever  
10 you're ready.

11 PER OLAF-ODMAN: Yes. Dear Council  
12 members, I will talk for approximately two and a half  
13 minutes. My name is Per Odman. I am retired from  
14 the United States Marine Corps. I am retired due to  
15 disability. In Vietnam in 1968, I was very seriously  
16 wounded in combat. I have been an antiwar activist  
17 for the last 50 years. War in combat have made me  
18 very aware of the suffering of many, many thousands  
19 of New Yorkers who deserve decent housing. I support  
20 our mayors and our Council member's efforts to create  
21 housing through mandatory inclusionary housing. With  
22 the help of Council member Steve Levin, the former  
23 Jehovah's Witness hotel in Dumbo is being converted  
24 into a very large building containing 491 apartments  
25 solely for low income New Yorkers. As a combat



2 veteran, I am proud of a lot of the rich history of  
3 the United States, the city of New York, and the  
4 unique and irreplaceable history of Vinegar Hill. A  
5 very small neighborhood of mostly early 19th century,  
6 three and four story buildings in which I had been  
7 living since 1976 265 front Street is located in  
8 Vinegar Hill. Is the city Council disowned 265 Front  
9 Street to R6A, a developer can, as of right, build  
10 and 85 foot tall eight story building which will  
11 tower over Vinegar Hill. Such a tall building will  
12 destroy Vinegar Hill. An R6A building at 265 Front  
13 Street can contain, at most, eight MIH apartments.  
14 No matter how much one is in favor of the use of MIH.  
15 Logically, it does not make sense to destroy a very  
16 historical neighborhood to gain a too small MIH  
17 apartment. Most of Vinegar Hill is owned R6B. I  
18 hereby strongly urge the city Council to zone 265  
19 Front Street to R6B which accurately reflects the  
20 character of Vinegar Hill. Thank you.

21 CHAIRPERSON MOYA: Thank you, Per. Thank  
22 you for your service.

23 PER OLAF ODMAN: Thank you.

24 COMMITTEE COUNSEL: The next speaker,  
25 Chair, on this panel will be Aldona Vaiciunas which

2 will be followed by Linda McCallister. The next  
3 speaker Aldona Vaiciunas.

4 SERGEANT-AT-ARMS: Time starts now.

5 ALDONA VAICIUNAS: Hello? Can you hear me?

6 CHAIRPERSON MOYA: We can hear you, Aldona.  
7 Whenever you're ready.

8 ALDONA VAICIUNAS: Great. My name is  
9 Aldona Vaiciunas and I am the president of the  
10 Vinegar Hill Neighborhood Association and a resident  
11 of Vinegar Hill for the last 61 years. I am here to  
12 oppose the up zoning of 265 Front Street. In 2017,  
13 members of the community met with the Spinards, their  
14 attorney, and CB two. We told them we would not  
15 approve anything higher than R6B with no commercial  
16 overlay. Obviously, you can see that they totally  
17 disregarded what the community wanted by filing for  
18 R6A. As with any neighborhood that is presented with  
19 new and higher development, there is the fear of  
20 displacement and gentrification. Especially when  
21 zoning is changed for luxury housing or for the  
22 benefit of the developer. There will be no  
23 affordability year. This project does not take into  
24 account any affordability for lower income families,  
25 individuals, senior citizens, former homeless, or

1 even workforce housing. There is no talk of any low  
2 affordable program such as LL or HCR. Do not be  
3 full. This is luxury housing. The project does not  
4 intend to have any MIH units, even if it is up  
5 disowned to R6A. Vinegar Hill is not opposed to any  
6 new developments in the neighborhood and we are  
7 deeply aware of our cities housing crisis. We are  
8 not reflective opponents of development nor are we  
9 Nimby's. Development can and should answer the  
10 shifting demographic and financial ecosystem of New  
11 York with [inaudible 01:33:45] development density,  
12 the aesthetics of vicinity, and economic justice.  
13 Badly done, gentrification not only destroys history  
14 and culture, but destroys neighborhoods. There are  
15 studies that prove that once an unsound neighborhood  
16 accelerates faster and diversity drops, leading to  
17 displacement. This is not what we want to see happen  
18 in Vinegar Hill. We already neighborhood of artists,  
19 union members, city workers, senior citizens, and  
20 HBSC homeowners, something that the city doesn't take  
21 into account when assessing MIH housing. Instead,  
22 lumping us with a high expensive neighborhood of  
23 Dumbo. Grandfathered buildings and Vinegar Hill that  
24 are higher than eight stories were built prior to the  
25

2 1998 rezoning and are the exception, not the norm.  
3 Regardless, the commercial overlay is been taken out  
4 of the picture, we are sure that this property will  
5 flip once this is zoned to R6A. As community Board  
6 to ON the Brooklyn Borough President's office had  
7 denied it for up zoning to R6A, we encourage city  
8 Council to do the same and continue to uphold the  
9 1998 rezoning of Vinegar Hill. Thank you.

10 COMMITTEE COUNSEL: The next and final  
11 speaker on this panel will be Linda McAllister.

12 Linda McAllister will be the next speaker.

13 SERGEANT-AT-ARMS: Time starts now.

14 LINDA MCALLISTER: Yes. I am calling in  
15 from the phone. Can your me?

16 CHAIRPERSON MOYA: We can hear you, Linda.  
17 Whenever you're ready.

18 LINDA MCALLISTER: Okay. Due to this  
19 unprecedented pandemic, New York City finds itself in  
20 uncharted waters along with the entire world. Prior  
21 to this chaotic year, when we could still hold  
22 hearings in person, both borough president Adams and  
23 our community Board told the Spinards. No to a  
24 restrictive declaration. No to commercial space.  
25 Now they are back asking for the same. They were

2 upfront about the potential number of units which  
3 would allow them to avoid inclusionary housing. The  
4 members of our low rise probably unmarked historic  
5 district honestly believe that, in light of our  
6 current economic crisis. They probably have no  
7 intention of following through with their  
8 construction of townhouses within an R6B zoning. I  
9 personally think the goal is to subvert R6B and sell  
10 the land to the highest bidder. Our main man, Steve  
11 Levin, went over the number of units going into that  
12 Jehovah's hotel, which is approximately 2/10 of a  
13 mile from the beginning of event NYCHA Farragut  
14 Houses. The border of Vinegar Hill being on one side  
15 of Bridge Street, Dumbo starting on the other, as  
16 well as the massive construction on what we used to  
17 call Jehovah's parking pit. City planning gave the  
18 witnesses their variance over a dozen years ago,  
19 despite major community objection, giving them the  
20 green light to wait until the sale price reached the  
21 stratosphere. There was no need for the buyers to  
22 worry about variances. Everything was in place. As  
23 a result, there won't be even one unit of affordable  
24 housing when this gargantuan project is completed.  
25 Our ZIP Code of 11201 has more affordable housing

2 than most. It's time for city planning to stop  
3 handing out approvals like candy. Do not plan on an  
4 economic future that may not bounce back with the  
5 first round of vaccinations--

6 SERGEANT-AT-ARMS: Time expired.

7 LINDA MCALLISTER: or even possibly within  
8 the decade. Over a third of a million people have  
9 fled our city during this pandemic. The Times  
10 reported back in 18 or 19 that, of the massive  
11 amounts of luxury high-rise is built in this century  
12 alone, most have barely a third occupancy and there  
13 are other developers waiting in the wings to see what  
14 you decide. If you approve, they will say, well, if  
15 they got around R6B, we should be allowed to do so,  
16 as well. Let's work on filling in our existing  
17 structures before--

18 CHAIRPERSON MOYA: Thank you, Linda.

19 LINDA MCALLISTER: any more about.

20 CHAIRPERSON MOYA: Thank you for your  
21 testimony. Thank you so much. If any Council  
22 members have questions for this panel, please  
23 indicate by using the raise hand button.

24 COMMITTEE COUNSEL: Chair Moya, Council  
25 member Levin has his hand raised.

2 COUNCIL MEMBER LEVIN: Thank you, Chair.

3 I just wanted to thank this panel. These are all  
4 individuals that I have worked with in the  
5 neighborhood. They have built up that neighborhood  
6 and have, you know, have taken a stewardship role in  
7 ensuring that Vinegar Hell not become like Dumbo  
8 which has become a-- you know, very expensive and an  
9 overdeveloped neighborhood. And so, I just want to  
10 thank them for their very thoughtful testimony and  
11 for continuing to work with us. Thanks.

12 CHAIRPERSON MOYA: Great. Thanks, Council  
13 member Levin. Okay, counsel, if you can please call  
14 up the next panel? Oh. Sorry. If there are no more  
15 questions for this panel, the witness panel is now  
16 excused and then, counsel, if you can, please call up  
17 the next panel.

18 COMMITTEE COUNSEL: Chair Moya, the next  
19 panel will include Harry Bubins. Harry Bubins will  
20 be the next speaker.

21 HARRY BUBINS: Hi, there.

22 SERGEANT-AT-ARMS: Time starts now.

23 HARRY BUBINS: Thanks a lot and thank  
24 you to the community members for working really hard  
25 on this matter. I just wanted to bring to the

2 attention for the record that the public was informed  
3 that there would not be public speaking on the first  
4 item today, 312 Coney Island Avenue and so that is  
5 why no one was there to speak today on this  
6 controversial matter. The public was informed by  
7 Council staff on the Council website and by Council  
8 member Brad Lander's staff that there would not be  
9 public testimony on 312 Coney Island today that is  
10 why you didn't hear from anyone. So, I just wanted  
11 to share that for the record and I support community  
12 struggles and efforts across the city. Thank you.

13 CHAIRPERSON MOYA: Sorry. I had a little  
14 bit of a problem there. Okay.

15 COMMITTEE COUNSEL: You could pose your  
16 own questions for this panel, Chair, or you could see  
17 if there are--

18 CHAIRPERSON MOYA: Are there any other  
19 Council members who have any questions for the  
20 panelists?

21 COMMITTEE COUNSEL: Chair, I see no  
22 members with questions for this panel.

23 CHAIRPERSON MOYA: Okay. There be no more  
24 questions for this panel, the witness panel is now  
25



2 excused. Counsel, can you please call the next  
3 panel?

4 COMMITTEE COUNSEL: The next panel will  
5 include Margo Hirsch, Bartow Church, and Jennifer  
6 Reeser. The first speaker on the panel will be Margo  
7 Hirsch followed by Bartow Church.

8 SERGEANT-AT-ARMS: Time starts now.

9 MARGO HIRSCH: Good morning, Counsel.  
10 This is Margo Hirsch.

11 CHAIRPERSON MOYA: Good morning, Margo.

12 MARGO HIRSCH: Thank you. Thank you,  
13 Chair Moya, for holding this hearing and thank you,  
14 Councilman Levin, for all your work on our behalf. I  
15 do want to thank and acknowledge both community Board  
16 to and the borough president Adams for supporting our  
17 community in our very long and continuing fight to  
18 maintain the context of the community, which is  
19 unique in New York City. Like the former panel  
20 members of said, everything that I would've said, and  
21 I'm certainly not going to waste their time by  
22 repeating it. I do just want to highlight a couple  
23 of issues. The R6A buildings that were mentioned  
24 were all pre-existing. There has been no conversion  
25 to R6A since our original change to R6B zoning. So,

2 for example, the building across from the law is the  
3 old Pressler toy factory which is probably, you know,  
4 75 to 100 years old that was R6A converted to  
5 residential. The empty lot across the street, the  
6 huge empty lot, is R6B. I am sure that, if this  
7 change in zoning goes through, we will see another  
8 fight on our hands. The restrictive agreement that  
9 was talked so much about is a private matter which  
10 would leave it up to the community of people who live  
11 here to defend that in the courts if it came to that,  
12 which is an extremely onerous burden on a small  
13 community. Most of the people in this neighborhood  
14 have lived here for decades. We have owned our house  
15 for over 37 years. We raised our family here. The  
16 building next to us is fourth-generation in the  
17 neighborhood, as is the building next to that. Most  
18 people moved here originally because it was  
19 affordable. The fact that Dumbo--

20 SERGEANT-AT-ARMS: Time expired.

21 MARGO HIRSCH: has grown up around as  
22 is really to our detriment, not to our benefit. And,  
23 finally, the proposal was never for more than nine  
24 units, no matter what they are telling you today.

2 The plan was always nine units so that it could avoid  
3 mandatory inclusion. So, thank you very much.

4 CHAIRPERSON MOYA: Thank you, Margo. Thank  
5 you for your testimony.

6 COMMITTEE COUNSEL: The next speaker  
7 will be Bartow Church will be followed by Jennifer  
8 Reeser. Bartow Church.

9 BARTOW CHURCH: Hey, guys. You can hear  
10 me good?

11 CHAIRPERSON MOYA: We can hear you.

12 BARTOW CHURCH: Great. Thank you for  
13 the opportunity to share our testimony to all the  
14 Council members and everybody involved. My name is  
15 Bartow Church. I live at 75 Gold Street which is  
16 immediately adjacent to the 265 Front Street site and  
17 this is my fourth time providing formal testimony  
18 against this project and I would be happy to do it 10  
19 more times or whatever may be necessary, as with my  
20 other neighbors. My past testimony has mostly  
21 focused on how this up zoning was inappropriate for  
22 low-lying streets and our historic neighborhood.  
23 Today, I wanted to focus more on the nature of the  
24 conversations we have had with the owners of the  
25 property very rosy by the owner's attorney. It's

2 this open dialogue with our community and how they  
3 really tried to work with us and how also the owners  
4 have just been these important members of our  
5 community. They also seem to age every time we have  
6 these meetings. They have been 55 or 65. Now they  
7 are 75. In any event, none of this is, you know, the  
8 case on any of these accounts. The owners and their  
9 attorney, Erik, approached the neighborhood back,  
10 like they said, in 2015 or 16 about developing this  
11 lawn for residential and they would be applying for  
12 R6A at that time. We explained we couldn't support  
13 that, but would gladly support R6B which, as you've  
14 heard before from everybody year, is the overall  
15 development of our neighborhood. Apart from the few  
16 buildings mentioned. In taking it initial meeting  
17 with the developers, you know, we really think that  
18 we were just effectively being humored and asking  
19 what we wanted and they simply wanted the optics of  
20 listening to the neighbors. They, of course, pushed  
21 for R6A despite our please and we were beginning to  
22 feel resistance from the city and that is when the  
23 promises started coming along about building smaller,  
24 making it more historic, dangling things like, oh,  
25 they will use whatever we want in the commercial

2 space. And the truth is, you know, they have had  
3 eight years to withdraw this application and apply  
4 for R6B in 2014, 15, 16, 17, 18, 19, 20. You know,  
5 we would--

6 SERGEANT-AT-ARMS: Time expired.

7 BARTOW CHURCH: have fully supported  
8 that, but, rather, they chose to plow ahead.  
9 Eventually, they tried to offer these restrictive  
10 declarations, but it is always for like a ruse. We  
11 all know these declarations, once agreed upon, become  
12 a civil matter in our small Association just can't  
13 afford to litigate against a breach of contract with  
14 these owners and the deep pocket developers they  
15 would inevitably flip it to. We have never seen any  
16 evidence of this working and have only seen evidence  
17 to the contrary looking at 85 Jay which was--

18 CHAIRPERSON MOYA: Thank you. Thank you  
19 for your time and thank you for your testimony today.  
20 Thank you.

21 COMMITTEE COUNSEL: The next and last  
22 speaker on this panel would be Jennifer Reeser.  
23 Jennifer Razor.

24 SERGEANT-AT-ARMS: Time starts now.

2 JENNIFER RAZOR: Thank you,  
3 Councilman. Thank you for the opportunity to  
4 participate in this hearing. My name is Jennifer  
5 Razor and I live at 69 Gold Street and represent the  
6 newer base residents of the neighborhood. My home is  
7 a landmark preserved townhouse in the historic  
8 district of Vinegar Hill and I moved here about six  
9 years ago and live just five small lots down from 265  
10 Front Street. I moved to this neighborhood to escape  
11 the rapid development and changes in the city and in  
12 Brooklyn. Based on earlier testimony, it is clear to  
13 myself and many of my neighbors are highly opposed to  
14 the R6A spot zoning application and the [inaudible  
15 1:48:24] is not appropriate for 265 Front Street. If  
16 you had the chance to visit Vinegar Hill or if you  
17 haven't visited it recently, I encourage you to do so  
18 and visit one of our key neighborhood restaurants on  
19 Hudson Street. As the owner's legal representative,  
20 Erik, showed in his presentation, it is like going  
21 back in history. And, as Councilman Levin and others  
22 had mentioned, Vinegar Hill is a tiny neighborhood  
23 with very narrow Belgian block streets, rows of small  
24 priests of red brick, and frame houses with quaint  
25 ground-floor storefronts that have been converted

1 into homes. It is the jewel of the neighborhood.  
2  
3 The last of its kind in Brooklyn had we want to  
4 preserve it and protect it. In Vinegar Hill, we have  
5 welcomed thoughtful and progressive change, including  
6 supporting infrastructure of our area. We support  
7 small businesses in the neighborhood like the two  
8 restaurants Vinegar Hill has and [inaudible 01:49:12]  
9 as well as supporting many artists, including Jen  
10 Loewen Studio on Water Street. If the owners of 265  
11 Front really want to work with us, they would take  
12 the time to pursue the R6B zoning and I asked this  
13 counsel to enforce and request the developers to  
14 apply for R6B. We are also working closely with  
15 other developers in the neighborhood, including Edrey  
16 Development who has purchased 288 Water Street  
17 directly behind my brownstone and some of my  
18 neighbors on Gold Street. The developers worked very  
19 closely with us to ensure he doesn't disrupt the  
20 neighborhoods appeal by not going beyond the zoning  
21 and feels very strongly about working with us to  
22 enhance the neighborhood without destroying its  
23 charm. Again, an R6A or any other larger  
24 development--

25 SERGEANT-AT-ARMS: Time.

2 JENNIFER RAZOR: of our neighborhood and  
3 narrow the streets. I appreciate your time for this.

4 CHAIRPERSON MOYA: Thank you--

5 JENNIFER RAZOR: Thank you.

6 CHAIRPERSON MOYA: [inaudible 01:50:04]

7 Counsel, do we have any Council members that wish to  
8 ask any questions to this panel?

9 COMMITTEE COUNSEL: Chair Moya, I see  
10 no members with questions for this panel.

11 CHAIRPERSON MOYA: There being no other  
12 members of the pa-- of this panel, this panel is now  
13 excused. Counsel, we are going to pause for a few  
14 seconds.

15 COMMITTEE COUNSEL: If there are any  
16 other members of the public who wish to testify on  
17 the preconsidered LU items for the 265 Front Street  
18 rezoning proposal, please press the raise hand button  
19 now. The meeting will briefly stand at ease while we  
20 wait for members of the public. Chair Moya, we have  
21 an additional public speaker on this item. The next  
22 speaker will be Doreen Gallo. Doreen Gallo will be  
23 the next speaker.

24 SERGEANT-AT-ARMS: Time starts now.

25 DOREEN GALLO: Can you hear me?



2 CHAIRPERSON MOYA: We can hear you.

3 DOREEN GALLO: Okay. This testimony is  
4 on behalf of the Dumbo Neighborhood Alliance. I will  
5 refer to as DNA 42 65 Front Street. DNA is against  
6 the zoning requested by the applicant and ask you to  
7 consider more appropriate R6B that supports the  
8 Vinegar Hill Historic District. DNA testified at  
9 city planning's 1998 rezoning hearing for the Vinegar  
10 Hill Neighborhood Association after the Vinegar Hill  
11 Historic District was designated. The Dumbo  
12 Neighborhood Alliance supported city planning's R6B  
13 recommendation for part of the Vinegar Hill  
14 neighborhood that was rezoned R6B with a 50 foot  
15 height limit. The R6B districts are often times  
16 traditional rowhouse districts that help preserve the  
17 scale character and the harmonious streetscapes of  
18 the neighborhood. No, more than ever, we need to  
19 take those recommendations seriously. While we are  
20 encouraged by the applicant's desire to elevate the  
21 conditions of their property-- and I don't mean by a  
22 change of use. They chose to let it lock like that.  
23 They could've made a more sightly façade for their  
24 manufacturing use. We proposed that the R6B zoning  
25 would be a more appropriate recommendation to the

1 adjacent historic district. We firmly believe that  
2 if the adjacent strips of manufacturing are to be  
3 rezoned. They should be placed in an R6B category to  
4 match the existing low rise nature of this  
5 neighborhood and bolster the historic district. The  
6 Vinegar Hill Historic District, which is composed of  
7 three small groups of brick revival rowhouses is a  
8 residential remnant of the early 19th century  
9 neighborhood that occupied the blocks between the  
10 Brooklyn Bridge and the Brooklyn Navy Yard.

11 Industrial expansion and transportation to show  
12 improvements in the early 20th century, resulted in  
13 the demolition of many of the original structures.  
14 The groups of houses that survived within the Vinegar  
15 Hill Historic District retain their historical  
16 architecture, character, and creates a unique place  
17 or sense of calling a significant era in Brooklyn's  
18 history. We respectfully ask that you reject this  
19 proposed zoning in its entirety. The spot zoning,  
20 including the commercial retail component proposed,  
21 will not only set a misguided precedent for future  
22 development on the many vacant lots without a  
23 comprehensive plan. Please understand that this up  
24 zoning will not only affect Vinegar Hill, but its  
25

1 adjacent neighbors. I want to just also comment on  
2 the-- you know, just the actual structure-- well,  
3 one piece, before I say that-- there's a concern  
4 that the project does not include MIH and by  
5 approving this proposal is setting a precedent that  
6 an R6A rezoning can be approved without MIH units  
7 and this is not the intent of mandatory inclusionary  
8 housing. And just about the building itself. I am a  
9 longtime member of the Historic District's Council  
10 and my--

12 CHAIRPERSON MOYA: Thank you, Doreen. Okay.  
13 Thank you for your testimony today. There being no  
14 other members of the public who wish to testify on  
15 the preconsidered LU item for the 265 Front Street  
16 rezoning application, the public hearing is now  
17 closed and the application is laid over. But I would  
18 also like to remind those in the public that, if you  
19 wish to email your testimony, you can email it to  
20 [landusetestimony@Council.nyc.gov](mailto:landusetestimony@Council.nyc.gov). That is  
21 [landusetestimony@Council.nyc.gov](mailto:landusetestimony@Council.nyc.gov). And that concludes  
22 today's business and I would like to thank the  
23 members of the public, my colleagues, subcommittee  
24 counsel, and land use and other Council staff and the

2 sergeant-at-arms for participating in today's  
3 meetings. This meeting is hereby adjourned.

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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 \_\_\_\_\_ December 31, 2020 \_\_\_\_\_