

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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April 22, 2026
Start: 11:05 a.m.
Recess: 11:41 a.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 1

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

COUNCIL MEMBERS:

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

OTHER COUNCIL MEMBERS ATTENDING:
Harvey D. Epstein

A P P E A R A N C E S

Joseph Castellano, owner and operator of Denino's
Pizzeria and Tavern

Eric Palatnik, Eric Palatnik, PC

Theo Perez, SEIU Local 32BJ

Nadja Barlera, Laborers' Local 79

Jeehae Fischer, Executive Director of the Korean
American Family Service Center

Terence Park, self

Anzhella Messian, self

SERGEANT-AT-ARMS: This is a microphone check on the Subcommittee on Zoning and Franchises recorded in Hearing Room 1, recorded by Jordan Polite on April 22nd, 2026.

SERGEANT-AT-ARMS: Good morning. Welcome to today's New York City Council hearing on the Subcommittee on Zoning and Franchises.

At this time, please silence all electronic devices.

No one may approach the dais.

Chair, you may begin.

CHAIRPERSON LOUIS: [GAVEL] Good morning, and welcome to a meeting of the Subcommittee on zoning and franchises. I am Council Member Farah Louis, Chair of the Subcommittee. This morning, I'm joined by Members of the Committee, Council Members Schulman, Felder, Encarnación, Sanchez, and Thomas-Henry, and joined by Council Member Epstein.

Today, we are holding two public hearings on a sidewalk cafe proposal by Denino in Council Member Epstein's District, and 147-14 Northern Boulevard residential mixed-use rezoning in Council Member Ung's District.

This meeting is being held in hybrid format. Members of the public who wish to testify may testify in person or via zoom. Members of the public wishing to testify remotely may register by visiting the New York City Council website at [www.council.nyc.gov/land use](http://www.council.nyc.gov/landuse) to sign up or, for those of you here in person, please see one of the Sergeant-at-Arms to prepare and submit a speaker card. Members of the public may also view a live stream broadcast of this meeting at the Council's website.

When you are called to testify before the Subcommittee, if you are joining us remotely, you may remain muted until recognized by myself to speak. When you are recognized, your microphone will be unmuted.

We will limit public testimony to two minutes per witness. If you have additional testimony that you would like the Subcommittee to consider or, if you have written testimony that you would like to submit instead of appearing in person, please email it to landusetestimony@council.nyc.gov. Written testimony may be submitted up to three days after the

hearing is closed. Please indicate the LU number and project name in the subject line of your email.

We request that witnesses joining us remotely remain in the meeting until excused by the Chair as Council Members may have questions.

Lastly, for anyone attending the meeting, this is a government proceeding, and decorum must be observed at all times. Members of the public are asked not to speak during the meeting unless you are testifying.

The witness table is reserved for people who are called to testify, and no video recording or photography is allowed from the witness table. Further, members of the public may not present audio or video recordings as testimony, but may submit transcripts of such recordings to the Sergeant-at-Arms for Inclusion in the hearing record.

I now open the public hearing on LU Number 58 regarding an application for a sidewalk cafe by Denino's located in Greenwich Village in Chair Epstein's District. The request is to operate six outdoor tables with two chairs each.

For anyone wishing to testify regarding this proposal remotely, if you have not already done

so, you must register online by visiting the Council's website at council.nyc.gov/landuse.

For anyone with us in person, please see one of the Sergeant-at-Arms to submit a speaker card. If you would prefer to submit written testimony, you can always do so by emailing landusetestimony@council.nyc.gov.

I will now recognize Council Member Epstein for remarks.

COUNCIL MEMBER EPSTEIN: Thank you, Chair.

I just wanted to thank the Committee for allowing us to hear this today. We had heard concerns from the Community Board about the ability to make sure this cafe was ADA accessible and making sure that people with mobility devices could use this outdoor and there was a clear pathway that remained during the busy and non-busy season. So, I would love to hear from the applicant and make sure to hear their plans about how that would occur.

CHAIRPERSON LOUIS: Thank you, Council Member.

I will now call the applicant panel for this proposal, which consists of Joseph Castellano.

Counsel, please administer the affirmation.

COMMITTEE COUNSEL VIDAL: Good morning. Could you please raise your right hand and say your name for the record?

JOSEPH CASTELLANO: Joseph Castellano.

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

JOSEPH CASTELLANO: Yes, I do.

COMMITTEE COUNSEL VIDAL: Thank you.

CHAIRPERSON LOUIS: You may begin your testimony, which is limited to eight minutes, and I will just ask you to please restate your name and organization for the record.

You may begin.

JOSEPH CASTELLANO: Joseph Castellano, owner and operator of Denino's Pizzeria and Tavern in Greenwich Village. I applied for sidewalk cafe, and I was told I had to come to this meeting to make sure that my sidewalk cafe would be ADA compliant. The sidewalk cafe, I believe, was already approved by the DOT. Prior to COVID, we always had a sidewalk

approval there for many years. And, you know, the sidewalk cafe will be compliant with the ADA rules. There will be plenty of space to pass. I already have the street dining from the beginning of last year when it started.

And, on a side note, there are many restaurants on McDougal Street that already have the sidewalk cafe, which everyone has the same exact size sidewalk as I do, and they have all been approved.

So, I'm here today to say that I will abide by the rules and just hoping to get it accomplished.

CHAIRPERSON LOUIS: Thank you, Joseph.

We will now take questions from Council Member Epstein.

COUNCIL MEMBER EPSTEIN: Yeah. Thank you. Thank you for being with us today.

So, can you explain to us how the sidewalk cafe meets the ADA requirements if the sidewalk cafe is only two feet wide?

JOSEPH CASTELLANO: Well, I think the whole sidewalk is 12 feet so there's plenty of room. You know, there's only two-foot tables that I'm allowed against the building so that leaves 10 feet

from, I guess, from the table to the street so I don't know why there'd be any obstruction of wheelchair access being able to pass or any other ADA compliant matter. Again, like I said, this has been there in the past for many years. I don't see any obstructions. And I find it kind of confusing how there are so many establishments that have it already with the same footage.

COUNCIL MEMBER EPSTEIN: But just for someone who's a diner who wants to use your sidewalk cafe, how do you going to guarantee that they will be able to use two-foot wide cafe, you know, especially with the need to, if someone's a wheelchair user, how they're going to be able to have that and continue to have a clear path on the street.

JOSEPH CASTELLANO: You said if a wheelchair is wider than two feet?

COUNCIL MEMBER EPSTEIN: Yeah. Just want to make sure that the ADA usually requires a 36-inch turn radius for people who are in wheelchairs. And I want to make sure that, you know, you're going to use all diligent efforts to ensure that wheelchair users and other accessibility users can be able to have

access to the sidewalk as well as access to your
cafe.

JOSEPH CASTELLANO: Yes. I mean, the
tables will be separated where there will be space in
between for them to be able to turn the chair or any
guidance they may need. The sidewalk is a flat
sidewalk so there's no obstructions to go pull right
up to the table with a wheelchair if needed. And on a
side note, in the dining structure of the street
dining, you know, we have room in there as well with
ramps, which is ADA compliant. So, I don't see any
kind of obstructions at all for any of these issues.

COUNCIL MEMBER EPSTEIN: Great.

And are you committed to ensuring that
the clear path remains clear during busy service and
non-service hours, that the 10-foot clear path under
the rules right now, you will make sure those are
clear?

JOSEPH CASTELLANO: 100 percent.

COUNCIL MEMBER EPSTEIN: And are you
planning to put any seating on the cellar door
outside the establishment?

JOSEPH CASTELLANO: No. The left side of
the building is the tenants building so I won't be

putting any chairs there. On the other side, there is nothing... there won't be any seating. What we did use in the past was just like a little cart against the building to keep napkins and forks and stuff like that. So, it's more on the left side of the structure.

COUNCIL MEMBER EPSTEIN: And so that's going to be on the cellar door?

JOSEPH CASTELLANO: The utensil stand?

COUNCIL MEMBER EPSTEIN: Yeah.

JOSEPH CASTELLANO: I mean, it doesn't have to be because it's small so there is some sidewalk space on the left. If it's... no, it doesn't have to be.

COUNCIL MEMBER EPSTEIN: So, the cellar door is going to be unobstructed, you're saying?

JOSEPH CASTELLANO: Unobstructed. Correct.

COUNCIL MEMBER EPSTEIN: Are you committed to writing a letter ensuring that all diligent efforts to make sure the seating is accessible for wheelchair users? Would you put that in writing to the Committee and to my office?

JOSEPH CASTELLANO: Sure. Sure. If need be, of course.

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2 COUNCIL MEMBER EPSTEIN: All right. Yeah.
3 And I asked you to do that.

4 JOSEPH CASTELLANO: Okay. How would I be
5 doing that? Just email to you.

6 COUNCIL MEMBER EPSTEIN: Email on your
7 letterhead, and we'll share it with Committee Staff.

8 JOSEPH CASTELLANO: Okay. Just stating
9 that I'm going to abide by the rules of ADA.

10 COUNCIL MEMBER EPSTEIN: Comply with the
11 ADA and clear path rules.

12 JOSEPH CASTELLANO: Sure.

13 COUNCIL MEMBER EPSTEIN: Thank you. Thank
14 you Chair. No further questions for me.

15 CHAIRPERSON LOUIS: Thank you, Council
16 Member.

17 Are there any members of the Committee
18 that has questions for the applicant?

19 Seeing none, this panel is excused. Thank
20 you so much, Joseph.

21 Counsel, are there any members of the
public who wish to testify remotely or in person
regarding this application?

COMMITTEE COUNSEL VIDAL: No, Chair.

There's no one sign up online or in person to testify.

CHAIRPERSON LOUIS: Thank you, Counsel.

This is the last call. If there are any members of the public who wish to testify regarding this application remotely, please press the raise hand button now, or if you are in person, please identify yourself to one of the Sergeant-at-Arms.

Being that there are no members of the public who wish to testify regarding LU Number 58 relating to the application for a sidewalk cafe by Denino's, the public hearing is now closed and these items are now laid over.

I will now open the public hearing on LUs numbers 56 and 57 regarding 147-14 Northern Boulevard, a mixed-use residential rezoning proposal in Flushing, Queens in Council Member Ung's District. The proposal involves a zoning map and tax amendment. Applicant is seeking to build two mixed-use residential buildings with approximately 389 apartments. Mandatory Inclusionary Housing would be mapped as part of the application so approximately 97

of the apartments would be permanently affordable depending on the affordability option selected.

For anyone wishing to testify regarding this proposal remotely, if you have not already done so, you must register online by visiting the Council's website at council.nyc.gov/landuse.

For anyone with us in person, please see one of the Sergeant-at-Arms to submit a speaker card. If you would prefer to submit written testimony, you can always do so by email and get to landusetestimony@council.nyc.gov.

Council Member Ung is not here to provide remarks.

I will now call the applicant panel for this proposal, which consists of Eric Palatnik.

Council Member Farías has joined us as well.

ERIC PALATNIK: Hello, Madam Chair. Can you hear me okay?

CHAIRPERSON LOUIS: Counsel, please administer the affirmation. Thank you.

COMMITTEE COUNSEL VIDAL: Good morning. Thank you for raising your right hand. Could you please state your name for the record?

ERIC PALATNIK: Eric Palatnik.

COMMITTEE COUNSEL VIDAL: Do you swear to tell the truth or nothing but the truth in your testimony this morning and in response to Council Member questions?

ERIC PALATNIK: I do.

COMMITTEE COUNSEL VIDAL: Thank you.

CHAIRPERSON LOUIS: You may now begin your testimony, which is limited to eight minutes, and I will just ask you to please restate your name and organization for the record.

You may begin.

ERIC PALATNIK: Sure. My name is Eric Palatnik, and thank you very much, Madam Chair, for making the time. I truly apologize for not being there in person. The hearing was scheduled suddenly last week, and I had an uncontrollable conflict, and I appreciate your permission to allow me to appear remotely. Thank you very much.

Hello to all the other Council Members I see there. Thank you all very much for making the time to be there today to listen to this.

We're here today with an exciting proposal from 147-14 Northern Boulevard, which is

within an R5 zoning district, tremendously underzoned for its location, consisting of a one-story strip mall for lack of a better term or taxpayers. And through this action, which has been well supported so far by the Borough President and the Community Planning Board, we're proud to present to you the proposal to change it to an R7X rezoning, which would create nearly 100 affordable apartments in addition to the market rate apartments. So, it's really a great opportunity to create quite a bit of housing. If you can go to the next slide, please.

This slide tells you everything you need to know about the application, and the rest of it I'll go through and explain to you, but this is really the essence of it, particularly the righthand side of the screen. It describes exactly what we're seeking to do, which would allow for two proposed, it says 11 stories, but it has a basement level so it really reads from the street as if it's a 12-story building, it's 11 floors and a basement floor, residential developments with commercial and retail use of ground floor, and then a couple of community facilities, including the Korean American Family Services Corporation that's going to take up about

10,000 square feet in an arrangement we've made with them to provide local services to the local community from this wonderful organization, and I believe they're even here to speak today. And I should also mention the project is well-supported, and we've signed agreements with Local 79 union as well as 32BJ, and both of them have signed agreements with our clients, the applicants, and we intend to utilize their services in any future development, should this be approved. More about the building on the righthand side, it would contain a total of 334,000 square feet of floor area. Of that, as I just mentioned, about 10,000 would be community facility, 35,000 would be ground floor commercial space, and then it would have above that, 389 units, about 97 of which would be fully affordable. And it would have at the cellar level and at the second-floor level, 280 parking spaces, 155 more than are required under the zoning. And that was done in conjunction and agreement with the Community Planning Board, Board 7, who we worked very closely with, as well as the Council Member during the application process. If you can go to the next slide, please.

The image at the top shows you the existing conditions. As you can see, as I described a moment ago, it's a series of one-story buildings taking up an entire block front. And what's really interesting, you can see how the zoning is not really working here, is that the buildings on Northern Boulevard, there are five zoning. And there are actually taller buildings, apartment buildings behind the boulevard. So, it's sort of a reverse of really where it should be, and that's what's driving this rezoning. The zoning is quite outdated. Everything that I mentioned on the left-hand side is what I just spoke about, so I'll skip over that. Next slide, please.

This slide shows you what we're proposing to do. The left side shows you the zoning map, the right side existing. The right side shows you the proposed zoning map. This is the land use action that is in front of you to change this map. On the left side, you could see that our property is zoned R5, and you see the big R5 at the bottom of the screen. But you also look up around our property further up, and you see R7-1, and you see R6-A. And that's because the land use in the zoning map around our

property have been changed to upzone them through the years, but our property has been left out. Also, what you'll see when you look at the right side of the screen is our proposed rezoning of R7X, but you'll also notice that there's a little dashed blue line right below it. That's because we're bringing the zoning district in a little bit to 100 feet from the avenue, right in the boulevard, Northern boulevard. Right now, it's mapped at 150 feet, so it goes further than the properties. Properties are about 100 feet deep. So, by tailoring the zoning in a little bit, we're bringing it into conformance with current mapping standards adhered to by City Planning and previous actions taken by your Zoning Committee of making rezoning 100-foot deep, and that's what we've done here. More like a corrective action, really. Next slide, please.

This slide just gives you an example or discussion a little bit of that we're changing the commercial zoning district from a C1-2 to a C2-3 as the right-hand side shows. It's really just bringing the zoning district into modern conformance with modern day uses up and it's allowing for uses that we all see all the time. Next slide, please.

The next slide gives you more salient information about the development. So, we'll skip over because I just went through that. Next slide.

This slide is a great slide to orient yourself with so that you can see what I was talking about earlier about all being a one-story strip of stores, which clearly we could still have a strip of stores there, but we could have apartments above it. And that's what we're proposing to do here. You'll see there's a gas station on the far right. The proposal is actually going to... because of that gas station, the proposal is actually going to create less vehicular traffic than the current uses do, because the gas station, of course, draws a lot of cars. You'll also see in the backdrop the apartment buildings that I was speaking of. We can skip ahead now. Two slides, please. We can go right to the AMI.

This is the guts of the affordability. And we show you here that we've got 25 percent of the units, 389 at Option 1 creates 97 affordable units. I should note there have been numerous discussions with the Council Member's office about increasing the amount of two bedrooms and reducing the amount of studios in the development, and we have plans to do

so. We have not yet come up with the final unit count because we have to go and, if this should be approved, there's another step that would go to a marketing agent and they would go through the size of the units and everything like that, but we do agree to what has been asked of us was used to increase the number of two bedrooms. Next slide, please.

This can give you a good image for what the building is going to look like. As I mentioned before, there's a cellar level and then there's a basement level. There's a subcellar level too. Those will both have parking and storage for the retail uses. Then there's a basement level, which is really the ground floor. And then there's the first floor that will have parking on it. That's really the second floor. It's just an architecture, a nomenclature. And then the building will be rising to a total height of 145 feet. Next slide, please.

This is a good plan to show you... an image to show you how tall the buildings are around us. I mentioned a moment ago that we're going to be at 145 feet. I think it's 125 feet. I believe I misspoke. And we're showing you here that all the buildings around us are not necessarily the same height as

ours. Some are analogous, some are a little bit taller in the backdrop. But they all sort of are around 100 feet, 75 feet, 124 feet, 90 feet, 143 feet, 163 feet. So, what we're showing you here is that this stretch of Northern Boulevard has buildings of similar height. We're actually the anomaly by only being at one story.

And that's pretty much concludes our proposal. I could go through the rest of my presentation, but it's all going to repeat itself.

SERGEANT-AT-ARMS: Thank you. Your time expired.

ERIC PALATNIK: Yeah. My time's expired. So, we'd be happy to answer any questions that the Committee may have. And thank you, Madam Chair, for your time.

CHAIRPERSON LOUIS: If you need more time, we could give you two more minutes.

ERIC PALATNIK: I appreciate that. But no, I think I've covered everything.

CHAIRPERSON LOUIS: I think you did too. I think you did an excellent job.

ERIC PALATNIK: Thank you. Thank you.

CHAIRPERSON LOUIS: We've also been joined by Council Members Carr and Salaam.

I have a few questions. I know you briefly discussed the unit count already, but if you could just address for the Committee here. Community Board 7 and Queens Borough President raised concerns about the higher number of studio units. And as you know, our city has a goal to create more units that is more fitting for family size. How have you responded to this concern and what will the AMI breakdown be for family size units? You mentioned too, but what about the three-bedroom units?

ERIC PALATNIK: Right now, what we're proposing... we're not proposing to have three-bedroom units. We are proposing to have two-bedroom units and we have increased the amount of two-bedroom units that we had before. When we spoke to the Community Board, we were at 108. We have now done a preliminary analysis that shows that we can bring those two-bedrooms up to 122. And that would be done by reducing the amount of one-bedroom units and reducing the amount of studios. And we can still tailor those numbers even further. So, we're eager to comply with their requests. We, too, want to meet the area's

demands and needs for housing, and we'd be happy to work on these numbers further as we go through the process.

CHAIRPERSON LOUIS: Thank you.

There are currently 17 retail units on the development site occupied by small businesses. Will the retail development and the new development be designed for larger businesses or smaller retail? And will existing tenants be offered relocation or right to return services?

ERIC PALATNIK: Every tenant has been spoken to within the building, and all of them have been given the chance to come back. I believe there's a dispute going on with one of the tenants where there's a rent dispute and maybe there might be an eviction proceeding going on with one of the tenants so they're obviously not coming back. That's a personal business matter between ownership and that tenant that has nothing to do with this rezoning. It's just a course of business.

But those businesses that are in good stead with ownership right now and they're happy with the arrangement, both parties, have all been offered the chance to come back into the new development.

CHAIRPERSON LOUIS: Okay.

And what on-site open space if any is being proposed?

ERIC PALATNIK: A ton of open space. The entire rooftop of the building is going to be open space. And, as a result, there will be exponential amounts more open space on the property than there is right now because there is no open space right now. So, you have two buildings that are going to be occupying the entire block front and the rooftop of both buildings as well as terraces within the building itself, it's setbacks, are all going to be landscaped. The rooftop will have a garden area. It'll have an area to retain water. It will also have an area for solar. So, it'll encompass quite many green features in the rooftop to utilize the green space both for recreation and for environmental features.

CHAIRPERSON LOUIS: Thank you.

I now invite my Colleagues to ask questions. Does any members of the Committee have questions?

All right. This panel is now excused.

Counsel, are there any members of the public who wish to testify remotely or in person regarding this proposal?

COMMITTEE COUNSEL VIDAL: Yes, Chair. We have two members of the public here in person who would like to testify, and we also have three people signed up online.

CHAIRPERSON LOUIS: All right. I now call Theo Perez and Nadja Barlera.

For members of the public here to testify, please note that witnesses will generally be called in panels of three. If you are a member of the public signed up to testify, please stand by when you hear your name, which we just called, to prepare to speak when I indicate that you may begin.

Please also note that once all panelists in your group have completed their testimony, if remotely, you will be removed from the meeting as a group and the next group of speakers will be introduced. Once removed, participants may continue to view the live stream broadcast of this hearing on the Council website.

Members of the public will be given two minutes to speak. Please do not begin until the Sergeant-at-Arms has started the clock.

The following individuals, you may begin. Theo Perez and Nadja Barlera. So, Theo can start and then Nadja. Thank you.

THEO PEREZ: Excellent. Well, good morning, Council Members and Chair Louis. My name is Theo Perez. I'm here today on behalf of SEIU Local 32BJ. 32BJ is the largest union of property service workers in the country. We represent over 175,000 members across 13 states, including tens of thousands of commercial property service workers, security officers, and residential building staff here in New York City.

32BJ supports responsible developers who invest in the communities where they build, and I'm happy to report that the developers behind this proposed project have made a credible commitment to creating good jobs for the workers who will permanently staff the buildings. Good jobs like these mean prevailing wages, meaningful benefits, and a pathway to the middle class for the local community members who fill them.

In addition, we need more housing to be built in every neighborhood of New York City to ensure that working families are not displaced by dwindling supply and skyrocketing rents. The proposed development will include about 400 residential units, roughly 100 of which will be permanently income restricted for low-to-middle income New Yorkers. So as the cost of living rises and working New Yorkers struggle to stay in their homes, it's more important now than ever that we create both affordable housing and good jobs, which uphold industry standards in the city.

For these reasons, 32BJ is in strong support of the 147-14 Northern Boulevard project. Thank you.

CHAIRPERSON LOUIS: Thank you.

Nadja.

NADJA BARLERA: Good morning, Council Members, Chair. Thank you so much for hearing our testimony. My name is Nadja. I'm here on behalf of Laborers' Local 79, which is part of the Mason Tenders District Council. I'm painfully also a Mets fan. And here on behalf of 17,000 construction workers in the greater New York area and hundreds of

our members who live in Flushing, Murray Hill, other surrounding projects, areas surrounding the project.

And, you know, our members have two urgent priorities, which we believe are also borough priorities, as was mentioned, affordable housing and good jobs. We believe mixed income projects can serve a variety of community members, families. We were happy to hear that two-bedrooms were up as part of the proposal. This project will include 97 permanently affordable apartments. We've seen Queens change a lot, and projects with regulated, stabilized housing will help stabilize communities rather than displace them. And at the same time, you know, the commitment to use Local 79 laborers means this will be built to the highest quality and safety standards, will provide family sustaining wages, health care, and economic security to laborers who live and work in the community. We think this is an example of responsible development. And we thank you for your attention, your thoughtful questions and consideration, and we urge you to approve this project. Thank you.

CHAIRPERSON LOUIS: Are there any Members of the Committee that have questions for this panel?

Thank you both for being here. You are now excused.

I will now switch to online testimony, the following individuals we would like to hear from. Jeehae Fischer, Terence Park and Anzhella Messian. We'll start with Jeehae.

SERGEANT-AT-ARMS: You may begin.

JEEHAE FISCHER: Good morning. My name is Jeehae Fischer. I'm Executive Director of the Korean American Family Service Center, also known as Campus C. Campus C is a community based non-profit organization that supports and empowers adults, youth, and children to lead safe and healthy lives with dignity, compassion, and mutual respect serving over 3,000 annually. For decades, we have served predominantly Korean and Asian communities in Queens and beyond, including many immigrant survivors of domestic violence, sexual assault, and other forms of gender-based violence.

I'm here to express Campus's support for this rezoning application and for our partnership with the Northern 147-149 LLC as the community facility partner in this development. This project is important to our organization and to the community we

serve. At this moment, Campus C operates out of two separate sites because we have simply outgrown our current footprint. Our programs continue to expand, but our physical space has not kept pace with the level of need in our community. Over the next two years alone, we expect to grow by at least 10 additional staff members in order to respond to rising demand for our services. For staffing, growth alone is not enough if we do not have the space to serve people properly. Right now, many of our programs consistently face waitlists, not because the need is unclear, but because we do not have enough room to hold them. This includes critical services such as our youth program, our economic empowerment program, and mental health counseling. There are lifelines for families, survivors, young people, and community members who are seeking safety, healing, ability, and opportunity in a culturally affirming way. As outlined in the LOI with the Northern 147-149 LLC, this project will offer a need for between 9,000 and 12,000 square feet of community facility space, including accessible ground floor space. This partnership offers a rare and meaningful opportunity

to create a long-term home for work in the very community we serve.

For KAFSC, this project is an investment in safety, healing, and dignity. It is an opportunity to build a kind of permanent community space our families deserve, a place where survivors of gender-based violence and community members can find support, where young people can grow, and where our communities thrive...

SERGEANT-AT-ARMS: Your time expired. Thank you.

JEEHAE FISCHER: For generations to come. We respectfully urge the Council to support this rezoning. Thank you.

I will now call on Council Member Thomas-Henry that has a question.

COUNCIL MEMBER THOMAS-HENRY: Good morning, Ms. Fischer. My question is regarding, I guess, the long-term agreement you have with the developer in terms of the space. Like, do you foresee being able to make this your permanent home at an affordable rate for the organization to grow?

JEEHAE FISCHER: Yes. So, in the LOI that's outlined, we have an also option to... it's a

10-year lease and option to purchase at the end of the lease.

COUNCIL MEMBER THOMAS-HENRY: Okay. Option to purchase the ground floor?

JEEHAE FISCHER: Yeah.

COUNCIL MEMBER THOMAS-HENRY: The community space?

Okay. Thank you.

CHAIRPERSON LOUIS: Thank you, Council Member.

Now we're going to hear from Terence Park.

SERGEANT-AT-ARMS: You may begin.

TERENCE PARK: Good morning, Chair Louis, honorable City Council Members and ladies and gentlemen. Good morning to you all. My name is Terence Park. I'm a member of the first United Methodist Church of Flushing for 40 years, which is located a block south from the development site. We have more than 1,000 church members residing near the church. I was also the organizer of the Murray Hill Merchants Association, which represents about 100 small businesses two blocks away from the development site. When we first heard about the development plan,

we were concerned about one major issue, parking. As you know, parking is scarce and very difficult in this area. The church and business people were deeply concerned about the lack of parking, which would hurt both the church and the business, but over the (INAUDIBLE) of conversation with the developers, they understood the parking is key to the church, the business, and the community, and they added 155 more parking spaces, bringing the total of 280, which we are very happy with. On top of that, we are very happy with 25 percent of affordable housing will be added to the development. We, the church and the business, welcome development because it benefits the church, revives the business, and makes the entire community happy. I strongly support this development. Thank you very much. I yield my time to back to the Chair. Thank you.

CHAIRPERSON LOUIS: Thank you.

Anzhella.

SERGEANT-AT-ARMS: You may begin.

ANZHELLA MESSIAN: Hello. This is Anzhella Messian. I'm part of the designer group. So, I want to thank you for everyone that participated in this

meeting, and I want to support the development as well.

CHAIRPERSON LOUIS: All right. Thank you for your testimony.

If there are any members of the public who wish to testify regarding this proposal remotely, please press the raise hand button now. If you are in person, please identify yourself to the one of the Sergeant-at-Arms, and this is the last call.

Being there are no members of the public who wish to testify regarding LUs numbers 56 and 57 relating to 147-14 Northern Boulevard mixed-use residential rezoning, the public hearing is now closed and items are now laid over.

That concludes today's business. I would like to thank the members of the public, my Colleagues, Subcommittee Counsel, Land Use and Council Staff and the Sergeant-at-Arms for participating in today's meeting.

This meeting is now hereby adjourned.

[GAVEL]

C E R T I F I C A T E

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



Date August 15, 2026