

Community Board 1, Queens – Board Meeting Minutes

June 15, 2021

Meeting opens with Chairperson, Marie Torniali at 6:30 p.m.

PUBLIC HEARING ITEMS:

The NYC Department of City Planning (DCP)

**Wildflower Studios, 35-15 19th Avenue (Block 814, Lot 10)
210459 ZSQ; N210457 ZAQ; N210458 ZAQ; 210460 ZCQ
(Presentation Attached)**

Applications submitted by WF Industrial IV LLC for:

- a) A waterfront bulk special permit, pursuant to Zoning Resolution Section 62-837, for height and setback relief and relief related to ground floor streetscape requirements;
- b) Authorizations pursuant to Zoning Resolution Sections 62-822(a) and (b), relating to the size, configuration and design of the proposed waterfront public access area; and
- c) A CPC Chairperson certification, pursuant to Zoning Resolution Section 62-811, certifying that the resulting site plan for the project will comply with waterfront Zoning Regulations, as modified by the above-listed actions.

These actions will facilitate development of a 492,000 SF television and film production studio within the Steinway Industrial Business Zone with dedicated public open space adjacent to Steinway (Luyster) Creek and along 19th Avenue.

Presentation made by Raphael De Niro and Adam Gordon, Development Team from Wildflower, Rachel Scall from Greenberg Traurig, LLP, Tracey Coffin from BIG (Architect), Britt Zuckerman from Dirtworks (Landscape Architect) and Shea Thorvaldsen, CEO of TMS Waterfront (Marine Engineer for the Project).

Q &A with the Board Members/Comments by Residents

Richard Khuzami - This is quite a project between jobs and between the development of the area. I think that your concept of logistically doing your loading and unloading on the first floor, meets a lot of needs. It is innovative and you are bringing that pressure off of 19th Avenue. People should understand that the reason you wanted the waiver on the set back is because there is a requirement to be a certain number of feet from the edge of the (Luyster) Creek, which is not a straight line.

Diane Limongi - I have a question about the well-paying jobs, I imagine that anything that is movie production is going to be union jobs, but I just I want to make sure that everything that is Janitorial are also going to be union jobs. I think it is really important that when we say well-paying, not only is it above minimum wage which, as you probably know, minimum wage living in Astoria is really hard to do, and that anybody that is working in those Janitorial jobs, has access to health care benefits and paid sick time and all of those things. I think that is really important and I see someone in the Chat saying 32BJ. I grew up as a 32BJ kid, so I feel a need to advocate for the Janitorial workers.

Cristina Lastres - I just had some general questions or considerations about the area, I guess outside of business hours. On 20th Avenue and 36th Street, fairly close to where this project is taking place and the general area is typically used by drag racing, especially 19th Avenue, and the Lidl parking lot tends to be an area for congregating for a lot of people, especially after the close of business hours. I was just curious if anyone had considered what security would be at the waterfront. I am just concerned that this might become like a secondary Long Island City waterfront situation that we have been seeing lately and also if anyone has considered additional parking for employees. I know there are a lot of Citi Bike stations that have been added but just curious if anyone has taken that into consideration as part of the proposal.

Rachel Scall - In terms of parking, we made sure to study from the beginning and plan for the what the parking requirement would be here. We actually went out and studied another studio in the city to make sure that the demand that we were anticipating was accurate and we would have sufficient parking, so we are providing 310 parking spaces within the building and based on our studies, we believe that should be definitely enough to meet the peak demand at this building. We are also providing the 26 loading births within the building, so that does not take place on the street. Going back to your first question about security, we know that the waterfront public open space will be closed for some period overnight, we are working with City Planning and the Department of Parks to figure out the exact hours. The zoning resolution permits closure from dusk until dawn, we are trying to stay open a little later, but we want to make sure that we are balancing security with access, in terms of more general security. Raphael, if you want to speak to that, a bit more.

Raphael DeNiro - There will be a network of security cameras as well as actual physical security person when you are talking about a studio. In particular, there are a lot of sensitivities around piracy and certain other privacy concerns, so this has to be a very secure building in order for people to feel comfortable shooting content and that is going to extend to the waterfront public area as well.

Antonella di Saverio - I heard someone say that you were going to reduce access to the shoreline. Can you explain that further, because what we need is more access to open green space and that is what we are fighting for. My

second question is: have you done the soil samples in that area and what were the results? What commitment do you have in maintaining that public access area by the sewer outfall, where the cross is at the end of, where the sewer outfall is. That area is an open area. We have been cleaning up that area, and I think it would be nice to know what commitment you can make to help maintain that area. My last question is: will you be using the waterway for your productions, the actual water space and where there is a pier kind of structure out there, and if you are, will you help maintain that neck area of where the waterway is? It is the tipping point to the point of where the water way ends.

Rachel Scall - First, let's start with you mentioned reducing access, we are not trying to reduce access here, we are trying to make sure there is access to the waterfront, which is why we are constructing this waterfront public, open space. I think what you are referring to is one of the authorizations we are seeking. The zoning resolution requires that 15% of a zoning lot be provided as public open space here. Our zoning lot includes us and the existing Steinway Piano Factory, but the full shoreline is on our site. If we were to provide 15% of the zoning lot as public access, we would lose a huge portion of our buildable site, whereas Steinway Piano Factory on their own, actually, would not be required to provide any public access pursuant to the zoning resolution, because they are in an industrial or in a manufacturing district. What we are doing, we are providing, rather than 15 of the zoning lot, 15 of our development sites, we are providing as public access, that is our goal there. That was question number one. I am going to go back to the soil sample because I am going to have someone else on my team speak to that. Let me skip to your question about the area around the sewer outfall. That is the 19th Avenue street end that we were just discussing. That area is not on our property, there are so many city agencies and state agencies involved. We think it is owned by D.O.T., it is part of the map, public street. DEP obviously has the outfall there. We have the State Department of Environmental Conservation, and so what we are proposing to do is, along with the Community Board work with those agencies and our new neighbor Department of Sanitation (DSNY). We want to give our consultants hours and we, our team, wants to be able to work with you and your team, DSNY and their team to make sure that we have the best result we can have there so that area does not get left behind as not only Wildflower develops, but also, as hopefully, DSNY is doing something along their shoreline as well. Now soil borings, I believe we have Alex Lieber or Lisa Lau from AKRF they are environmental consultants on the line. If you can give a quick summary of what we did in terms of soil borings.

Alex Lieber – I am with AKRF, as Rachel mentioned, we are the environmental consultants for the project. I also live on Crescent Street and I appreciated the comment earlier about the drag racing, I hear those cars most nights. AKRF prepared the Environmental Assessment Statement, the EAS for this project, which has been reviewed and approved by the city agencies and in connection with the EAS. What is called a Phase 2 Assessment was done concerning the potential hazardous materials on the site that included taking soil samples. There was a total of 15 soil samples that were taken and also soil vapor was monitored as part of that Phase 2 assessment. The results of that assessment found that there were potential contaminants of Semi-Volatile Organic Compounds called SVOCs, which is generally found in urban fill, which is really what is going on in this site, is urban fill and as a result of that and in connection with EAS a Remedial Action Plan, it is called a wrap and also a construction, health and safety plan, it is called the CHAS as were prepared and submitted to the Department of City Planning and Department of Environmental Protection, so those documents lay out the remediation and protection measures that are going to be incorporated into this project. In particular, there will be a vapor barrier that is going to be required to be installed, underneath the foundation of the building to deal with potential soil, vapor contamination.

Rachel Scall - The final question was whether we would be using the waterway for any productions. I do not believe that is the case, but Raphael, if you want to speak to that at all.

Raphael DeNiro - There is no plan to use the waterfront for anything production related, or anything related to the proposed studio. The tides are pretty extreme. If you have looked over there depending on the time of day, it really becomes just muck. So even if you were to try to use it, you would be very restricted or limited on when you could get anything in and out of the (Luyster) Creek.

Mitch Waxman - The issue that I saw, they are still in the same renderings revolve around that rip-rap hard edge that Dirtworks is showing in their drawing of the waterfront. I brought this up in one of the Committee Meetings we had, but I just wanted to get that into the official record that we really want to see a soft edge there as opposed to a hard one for the environmental benefit of it, and if there is any way we can arrive at that, it would be better for us, for the critters, for the water and so on.

Chair, Marie Torniali – Diana, do you feel you received answers to your questions?

Diana Limongi - I gave my thoughts on the union. I did not get a confirmation as to whether the Janitorial and security staff, which somebody also mentioned, would be union. I would just like to know.

Rachel Scall – Raphael, are you able to speak to that?

Raphael DeNiro - I do not think I am prepared to speak to that now. We have not even contemplated any type of staffing at this point, because we do not know what we are building yet but I appreciate you raising it. I think it is a valid concern and question and I will address it with all of my partners immediately.

Diana Limongi - Thank you and also, hiring local would also be important.

Raphael DeNiro - I know we have begun to do that. We are seeking Industrial & Commercial Abatement Program (ICAP) benefits for this project and one of the requirements in order to achieve ICAP benefits is to tap the local

community, particularly for construction jobs. If I am not mistaken, Rachel, please correct me, but that was my understanding. There are additional vendors or subcontractors that anybody would like to suggest we are happy to add them to the list and now would be a good time to start talking to them.

Richard Khuzami - I just wanted to mention really quickly that in fact, we have actually already been working with them in terms of finding local trades and it has been moving ahead. This is something from the beginning that we have been looking for.

Chair, Marie Torniali - Does any member of the public have a question. Seeing none. Thank you so much for this presentation. This will be voted on during the business section of the meeting. Thank you all for your time this evening.

Health and Fitness Citywide Text Amendment N 210382 ZRY (*Presentation Attached*)

Application submitted by the Department of City Planning to amend the Zoning Resolution to ease restrictions on opening and operating physical cultural establishments (gyms, spas and other health-related establishments).

Presentation made by Sarit Platkin, Department of City Planning.

Q & A with the Board Members/Comments by Residents

Brian Romero - This amendment would mean that the construction of these gyms and massage parlors and such would not be brought to this CD, as it said, would be approved for the other processes. Is that correct?

Sarit Platkin - That is correct, gyms and spas would no longer undergo a special permit. They would be able to proceed as of right to the Department of Buildings where they would need to apply for building permits pursuant to New York City zoning and building code and proceed like other commercial uses. The one exception to that in terms of kind of a more atypical process. Are those gyms that are considered the high impact gyms? So those have the special noise regulations and would be held to higher performance standards enforced by Department of Buildings, but that is correct. They would no longer need to come before the Community Board for approval.

Brian Romero - As a follow-up, the history of those particular businesses having to come to CBs for approval. Does that have to do with those previous unlicensed massage parlors or is there another reason for that?

Sarit Platkin - That is right, in the 1970s, when this special permit was enacted, there was a much less robust kind of framework in place for licensing massage parlors, which is now in place, it is enforced by the Mayor's Office of Special Operations, as well as the Mayor's Office of Gender-Based Violence, in addition to the Department of Buildings. There are several entities that kind of work together to ensure that only businesses that are licensed are operating in New York City.

Amin Mehedi - . Yes, thank you for bringing this to the Community Board. Is that going to be permanent or is only during the pandemic?

Sarit Platkin - Yes, this is a permanent change, but definitely kind of responding in part to some of the kind of business impacts that we have been seeing during the pandemic.

Dominic Stiller - You were saying that this will be allowed in all residential zones except R1 and R2, but I think you mean to say that it will be allowed in the commercial overlays in these districts and not physically in an R3, in an R4 house. We are not going to see gyms springing up mid in R3 zones, in R4 zones. Can you clarify that, and can you also tell us what use group these two sizes of gyms are?

Sarit Platkin - The answers to those two questions go hand in hand. The gyms and spas under 10,000 square feet are definitely not going to be permitted, so gyms in general are not permitted in residential districts when I mentioned residential. That was only in reference to the licensed massage therapy studios, which will be treated like doctors' offices which, as you know, are permitted in residential districts. But let's focus on the gyms for now, and we can talk about that next, so in terms of gyms under 10,000 square feet are considered Use Group 6, which is the standard retail use group that most restaurants and stores belong to that are under 10,000 square feet. They will be permitted on these areas in orange, you see 31st, you see sections of Broadway, what is new here and then of course, manufacturing zones (referencing slide). What is new here is that these areas in purple, those are the areas where they will be newly permitted, so in orange, gyms are already allowed there, with the special permit. They will just be allowed there without the special order. What is new, is these areas in purple, which are commercial, are areas with commercial overlays. So that is the smaller size gyms, the larger gyms, over 10,000 square feet, these will be considered. Use Group 9, which is a used group, that a lot of larger commercial uses do fall under and that is what gyms are currently considered today. The change is that they are also now going to be permitted in this smaller size use group. Within Use Group 9 at the 10,000 square feet or larger there are no changes of where gyms are permitted. The only change is where they are permitted today, these kind of moderate density commercial districts, they are going to be permitted as of right without a special permit.

Dominic Stiller - You keep saying in residential zones, so technically you are kind of talking about the white areas there (referencing slide).

Sarit Platkin - I actually was not saying residential zones and I was going to get to that next. The only change in residential zones is for licensed massage therapy studios and the change is what you see in purple here (referencing

slide). These are residential areas on this map. The white areas are completely unaffected and same on this map. The affected areas are orange and purple, which are commercial and industrial zones, and same here so for gyms. The only affected areas are commercial and industrial zones. The exception to that are the licensed massage therapy studios, which are now going to be allowed in residential districts as well the way a doctor's office would be.

Dominic Stiller - Will that be tied to the deed? Will it be the FAR of the residential zone, how will that be? How will that be different than a residential house? You say that, of course, every massage therapist has to be licensed and I understand that. How will it be? How will it show up on the CFO in these houses?

Sarit Platkin - It would show up, this is going to be considered a Use Group 4, which is a Community Facility Use and that is permitted in these residential districts today. There is actually no change to the underlying zoning. There is no change to the underlying floor area or density permitted. The only change is that now in these areas, where community facilities are permitted, things like outpatient medical services, one of the uses on that list, in addition to doctors' offices, dentist offices will be adding one more, which is licensed massage therapy, but they do get an increased FAR. That is in select districts, that is not across the board. That is not in every district and actually I think in most of this area, which would have been rezoned to contextual zones under the 2010 Astoria Rezoning into contextual districts. There is no Community Facility FAR bonus. I do not think that is something to focus on here, not in non-contextual districts like R5, which do cover some of the areas here. That would apply, but that is not across the board.

Kathleen Warnock - I think this is an excellent idea, because I am someone who has taken advantage of the licensed work in my neighborhood with the Tui Na Parlor, and it can be literally a third of the cost of some of the more expensive spas and treatment facilities around. I would like to see where I guess for one, it will increase small businesses in the area, but I also think as a health benefit, it will reach far more people.

Mitch Waxman - I am a little disturbed at the idea of increasing without Community Board participation. The amount of commercial rents that could be paid in a neighborhood that already has an abundance of empty storefronts on Steinway Street, Broadway and Ditmars Boulevard, large footprint businesses. I also resent the idea that you have found another way to chip away at the industrial zones and to start inserting other businesses into the blue-collar union laborer neighborhoods. I also understand when you are all at City Hall, and you spread the maps out on the Mahogany desks, and you look at the map of our neighborhood, you say to yourself, yes, it is going to be a New York State licensed masseuse, and if it is a problem, don't worry, NYPD will deal with it.

Sarit Platkin - I just want to underscore that these uses are already permitted as of right, they are already permitted in industrial areas, we are not changing which uses are permitted in industrial areas. It is true that these are now going to be permitted as of right without a special permit but want to really highlight that this is not a new use for industrial areas. I think that is really important to highlight, and as far as commercial rents, I do not think I understood the question about commercial rents, but I think you know, we think that this is going to likely support small businesses. This is not changing the underlying zoning underlying density that would affect overall amount of commercial use permitted anywhere.

Mitch Waxman - I just wanted to clarify that we have a terrific amount of commercial real estate stock that is currently awaiting less ease and economic activity and any opportunity from City Hall to drive any of these physical culture institutions toward renting the existing empty space we already have is something that I feel duty bound on behalf of the neighborhood to demand.

Daniel Aliberti - I want a little clarification. Is this to say that none of these establishments will ever come before the Community Boards for approval?

Sarit Platkin - They will not come before the Community Board for approval, that is correct.

Tom Ryan - I wanted to make a couple clarifications. First of all, we took up a license: it is a licensed, massage therapist, not a masseuse or a massage parlor, or anything like that. Second of all, a lot of these massage therapists are small businesses and can operate just like a doctor's office, a barber on a residential floor as part of that building, you see that all over Astoria. This is really nothing new and I do not think we are going to create any kind of situation where things were out of hand in the 70s. That is a way back policy, so I think it is a good thing and I believe it does support small businesses who would have a hard time paying the rents and some of the commercial strips.

Richard Khuzami - Could you explain to people, so they have a better idea, exactly how much in time and in funding these institutions will save by not having to go through a special permit process.

Sarit Platkin - The special permit process is going through the BSA. I mentioned previously, \$30,000 to \$50,000 to hire consultants to take these businesses through the process. The special permit process itself, often would be about a year and a half process typically so quite an extended period to both put together the application, put together all of the drawings and then also take it before BSA, and before the Community Board and the period of public review. Right now, we are changing it from a year and a half, I would say at best and that is the fastest and \$50,000 the standard DOB.

Chair, Marie Torniali - Does any member of the public have a question?

Gale, Constituent - First, thank you to the Board for the opportunity to comment. I am grateful to Dylan Sandler of the Housing and Economic Policy and Department of City Planning Commission for bringing this to the floor on behalf of the massage profession. Any licensed, credentialed massage therapist never regards themselves as a parlor, that is outdated. It brings back old memories of really bad things. All the bad actors out there and I will tell you that, I serve on the Board of Pacific College of Oriental Medicine, I am very active in the American Massage Therapy Association in New York State Society Medical Massage Therapy. I can read you a verse on high statistics, on the growth of this industry and I can tell you from a lot of students that we lose, very gifted healers and people who want to care for people through palliative care, hospice care, all types of things. Most consumers seek this care for pain management. It is very important to them. I think it is really important to pass and for those who have concerns about the bad actors in that field, that is what the Office of Special Enforcement is for so and I appreciate this, because the way the cost is it is prohibitive for all these great caretakers/healers to pursue a profession here. I myself am a second generation, New Yorker and it is getting very pricey and I have been considering leaving. I used to always attend Board Meetings, but the town is getting too expensive. I appreciate you giving consideration to this. Thank you for your time.

Chair, Marie Torniali - Thank you for that comment, greatly appreciate it. Anyone else? Thank you, Sarit. We will close this hearing and we will vote on it in the business section.

Food Retail Expansion to Support Health (FRESH) II Text Amendment N 210380 ZRY (*Presentation Attached*)

Application submitted by the Department of City Planning for a citywide amendment to the Zoning Resolution to update the text and expand the applicable areas under the FRESH Food market program in order to encourage development and retention of stores.

Presentation made by Sarit Platkin, Department of City Planning.

Questions/Answers responded by Jacquelyne Sunwoo, DCP, Housing and Economic Development Division

Q &A with the Board Members/Comments by Residents

Chair, Marie Torniali - Thank you Sarit. Elizabeth Erion did the Committee have any more questions and even if they did not, I have a comment to make as I read the report of the Land Use Committee. I do not believe we should remove the area between 32nd Street and Crescent on the west. I happen to live in that neighborhood of Ditmars. There is no supermarket from 21st Street until you hit 37th Street and Ditmars. So, in addition to that, I understand that the office received a petition referencing the same desire not to eliminate 31st Street, because none of us are going to count Target as a supermarket. That is my comment. Thank you.

Elizabeth Erion - I want to let the Community Board and the public know that we had a discussion about the text amendment at our June 2nd meeting. At that time, the Committee had raised questions about clarifying the review process that was going to happen. In that respect, the Community Board would review any FRESH applications that required additional building height or came under authorizations it submitted as an authorization. Another question came up if a supermarket closes and the building had received additional floor area what happens, and we were informed that there is a process by which an appeal can be made to use it for another use or to, and if the building owner does not do that it ultimately is space that loses its Certificate of Occupancy for being used. That is the extra floor area that they gained by not having a supermarket in their building. They lose the ability to use that extra space. We wanted to know what really defines or constitutes an area of need for a FRESH market and the supermarket need an index was explained as it was tonight. Parking restrictions were commented on as being one of the reasons the one FRESH market we have in Hallets Point is not utilized because it is inaccessible from public transit, but there is no parking there for anyone who comes into the neighborhood to use it. When the issue about the boundary, reducing the boundary of the new FRESH Zone came up, one of the issues that was brought up was the going back to the philosophy why this was being done and besides the fact that there were no supermarkets or few markets in the area. One of the criteria I believe had to do with the level of income in the areas that were studied so based on that, there was a section between 32nd Street and Crescent, which was believed to be really not fitting that criterion. This is a point of discussion, because the other issue was that at 30th Avenue and Broadway, there are numerous shopping facilities available in that central section of Astoria. When you look at the map adjacent to the proposed area, you see that large area of light gray, which has a moderate need and so there are the statistics or at least the mapping of the statistics that City Planning is presenting, indicates that a reduction should be reviewed. At this point, I have to say we had limited time to read everything and analyze everything, because we only received the application and information just a couple days before the Committee convened to make a recommendation to discuss it and make a recommendation. In any event, what the Committee has done is they voted in favor, with the suggestion that the area east of Crescent Street be removed from the proposed FRESH zone. I guess, when we get to talking about it during the business section, this recommendation will be discussed with respect to the letters and petitions that came into the office. I just saw them a half hour before the meeting, and one of them was a local. I assume a local resident of the area who did present, I guess approximately 40 names, but then there was also a second petition with many names on it. That was done on an online petition, signature gathering. Unfortunately, many of the people who signed that petition come from places like New Jersey, Upstate New York, Arizona, Florida et cetera, so we have to go look. We have to look through these petitions to see how many people from the affected areas in District I may have been signatories to this, but I do want to acknowledge that we have these petitions who want to keep the proposed FRESH Zone as it appears on the screen at this moment.

Thomas Ryan – I am trying to get my head around the scale of this. You said a minimum, 6 and I guess a maximum of 20. You have, from smallest to largest: bodegas, 7-Elevens, Key Foods, Stop and Shop and Costco, BJ's. Of those five categories, they are all grocery stores. What type are you trying to encourage?

Jacquelyne Sunwoo, Department of City Planning, Housing and Economic Development Division – I am the lead planner for the City-Wide Text Amendment.

Thomas Ryan – I am just trying to get an idea, what square feet represent.

Jacquelyne Sunwoo - I want to take a step back and make a clarification first, we are actually not limiting the supermarket to be 20,000 square feet or less the 20,000 square feet that we are talking about is the maximum reallocated residential floor area. So, for example, if a FRESH store is 30,000 square feet, they can go in as 30,000 square feet FRESH Food store. It is just that they cannot get the entire 30,000 square feet of residential floor area.

Thomas Ryan - So could you put that in physical perspective? What is a 30,000-foot store right?

Jacquelyne Sunwoo - That would be more a Stop and Shop and Key Food. It is difficult to generalize just because, depending on the neighborhood, it might differ. Bodegas and 7-Elevens were the categories that we actually did not want to include, because the goal of this proposal is to provide a full range of grocery products and fresh foods and Costco is way too big, they would not meet the perishable and non-perishable percentage that we are requiring in a FRESH Food store. For a FRESH Food store to be a FRESH Food store, it has to have 60% of the selling area to be like FRESH Foods, perishable or non-perishable goods. Costco like Duane Reade, it was our way of limiting those kind of big box Target kind of stores to be a FRESH Food store.

Thomas Ryan - Who is going to get the best benefits, the developer, the property owner, the store owner who is renting that property? What are the exact benefits and who gets what? How is that determined?

Jacquelyne Sunwoo - Our goal is to benefit the neighborhood, obviously, by providing the supermarket in the neighborhood. I want to say it is in the process. It is a joint effort, obviously an applicant and a developer. They all come in for the application itself, but before it actually gets certified, we actually require that a supermarket operator be included in the process and sign on to be a FRESH Food store.

Thomas Ryan - But who gets the benefits? That is what I am trying to figure out? I mean they are all in it, but their tax benefits incentives, who is actually receiving that right.

Sarit Platkin – I think it is a few things. I think it is a bit indirect, where the results of zoning benefits can be felt by both the property owner, developer and operator alike. I think that really comes down to what their agreement is with each other, which is not regulated by the FRESH zoning incentives.

Thomas Ryan - It could be anyone muscling in, getting the most benefit. Maybe not helping the local store owner, developer, get something the property will get something and maybe the store owner might get something, but it is not determined, there is nothing fixed there. It is a private agreement. Is that what you are saying?

Jacquelyne Sunwoo – I am not sure if I am understanding what you mean by “private”?

Thomas Ryan - Usually when you talk about incentives and benefits of things, there is a clear delineation who gets what from doing what. You really have not delved into it; I don't see it.

Sarit Platkin – You are right, we do not. There is nothing within the zoning text that is controlling the agreement between the operator and the developer. That is not regulated within the Zoning Text. What we are regulating is the store itself and various provisions of the store itself, the physical space of the store, what the store carries and then we are also regulating what you see on this slide here. This restrictive declaration, whenever the size of the store is being expanded, we are requiring that reallocated floor area only apply if the store is there in perpetuity as part of this kind of restriction that it runs with the deed.

Thomas Ryan – I understand all that you talk about benefits, who is going to get the tax incentives. How long will that tax incentive be existing? It will be a new tax incentive; you are not covering that area at all.

Jacquelyne Sunwoo - I think you bring up a really good point, so the tax incentive, which is actually more widely mapped than CBI, it is administered by NYC Economic Development Corporation, so I actually cannot go into too much detail, but the discretionary tax incentive is actually for the supermarket operators. If they want to build a new or renovate an existing supermarket, those benefits will actually be administered through EDC through a discretionary action and that will be solely for the operators. Obviously, as Sarit mentioned, the zoning incentive does not directly address those benefits and which benefits are going to stay, but we do work in tandem with EDC closely in order to go out and let the communities know about these different incentives and we are actually trying to work on promoting the program better to each community district. We do appreciate your comment and I can bring that back in our weekly check in.

Thomas Ryan - Could you go back to the Community Board 1 map where you have the different shades requirements (referencing slide). If you look on the lower right-hand side of the Community Board, you see three black areas, which is basically Woodside, I am trying to figure out what these areas are. There is one area, Woodside Houses, which is probably the lowest one and one of the other two areas up there. Why are those particular areas considered high need?

Sarit Platkin- I think we don't have the exact details on this specific area here.

Thomas Ryan - The black areas (referencing slide).

Sarit Platkin - I think this goes back to what we saw on some of the previous slides of how the wrong direction of what the supermarket needs index actually identifies. These areas were identified by these four factors: walking distance from a supermarket, household car ownership, family percentage of families living in poverty, and the amount of grocery store square footage.

Thomas Ryan - How did you determine this? Did you walk around? I am puzzled because I live in that area and I am saying, well that is funny. Why is this area a high need?

Jacquelyne Sunwoo - I can try to answer this question. These key factors, we used data sets such as Census and American Census Survey data to determine all of these different variables, and then we combine them to a software that we use to determine this high need. This index itself came from the data that are provided online, but we did also talk to supermarket operators and stakeholders to see which areas actually they think make sense and where they identify as high need in the city and that is how these things are determined.

Diana Limongi – I have not heard anything being said about bringing in stores that are actually going to provide affordable food options for the families in CB1. If you are going to bring in another supermarket, where it is going to be \$4 a pound for fresh fruit, that does not help most people. I would like to see that addressed, what kind of supermarkets are we bringing in. I would not be able to support something where it is just like any supermarket may come in. There needs to be some provision that says we need to bring in affordable, fresh food that will really help the Community, and especially the families that right now are really food insecure.

Jacquelyne Sunwoo – Diana, thank you so much for your comment. It is something that we actually did hear from a lot of different stakeholders and Community Boards. Unfortunately, the City cannot regulate prices of grocery products and the zoning incentives is actually a non-discretionary program, but the City Planning Department has not received complaints or criticisms about a FRESH booster being unaffordable or overpriced yet since 2009, and the goal of this is that we expect that by increasing the availability and diversity of food stores in the neighborhood, residents can have more choices at better prices, and trust me, I feel the same way. I actually live on the borough side of Manhattan and food here is so overpriced. Grocery shopping can be really difficult at times, but what I find easier for me is that if I have more options nearby my home, then I can actually pick and choose which ones to go to because I know which supermarket has cheaper options and that is what the FRESH program is actually trying to do here by incentivizing more supermarkets that you can actually make those choices yourselves. I hope that answers your concerns and questions.

Mitch Waxman - I think this is very much needed in New York City, and I am glad that City Planning is addressing this. In our neighborhood we have a lot of congested streets and automobile traffic and I would just ask if there is any way to create a preference for the use of cargo bikes or other human-powered vehicles to deliver food to people's homes as you move through this process or if there is any way to write that into the code as a preference.

Kathleen Warnock. – I have commented that to us in a much smaller way, we are seeing the needs for fresh food in underserved areas being met in smaller organizations like community supported agriculture, which offers discounted memberships and also accepts EBT, as well as the City Green Market program where you can get fresh food, usually at a price much lower than at a supermarket. If this is going to be something that encourages fresh food in underserved areas, shouldn't there be some kind of requirement for the owners or managers to do that sort of thing. We are also more of a food desert now, since the closing of the Key Foods on 30th Avenue and that is not going to be replaced in terms of healthy, nutritious offerings, when there is some corner of the Target bought there that is going to be for groceries. Is there more of a commitment with this whole project to see that people in underserved neighborhoods can afford the healthy, nutritious food that makes the whole city a better place?

Jacquelyne Sunwoo - I heard you saying that Key Foods is actually gone in your neighborhood, so one of the other things that FRESH is trying to incentivize to do is retention of supermarkets, so, let's say the Key Foods, they are trying to build a FRESH supermarket. Then there is more incentive for a supermarket to go in because they can get these reallocated residential floor areas. One of the reasons we actually expanded into some parts of CB1 was because we actually heard that there are a lot of just single story supermarkets, and what we anticipate is that in the future, when it actually gets redeveloped into a mixed-use building with residential units, then we can actually incentivize a supermarket to actually be there go back in as it gets redeveloped. That is another component that we are trying to build into the program.

Richard Khuzami - I am finding with the current FRESH market on the point that we had said earlier that there are big issues with parking. Is it possible that the parking requirements could be tied to the availability of public transit and the kind of public transit where people can actually carry bags, not single person, but they can actually carry stuff?

Jacquelyne Sunwoo - To answer your question about parking, I personally was not aware of this parking issue in Halletts Point. Thank you for bringing that up. I will definitely take this back to the team and see because I was not around when this project was actually approved, so I can go back to the team and discuss it, but so far, we actually had not heard of issues with parking. This was something that we are modifying, the parking regulations, but this is something that we had not heard before. We will take this back to the team as well. To answer your second question about the Woodside Houses area, we considered not only The Supermarket Needs Index (SNI), but also the development potential and the neighbor characteristics, and a lot of the supermarket operators did not feel that there was a high need or development potential in this area. That was one other reason and we also saw that there were a

few supermarkets that are existing in the neighborhood that is serving the neighborhood, but we would love to get this recommendation because we are actually considering. We want to take every recommendation of expansion boundary into consideration when moving this proposal forward. We would appreciate your feedback on that.

Jeffrey Martin - The issue that I have with it is that the proposed expansion is a blanket expansion in CB1, specifically in areas that do not have the need or have low need for additional grocery stores and then do not cover other areas in our district that do have medium or high need. I think, to me specifically, looking at this slide of the presentation this needs to be looked at. The Supermarket Needs Index (SNI) and the area of expansion needs to be closer, more closely tied together as opposed to just a blanket area of the western half of our district. I just wanted to ask, as this is studied, would you know specifically, if we look at 30th Avenue and 31st Street. We have the Brothers Market there, we have Key Food, we have Titan, which is right there. That area is not specifically an area of need, but it is here in the expansion and other areas. Marie, I think where you live, this included there, but Woodside Houses, some areas there are not included. I think I would push the team to look more closely and tie this Need Index closer to the proposed expansion area.

Diana Limongi - On the one hand, you are saying that you want to expand this, because there are places that need for these type of supermarkets because it is lacking, but on the other hand, you also just said that, for example, that near Woodside Houses, I do not remember the exact wording that Ms. Sunwoo used, but something about development opportunities were not there. That is why that area is not included so which one is it? You want to do an area of needs or you just want to expand this area so that when developers come in, they have this opportunity to build this supermarket in their building.

Jacquelyne Sunwoo - I do want to stress that we really do want to put this program into the areas of need and sorry, if I misspoke earlier what I meant is we actually never spoke with any developer, so I would not know what their take on this is. What I meant was supermarket operators said that there would not be enough, I guess urgency from their end to go into these areas and that is why this area was on the map but City Planning, our team actually thought that it was a very valid point and a very good recommendation, so we are taking the recommendations in and considering the expansion areas again. Please, we strongly encourage you to put it in the recommendations. We have been in close conversation with Sarit on this issue as well.

Daniel Aliberti - If the goal is to get more fresh fruits and vegetables and things like that, fresh foods into the hands and mouths of people, did you look into the idea of incentivizing. Give an incentive to bodegas and other small stores that are already in underserved communities that currently do not serve, do not sell fresh foods so that they are already in place.

Jacquelyne Sunwoo - What I do want to say is that, unfortunately, that is not a component that City Planning through a Zoning and Land Use lens can actually regulate. I do want to note that FRESH is actually part of a larger city-wide food initiative that the Mayor is trying to put forth, and there are a lot of different departments that are working on different components of food accessibility and food equity and I actually think that there is a program where they are trying to encourage bodegas and smaller supermarkets to sell healthier foods. I can send Sarit this larger city-wide food policy report, it is called, "Food Forward NYC: A 10-Year Food Policy Plan" and they actually have a lot of different initiatives that are trying to better the food, access and freshness of foods. No pun intended there, I will send that to Sarit, and maybe she can disseminate that to you.

Sarit Platkin - There was something called, "The Healthy Bodegas Initiative", but I think that has morphed into other different initiatives. I do not know the latest name of what it is being called, but really those were very focused on connecting bodega operators to funding for refrigeration so that they could carry perishable foods.

Daniel Aliberti - Was there any survey of the people in these neighborhoods that you want to put the zoning people into talking with the people in the neighborhoods and saying, if we put a place built in your neighborhood to sell fresh vegetables and fruits and things, would you go to it? Would you shop there? If I were opening a store in the area, I would want to know if I am going to have enough customers to stay in business.

Jacquelyne Sunwoo - We actually have not done any surveys in the process of creating the index itself. The purpose of the supermarket's needs index was something that we wanted to use. How do I say this, like quantitative data in order to assess and guide our proposal, but I think that is a really good comment, and this is still a proposal, and this is a process where we want to get your feedback as well. I do appreciate you sending in the recommendation and I do want to note that we are considering this.

Daniel Aliberti - Do you have any people that have said that if this zoning goes through that they are interested in opening one of these?

Jacquelyne Sunwoo - Unfortunately, we did not do neighborhood surveys, but we have talked to supermarket operators and a lot of small businesses, supermarket operators and that is why they identified that area as I guess: high need for them and their desire to go into those neighborhoods. They thought there was a stronger market in that area.

Hannah Lupien - I work in food insecurity and have, for my whole career. I just want to say whether or not you support this proposal. This is exactly the kind of thing that anti-hunger and good food advocates have been advocating for years. I hope that you see it in that light, that this is something that the advocates and underserved communities have been advocating for and asking city and state and federal legislators to make real. I do not think that this is a ploy from developers. I think it is proposed with the best intentions at heart.

Chair, Marie Torniali – I will take this moment to close this hearing, it will be voted on during the business session.

BUSINESS SESSION:

Adoption May 2021 Minutes

Motioned by Amin Mehedi; Seconded by Gerald Caliendo

Chair Report:

We are going to spend the summer working on reformulating Board Meetings. I am not sure, doing a combination of in-person and live streaming, still to be determined. We will also be working on protocol and procedure for Board Meetings, maybe a little more formal. Some of you have reached out to me regarding Board appointments. Please know that I do not appoint anybody to the Board, that is up to the Borough President and/or the City Council Member. No Board Member appoints another Board Member, not even the Chair. If you have comments on appointments, direct them to the Borough President, thank you so much. We will reach out regarding Capital & Expense. We also discussed that we might just leave the list as it is due to COVID-19. We do not anticipate any changes, so we will have a public hearing, correct me if I am wrong Florence, in September. With that I will just say, enjoy your summer and feel free to reach out anytime with any comments, I am open to that, thank you.

District Manager Report:

Good evening, during the summer, the Board Office handles all the clerical updates and needs of the Community Board and the Community at large. As you all know, we handle constituent complaints on a daily basis, so we will be continuing our work throughout the summer. I want to wish you all a healthy, happy summer, stay safe and just follow protocols as they come forward. We look forward to seeing you all in September.

Committee Reports:

RoseMarie Poveromo, Airport Committee – I have an update on LaGuardia Airport's redevelopment. More than 50% of a whole new LaGuardia is now open. Coming up on the one-year anniversary for opening the new Terminal B, Arrivals and Departures. All airport roadways are almost 90% complete, structural steel has been topped out for the new Terminal C Arrivals and Departures Hall and the new Central Hall. More than \$1.5 billion in contracts was awarded to minority or women business enterprises, more than \$600 million in contracts awarded to local Queens based businesses, and there are 5 four-year full-tuition scholarships awarded to local students from East Elmhurst, Corona and Astoria. Everyone have a wonderful, safe summer, see you in September, God willing. Thank you .

Andy Aujla, Consumer Affairs Committee - Hello, everyone good to see you. On Friday Florence was kind enough to send around the spreadsheet of the liquor license and cafe applications over the last month. Hopefully, you had a chance to review them. We in the Committee did review them and have entered into stipulations with some of the new businesses that are applying. Most of the businesses that previously mentioned, we already have stipulations with. We also review the statistics with the 114th Precinct to make sure there were no egregious violations and with all those considerations, we would ask that the Board approve those stipulations that we entered into and we can move forward with the meeting unless there are any questions.

Chair, Marie Torniali – There is a motion on the floor to approve. Can I get a second? Seconded by Jean Marie D'Alleva

Andy Aujla - As long as we do not have any oppositions.

Chair, Marie Torniali - So moved.

Dominic Stiller, Environmental/Sanitation Committee - We had a meeting on June 8th, last week, where the guest was the liaison from the Sanitation Department, Joseph Ottomanelli, and it was quite informative. He was talking about a new three-part initiative for the neighborhood. He did not say it was "live" in our neighborhood yet but is going to bring more news. Number one, increase in litter basket collection, scheduling from three pickups a week to six. Number two, is about a new service called Community Cleanup, they have vans where the Sanitation Department will actually deploy and make available vans for community groups that are interested in cleaning up public space. Three, something they call Precision Cleaning Initiative which is intended to have a dedicated team to address specific sites. He used the word eyesores, large piles of trash, so we hope to work continually with him through the fall and even through the summer, just to talk about in action cleaning up our pretty blighted community. Thank you.

Antonella Di Saverio – Additionally, they are going to bring back the safe events, electronics pickup and they are going to announce dates in July.

Judy Trilivas, Health and Human Services Committee - On May 24th we had two speakers from the Brooklyn-Queens-Long Island Area Health Education Center speak to the Committee regarding the opioid epidemic. It was very interesting, she gave a lot of statistics, and not surprisingly, one of the statistics that she talked about was the major increase in the opioid overdoses since the pandemic. An interesting fact that came out of it, I have not tested it yet, but she did mention that all pharmacies, especially the chain pharmacies, are supposed to be able to give out Narcan kits to anyone who asks if you walk in, for free. The discussion also went into marijuana legalization, so one of the presenters was Dr. Minerva Francis, and she has agreed to come back and speak to us later on, because she has been very instrumental in the legislation regarding that.

Elizabeth Erion, Land Use and Zoning Committee - I suppose what we can do is the vote for first public hearing item, which was the Wildflower Studios. The actions were a waterfront Special Permit to modify the height and setback. A waterfront authorization to that deals with the size and the configuration and design of the waterfront area and a CPC share person certification that all is being done according to the modifications, as approved. As I had spoken about before, we had several meetings with the applicants and had an incredible response by the development team to the issues that we had raised. I believe based on that and the benefits that this project can bring to the Community, the Committee came to consensus and voted 8 in favor; I opposed to approve recommending approval of the application. We did want to, as I mentioned before, request to the Studios that they assist us in coordinating the efforts for the waterfront cleanup, waterway cleanup and for a more beautification for 19th Avenue and, as you heard tonight, they are willing to donate time hours and services for helping us do that also. We have our work head ahead of us, our coordination work among our committees and also among the other community organizations who have an interest in revitalizing this area. I would ask for a motion on these applications.

Motion to approve by Gerald Caliendo; Seconded by Thomas Ryan

Roll Call by Amy Hau

35, Yes; 1, No and 1, Abstain

Chair, Marie Torniali - Thank you motion carries.

Elizabeth Erion - This is a vote for the Health and Fitness Citywide Text Amendment. I think I mentioned before the recommendation to approve the Text Amendment with a recommendation to the Commission to redefine the gymnasium. There was a bit of confusion with the use group issues between gymnasiums, which are large basketball facilities, etc. and gyms, where you go to do your workouts and I think it was clarified during the course of the presentation. The issue was brought up by Gerry who works with these issues with these definitions on a constant basis. Gerry, do you want to amplify that? Or are you satisfied?

Gerald Caliendo – No, I am not satisfied. Actually, the zoning resolution, the Use Group 9 specifically states what a gymnasium is, and it I could read it to you. A gymnasium used exclusively for basketball, handball, paddleball, racquetball, squash and tennis, so I think to avoid confusion, because the gymnasium today is not just a basketball gymnasium. It is all kinds of fitness facilities, including yoga and all the other fitness facilities that we have out there in the world. The purpose of making this whole thing is to make it easy for these businesses to open. Why create confusion in a Zoning Resolution? They should take it one step further and clarify it clearly and include a gym as a fitness center as opposed to a basketball court.

Thomas Ryan – We are asking for a Physical Cultural Establishment.

Gerald Caliendo - Right, but unfortunately, Physical Cultural Establishment is defined in the definitions, but it is not associated in the Zoning Resolution as Use Group 9 there is nowhere in the Zoning Resolution that says that a Physical Cultural Establishment is Use Group 9 and that should be clarified.

Elizabeth Erion - Okay, so is there a suggestion with regard to that we need a Motion on the floor to discuss this

Gerald Caliendo - I think the Committee's motion had that incorporated, that City Planning clarify a gymnasium, as defined in the Zoning Resolution, to include other gyms so other than basketball, racquetball and squash or whatever it is.

Elizabeth Erion - Can someone make that Motion?

Gerald Caliendo - I will make that Motion.

Thomas Ryan - I will second it.

Elizabeth Erion - Any discussion on the Motion, which is to recommend approval with the recommendation that the Commission redefine and clarify and redefine gymnasium in the Zoning Resolution to include other gyms.

Roll call by Amy Hau

31, Yes; 6, No

Chair, Marie Torniali - The motion carries 31-6.

Elizabeth Erion – The last one of the evening for your vote is the Food Retail Expansion to Support Health Text Amendment (FRESH). I think we reviewed this before. I am just reminding you that the Committee voted. It was split 4 to 3 on a Motion to recommend approval of the FRESH Text Amendment, but they wanted to recommend to the Commission to reevaluate the expansion area. So you understand the issues that we were talking about and the recommendation that was going to the Commission was to remove an area between 21st Street and Crescent Street based on what we thought were part of the criteria that we use to evaluate these areas of needs. I am going to open the floor to a Motion on this Amendment.

Motioned by Gerald Caliendo/Amin Mehedi; Seconded by Thomas Ryan

Gerald Caliendo - Motion is to approve the Text Amendment as is.

Elizabeth Erion - Let's open for discussion, any comment on the Motion.

Richard Khuzami - What City Planning wants to do if it is based just upon trying to help low-income people out, then in fact this recommendation makes sense, but if it is more just to in general increase the amount of supermarkets within what we considered, not just low income, but also moderate income, then, as is, is good.

Thomas Ryan – I hate when we have presentations and the people cannot answer the specific questions that they are requesting our approval of. I am voting, no.

Jeffrey Martin - I think you know a lot of the discussion that we have had revolves around, what exactly is this expansion? What area of our Community Board will be included in this expansion to approve as is, as the map that they had showed, which includes any area from the east river to 32nd Street for the most part, and it leaves some areas out and it includes areas that are listed in their study as areas that do not necessarily need this program to promote grocery stores.

Richard Khuzami - I just think what the Committee came up with was a recommendation. It was not a stipulation, so I really think maybe we could reword that or something like that to really define what their real goals are here because they really have not at this point. Not only are they putting in areas that may not really show that it needs it, they are actually leaving other areas out like around Woodside Houses that we know definitely need it. It is just very problematic.

Diana Limongi - To echo what has already been said to me. This just does not seem like it is addressing a real need of the Community. It needs to be more targeted and I am going to vote no, as is.

Rod Townsend - What I am seeing tonight is a lot of addressing to neglecting the good for the perfect. This is not a perfect amendment, but it took eight years for this administration to do it. This administration is leaving office in about six months, you will not have this opportunity again. That is the reality. I will be voting, yes.

Dominic Stiller - Jeff's point and Diana's point. This is kind of a dynamic metric. It is going to move when places improve their metrics of proximity to us, FRESH Food and their metrics of income are going to change. If the theory of this is sound and I think the intent of it is sound. I am going to vote, yes, because everybody knows that all these areas are greatly underserved.

Jeffrey Martin - I think to your point there Dominic, a lot of these areas are changing. You know, specifically the area where we have our one market here, I have been to that store. They cannot hold their produce on the shelves long enough for people to come in and buy it. There may be some other issues with parking. You know exactly where it is placed, but again these areas are changing. There is going to be a need for new grocery stores in these certain areas. I think the Committee, a couple weeks ago, saw a presentation, Broadway and 11th is a new development that is coming near that neighborhood with the grocery store as part of the development. That is not taking advantage of the FRESH program, so I think, as these areas do develop, there will be the incentive to build grocery stores without the program.

Irak Dahir Cehonski - It is confirmed that this is what advocates have been working with the communities directly for a very long time, we are trying to make assumptions that this is not what the communities need. I am going to be voting, yes and I invite everyone to do it. The advocacy, I have been fighting for this for a very long time.

Elizabeth Erion - I just want to remind the Board Members that there were those letters.

Chair, Marie Torniali - Yes, I am just talking about the Ditmars area, 31st Street. We have 200 signatures, for keeping 31st Street in the proposed FRESH zone. I will tell you why, as I said before, because I live in that neighborhood, you can go from 21st Street and have to walk to 37th Street to find a supermarket ever since Key Food closed. Unless you think the people in that neighborhood can go to Target to go food shopping because that is what is going in there. I would like to see that program, which it is underserved and there is more than one definition of underserved, because that Community has a large population of senior citizens who are unable to walk the distance required to go to a simple supermarket, it is disgraceful.

RoseMarie Poveromo – You are absolutely right. The City of New York came in too late as usual with a proposal. They closed Key Food and certainly the City of New York should have gotten involved trying to keep that place open. There is a lack of markets.

Elizabeth Erion - I have nothing further. The Motion on the floor to vote on is to approve the application as it has been submitted to us, as it is. Seconded Thomas Ryan

Roll call by Amy Hau

24, Yes and 10, No

Chair, Marie Torniali - Motion carries.

ELECTED OFFICIALS/REPRESENTATIVES – Announcements:

Deborah Tharrington, Office of Council Member Jimmy Van Bramer:

- This month the City Council passed CM Van Bramer's Intro 1681, requiring the Department of Education and each school to create "Food Waste Prevention Plans". There is an untold amount of food waste that gets discarded from our schools without real tracing and much of this waste is preventable. Through these

real food waste prevention plans, the DOE will divert much of their waste from the landfill to food kitchens, compost and pinpoint strategies to reduce waste in general.

- Also, the City Council will be voting on the FY21 Budget later this month, and as always, the Council Member will be fighting for a more just and equitable budget which must include culture and libraries as priorities.
- On Monday June 7th, the Queens Public Library moved 11 more branches to Stage 2, allowing for in person services and computer access at the Hunters Point and Woodside branches. Also, the Queens Public Library anticipates reopening all available QPL locations for at least limited service by mid-July.
- This morning Council Member Van Bramer was honored to co-name the intersection of 50th Avenue & Vernon Boulevard, right in front of the 108th Precinct. Luis Alvarez devoted his life to New York City, serving with the New York Police Department for 20 years, and advocating for fellow 9/11 first responders up until his final days. After September 11th, 2001, Alvarez was at Ground Zero for three months with fellow first responders searching for survivors in the toxic rubble. In 2016 he was diagnosed with colorectal cancer. Alvarez is one of the 50 members of the NYPD who died of cancer linked to toxins from 9/11 and the aftermath. In 2019 while being treated for cancer, Alvarez famously testified in front of the House Judiciary subcommittee two years ago, with comedian Jon Stewart. The “Never Forget the Heroes: James Zadroga, Ray Pfeifer, and Luis Alvarez Permanent Authorization of the September 11th Victim Compensation Fund Act” was passed a few days after his death.

Ernest Brooks, Office of Congresswoman Carolyn Maloney:

- In March, President Biden signed into law the American Rescue Plan - a \$1.9 trillion emergency response package to respond to the health and economic crises wrought by the Coronavirus.
- President Biden has also announced his American Families Plan and American Jobs Plan. Both are important to ensure that we are building back better from the Coronavirus and taking a whole of government look at what we can do to help families and bring our nation's and city's infrastructure into the 21st Century.
- The American Families Plan recognizes that in order to build back better, we need to help working families. Included in this plan is:
 - Creating a long overdue national comprehensive paid family and medical leave program,
 - Providing 4 years of free education for ALL students by ensuring universal, quality-preschool for all three and four-year olds and providing Americans two years of free community college, and
 - extending the expanded health insurance tax credits in the American Rescue Plan and extend the Child Tax Credit, which helps lift millions of children out of poverty.
- The Congresswoman is very excited about the American Jobs Plan. This is the big, bold, green infrastructure plan we have all been waiting for.
 - New York's Infrastructure received a C-“minus” grade on its infrastructure report card. This plan is going to improve this score to an “A.”
 - The American Jobs Plan would:
 - invest \$115 billion dollars in repairing roads and bridges,
 - Modernize our public transportation system with an \$85 billion dollar investment, and
 - Invest more than \$200 billion dollars to increase housing supply, address the affordable housing crisis, and upgrade low income homes to make them more energy efficient.
- Congresswoman Maloney is working alongside her colleague, Transportation and Infrastructure Chairman, Peter DeFazio to expand the 2nd avenue subway up to 125th Street, expand high speed rail along the northeast corridor, and taking advantage of the soon to be completed East Side Access project to build a Western Queen transit hub Sunnyside Yard.
- She is also working with advocates here in NY to ensure the City upholds its promise and provide the funds needed to complete Bushwick Inlet Park.
- As Chairwoman of the House Oversight Committee, she has been working to hold big Pharma accountable by investigating prescription drug pricing and the opioid crisis. She is also working on advancing my bipartisan postal reform bill.
- Today, the Congresswoman held a hearing on the deadly January 6th attack on the Capitol and released new documents about former President Trump's pressure campaign on the Department of Justice to Overturn the election.
- If you want to receive more frequent updates from our office, make sure to sign up for newsletter through [Maloney.house.gov](https://maloney.house.gov) and follow the Congresswoman on Twitter and Instagram @Rep Maloney and on Facebook @Rep Carolyn Maloney.

Kaarthika Thakker, Office of Assembly Member Zohran K. Mamdani:

- Our legislative year ended June 10th and starts again Jan 1st (unless we are called back for session) — we will be spending now until January completely in our district office!
- Passed Public Participation in Rulemaking bill (A6267) & Sen Gianaris
- City Council Elections are underway — early voting is until Sunday and election day itself is on Tuesday (June 22nd). First use of ranked-choice voting!
 - findmypollsite.vote.nyc
- Emergency Rental Assistance Program accepting applications now
 - <https://nysrenthelp.otda.ny.gov/en/>
- Office contact: (718)545-3889 ad36@nyassembly.gov

Haris Khan, Office of the NYC Comptroller Scott Stringer:

- COVID-19 recovery center that we have recently released and basically compiles a lot of the different city, state and federal programs that were issued over the course of the past year or so during COVID-19. It is a user-friendly website, it is available in English, Spanish and Mandarin, feel free to use it and share it with your folks, and it is definitely easier to remember and utilize than you know. There are different offices

that are doing a different form of relief for people who suffered like renters, homeowners, small businesses, nonprofits, and it shows you which agencies are responsible and how to get in contact with them. It is all consolidated and pretty simple to use.

- I will drop the information into the Chat and also my contact information.
- I know it is summer recess for Community boards and Civic Associations, but definitely not here in the office. If anybody has any issue with city agencies or in any way our office can give assistance, we have a Constituent Services Team. You have me as the Queens Borough Liaison, and I would be happy to help.

Mary Jobaida, Office of State Senator Jessica Ramos:

- I want to take this opportunity to wish everyone a great summer full of health, safety and fun and also wish a Happy Father's Day to all the fathers out there.
- Our constituent services will continue, anyone who needs to reach out to our office, the phone number is: 718-205-3881 and will put the information in the Chat, including our email address.

Jacqueline Rosado, Office of Queens District Attorney Melinda Katz:

- District Attorney Katz, along with state Attorney General Tish James, announced that 79 guns were collected over the weekend at St. Mary Magdalene Church. This event, of course, gave gun owners the opportunity to trade in their operable firearms in return for cash cards and iPads. It was the fourth gun buyback event hosted by the Office. To this date we have collected a total amount of 285 guns from our gun buyback events.
- Our office has issued an RFP for qualified applicants to implement the Queens D.A.'s Youth Development and Crime Prevention Program. These goals are to provide youth activities and wrap around services as part of a more holistic approach to increasing youth engagement in pro-social and recreational and academic and career development activities. This primarily is envisioned as a local community driven project, I invite everyone to visit: <https://queensda.org/> to read more about the application submission, the deadline to submit questions about this RFP is Monday, June 28th at 5:00 p.m.
- We encourage anyone to reach out with any questions on these events and, of course, I want to wish CB1 a wonderful summer

Committee Report:

Kathleen Warnock, Parks/Recreation/Cultural Committee - City pools, including Astoria Park that are outdoors open, June 26th. Socrates is back to almost full programming with in-person classes every weekend for exercise and other things. Noguchi is still timed admission, but they are doing a teen summer camp in person this summer, Museum of the Moving Image is also still doing timed admissions, but is selling tickets to in-person screenings as well as online screenings, and the Astoria Performing Arts Center is slowly returning to live performance and you can see the huge neighborhood favorite summer stars with your friends and neighbors 65 and over pruning the songs of the Gershwin on June 26th.

Thomas Ryan – With the summer coming, Parks Department needs to give more attention to cleaning and emptying the garbage cans. The Parks right by me are overflowing with garbage and they are unkept, and that is not a good thing.

Chair, Marie Torniali - I believe they have had budget cuts, so we will pass it on. Thank you.

PUBLIC SESSION:

Chair, Marie Torniali - Is there any member of the public who will choose to speak? Seeing none, I am going to call for a Motion to Adjourn.

Motioned by Thomas Ryan; Seconded by Irak Dahir Cehonski

Chair, Marie Torniali - Happy summer everyone, do not forget to vote between now and next week.

Meeting Adjourned: 9:30 p.m.

DATE 6/15/21

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Helene Abiola	✓			Jerry Kril			E
Rose Anne Alafogiannis		✓		Cristina Lastres	✓		
George Alexiou	✓			Diana Limongi	✓		
Daniel Aliberti	✓			Chelsea Lopez	✓		
Avninder Aujla	✓			Hannah Lupien	✓		
Edward Babor			E	Jeffrey Martin	✓		
Louise Bordley	✓			Amin Mehedi	✓		
Shoma Brahmanandam	✓			Antonio Meloni	✓		
Ann Bruno			E	Doreen Mohammed		✓	
Gerald Caliendo	✓			Eric Mouchette			E
Irak Dahir Cehonski	✓			Stella Nicolaou	✓		
Jean Marie D'Alleva	✓			Mary O'Hara		✓	
Antonella Di Saverio	✓			Dino Panagoulas	✓		
Katie Ellman			E	Juliet Payabyab	✓		
Elizabeth Erion	✓			RoseMarie Poveromo	✓		
Mackenzi Farquer	✓			Yawne Robinson		✓	
Dean Feratovic	✓			Brian Romero	✓		
Shahenaz Hamde	✓			Thomas Ryan	✓		
Evie Hantzopoulos		✓		Dominic Stiller	✓		
Amy Hau	✓			Andre Stith	✓		
Helen Ho			E	Marie Torniali	✓		
Vanessa Jones-Hall			E	Rod Townsend	✓		
Richard Khuzami	✓			Judy Trilivas	✓		
Nancy Konipol		✓		Kathleen Warnock	✓		
Amr Kotb			E	Mitchell Waxman	✓		
				Rosemary Yelton	✓		
Number Board Members Present <u>37</u>							
Present <u>37</u>				Absent <u>6</u>			
				Excused <u>8</u>			

April 2021

The logo graphic is a white, stylized shape on a black background. It consists of a large, irregular polygon with a diagonal cut on its left side. Inside this shape, the words "wildflower" and "studios" are stacked vertically in a bold, lowercase, sans-serif font.

**wildflower
studios**

**a tool for
storytellers**

Community Board 1
June 15, 2021

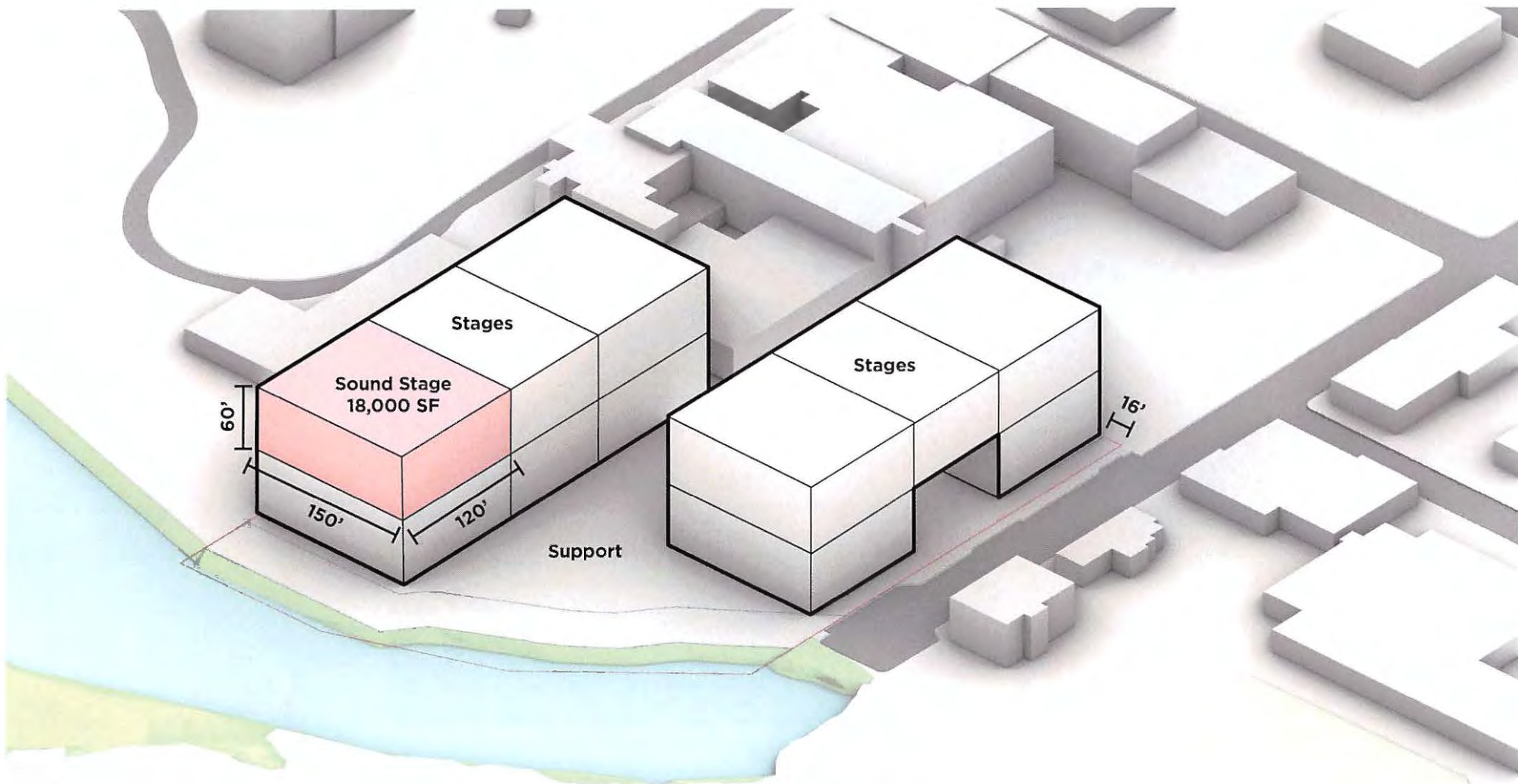
Proposed Project Area



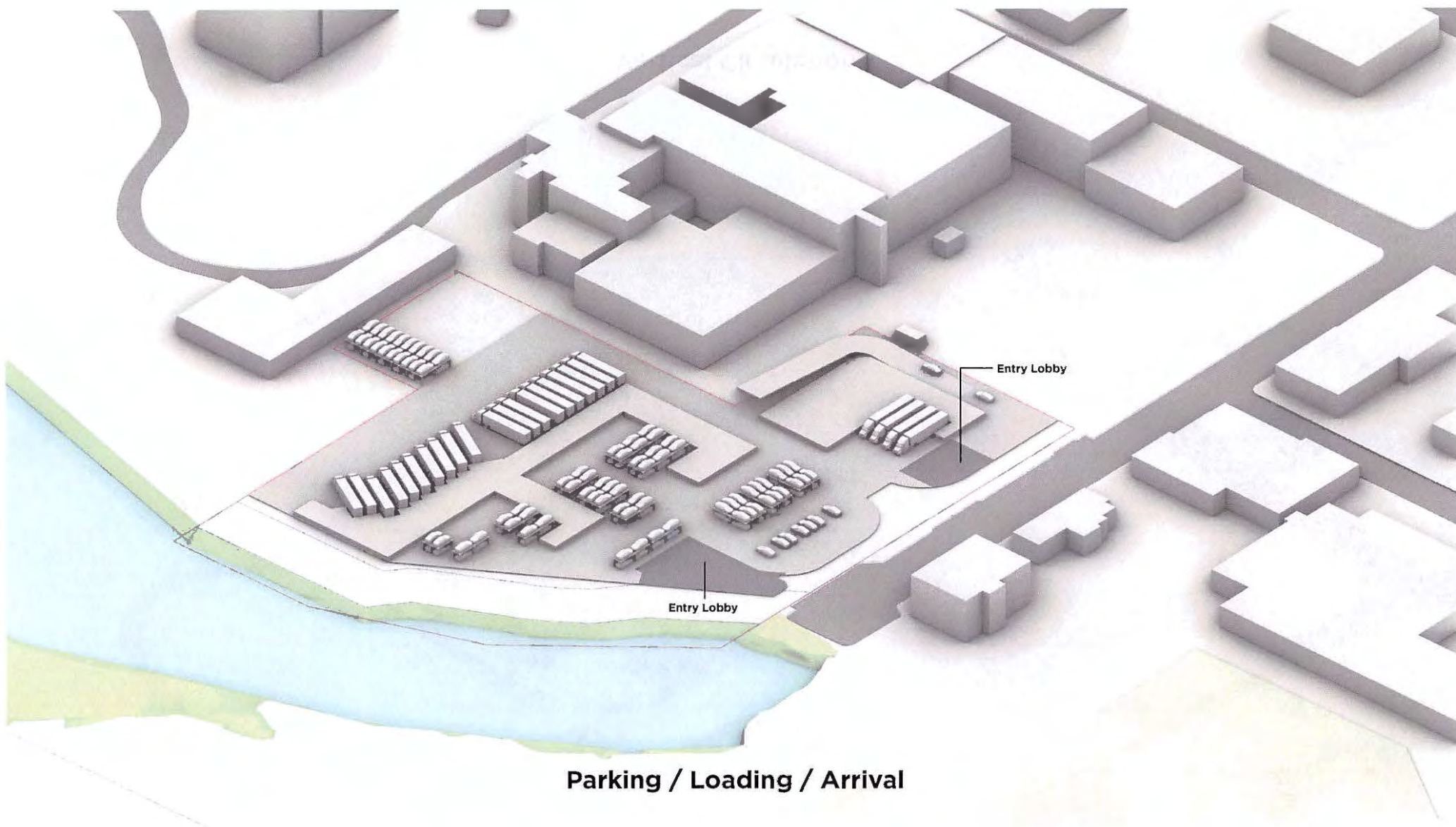
35-15 19th Avenue, Queens

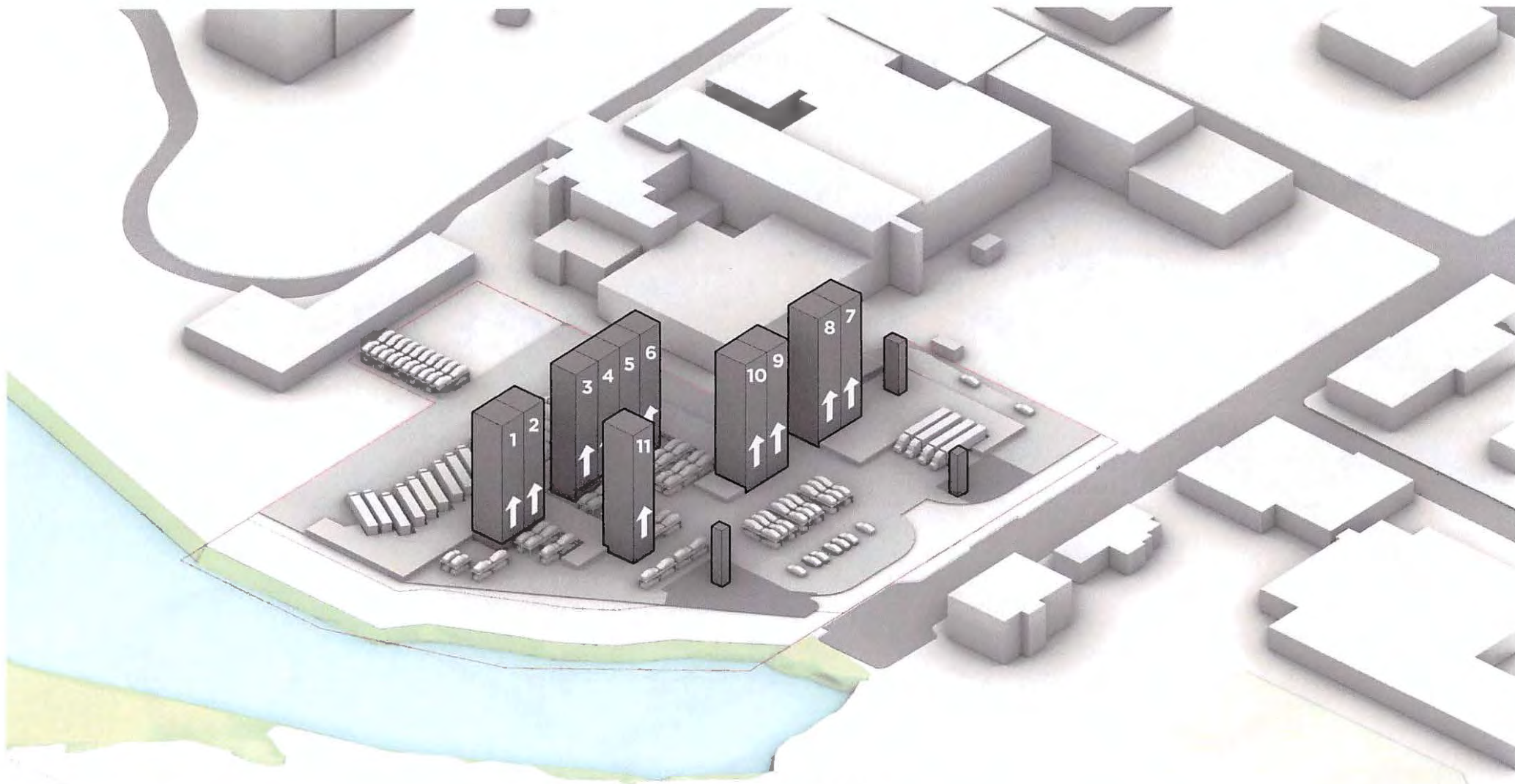


NYC Tax Map

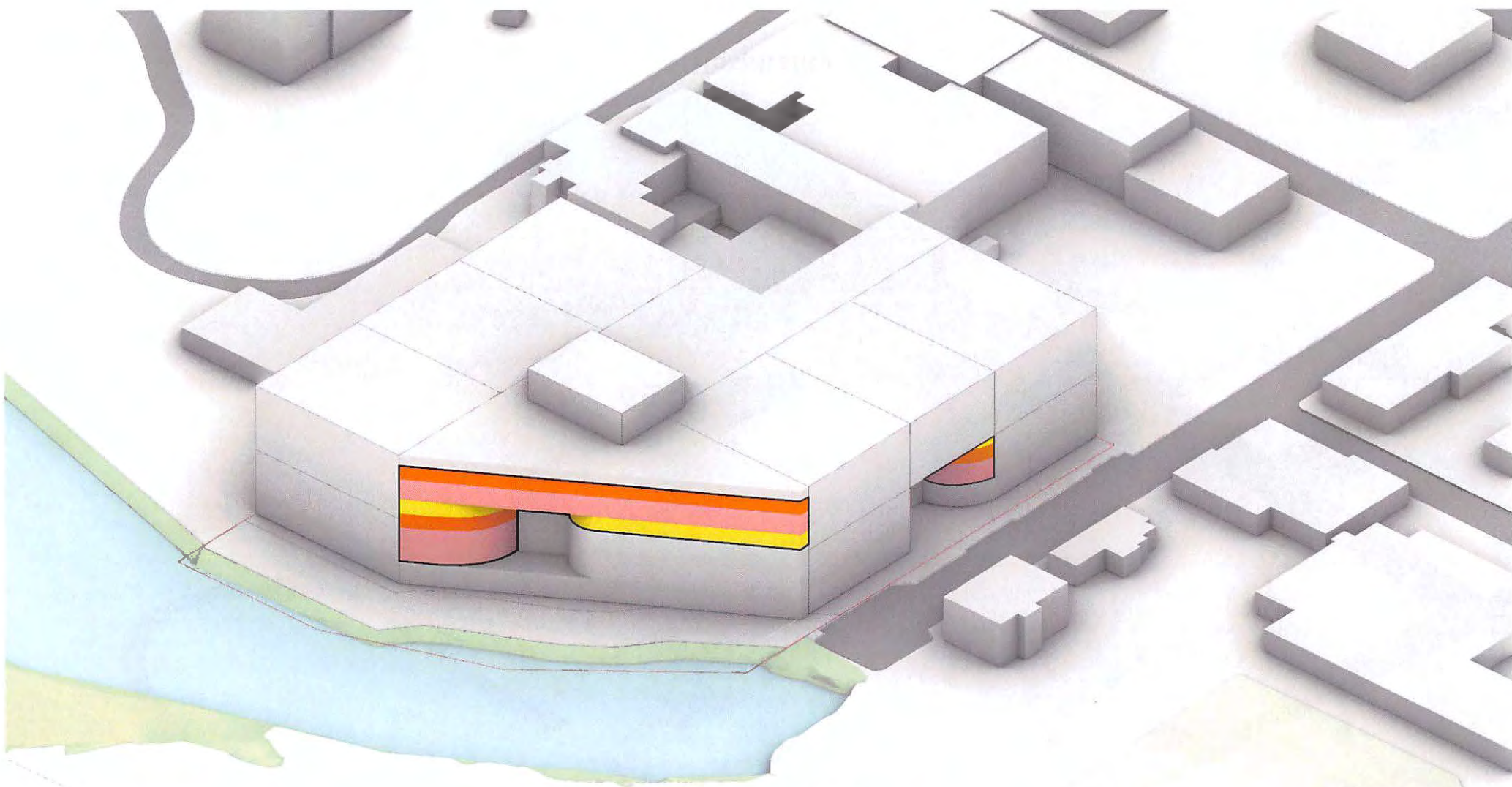


Main Program Components

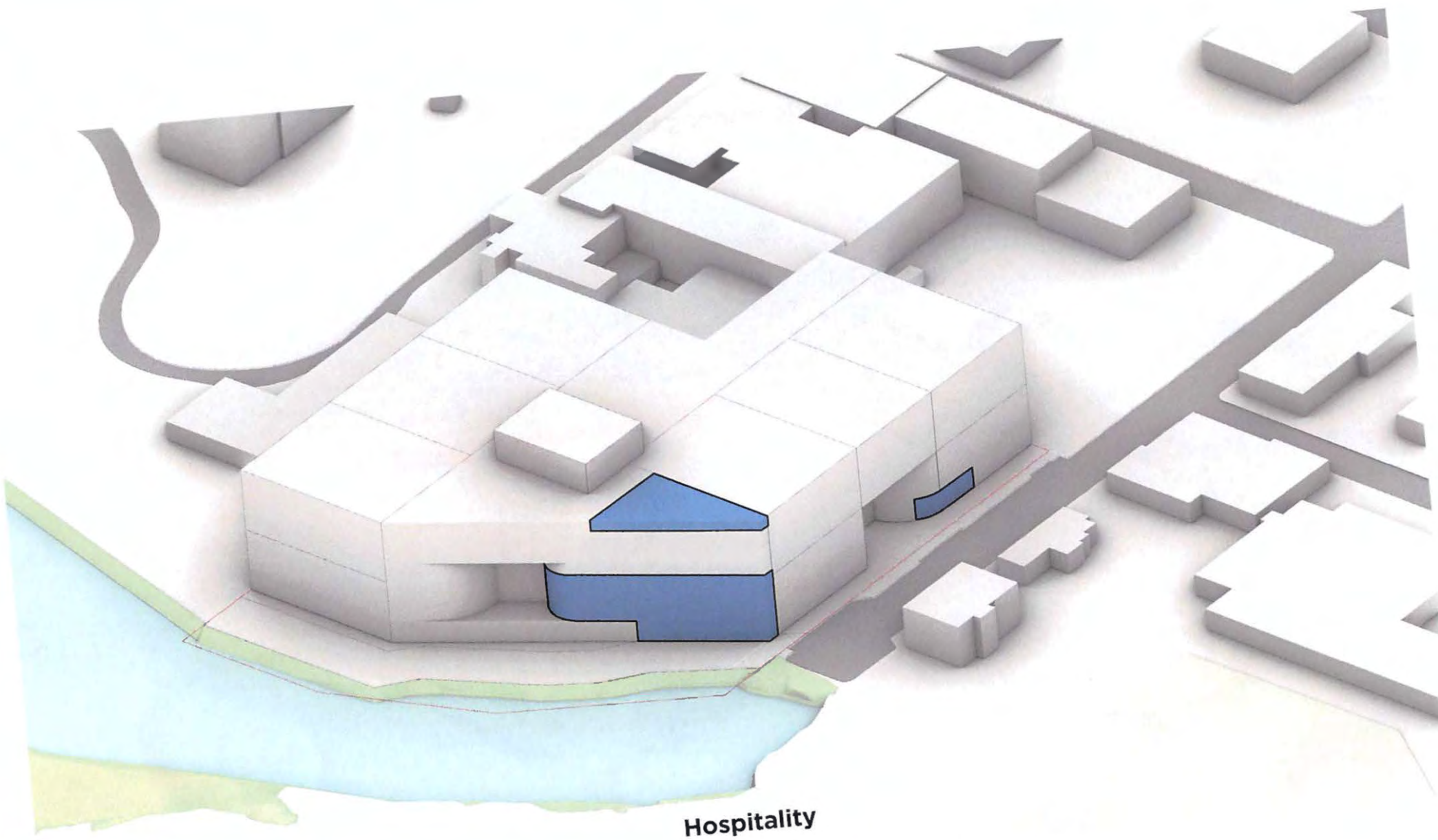




Vertical Circulation



Production Support Space



Hospitality

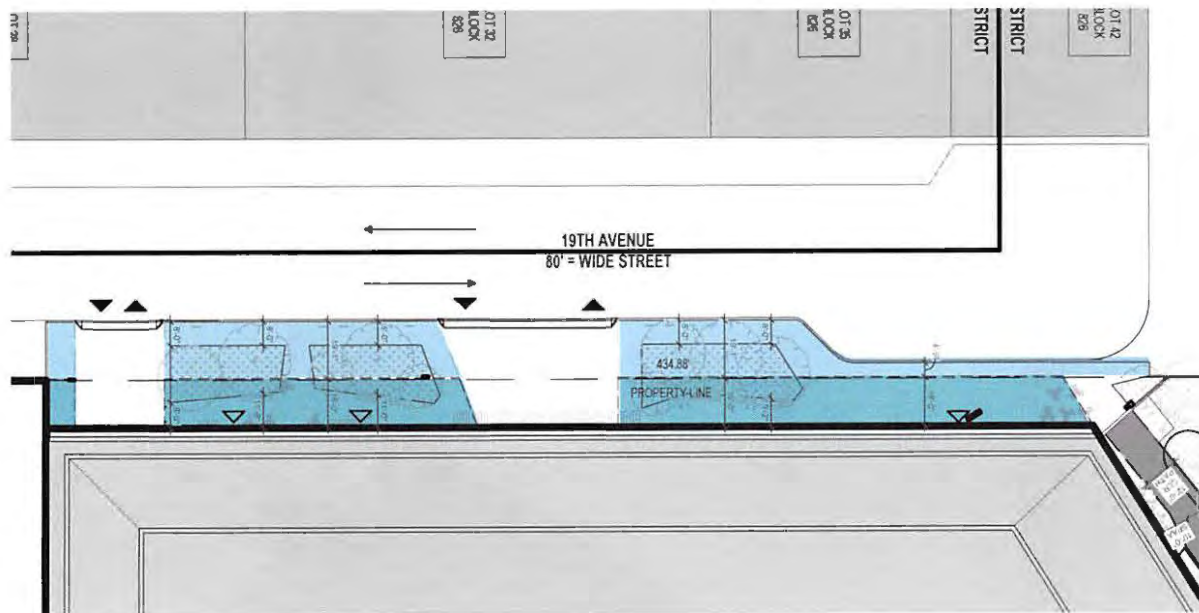




View from Steinway Creek



Site Plan

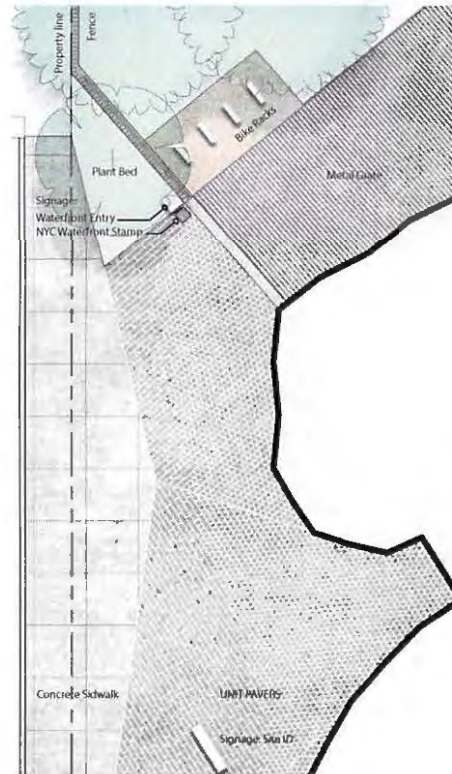


Public Access Area (PAA) 4,200 sf ■
Public Sidewalk ■

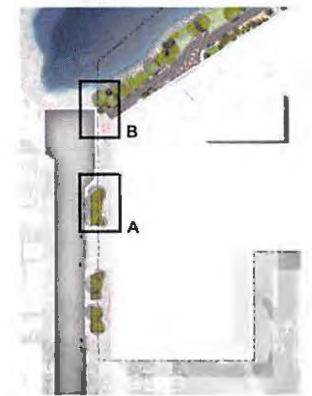
19th Avenue Public Access Area



Enlargement A



Enlargement B



Streetscape unit paving pattern, "pixelated creek," composed of 6x6" square and 6x24" plank unit pavers



19th Avenue Paving Pattern



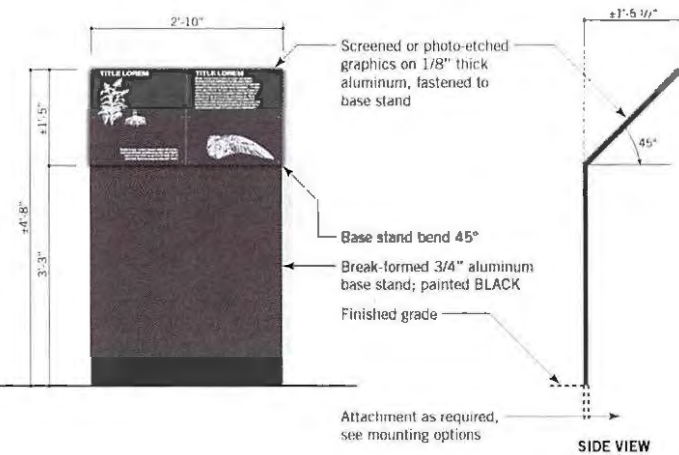
Public Entry to Waterfront



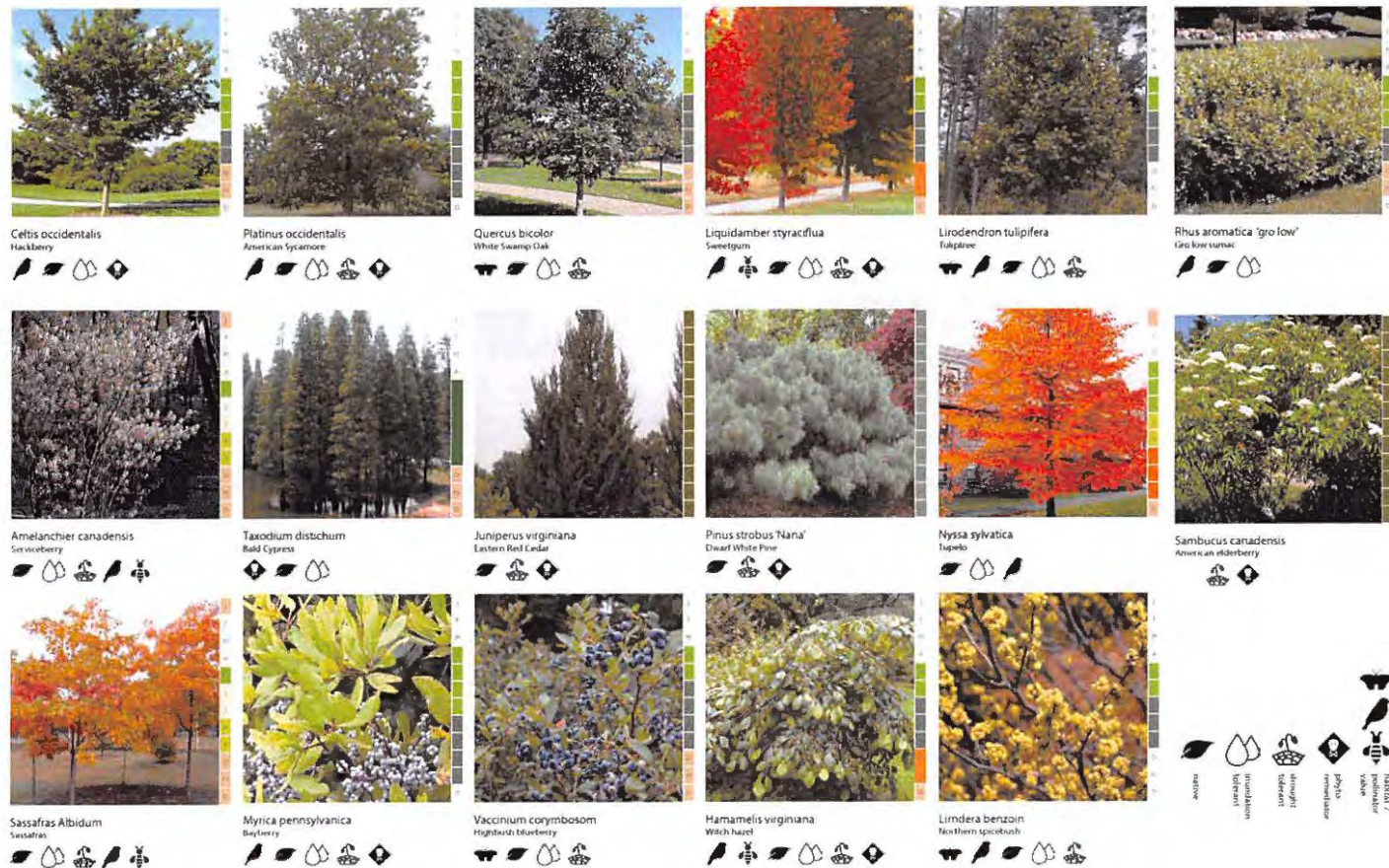
HABITAT RESTORATION
Bird and bat houses, insect 'hotels,' and strategic plant selections work in concert to restore and enhance the Lyster Creek habitat



FRONT VIEW
SCALE: 3/4" = 1'-0"



Educational Signage



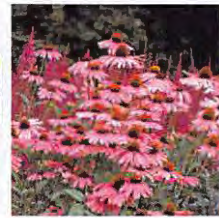
Planting



Asclepias incarnata
Swamp milkweed



Baptisia australis
Blue false indigo



Echinacea purpurea
Coneflower



Eupatorium dubium 'Baby Joe'
Joe pye weed



Monarda fistulosa
Bee balm



Asclepias syriaca
Common milkweed



Iris versicolor
Blueflag iris



Verbena hastata
Blue veronica



Schizachyrium scoparium
Little bluestem



Solidago
Goldenrod



Liatris spicata
Blazing star



Rudbeckia hirta
Black-eyed Susan



Sporobolus heterolepis
Prairie dropseed



Anemone x hybrida
Anemone / Wind flower



Amsonia hubertii
Arkansas bluestar



Carex vulpinoidea
Joe pye weed



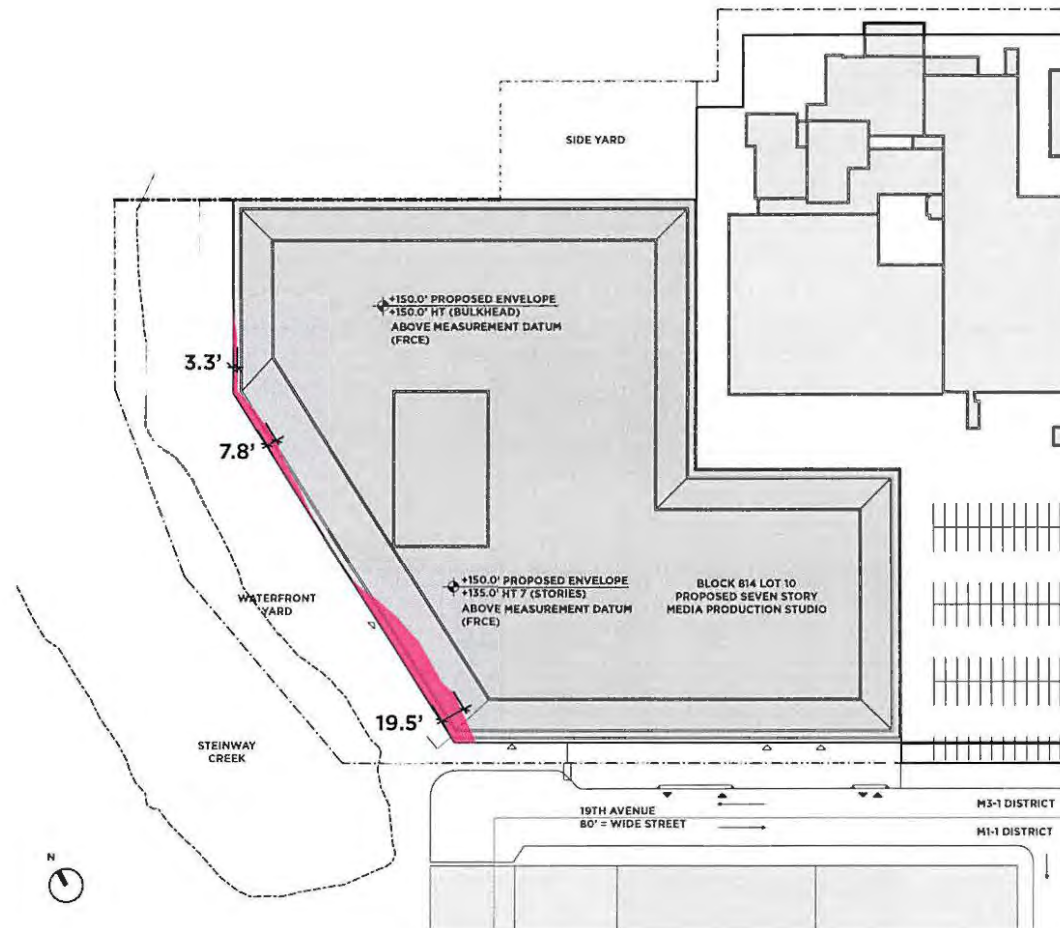
Panicum virgatum
Switch grass



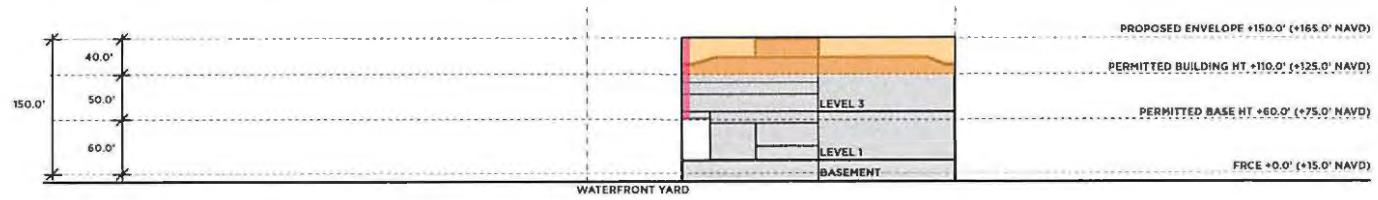
Planting



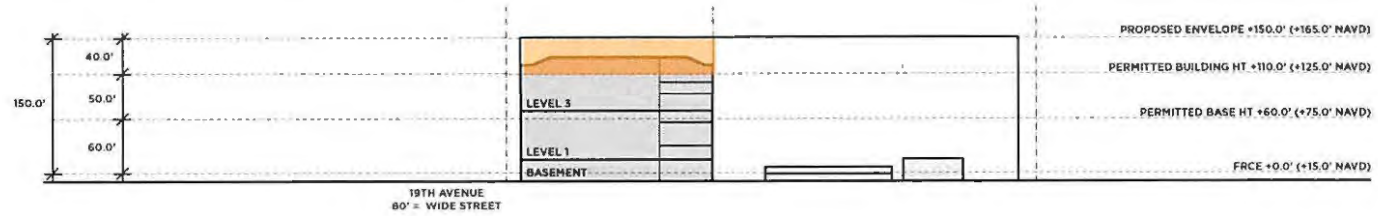
Waterfront Public Access Area



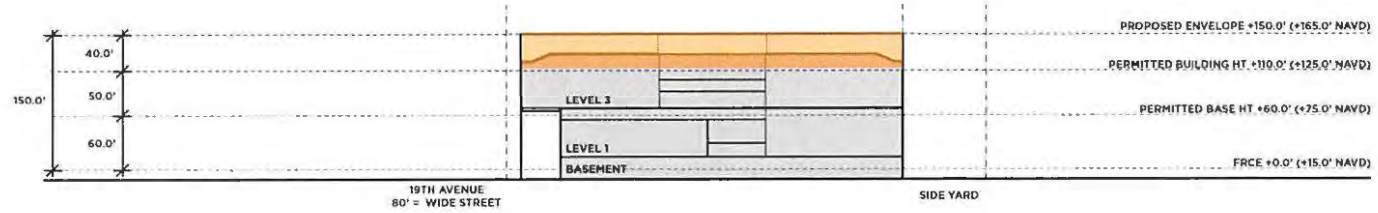
Base Height and Setback Waiver



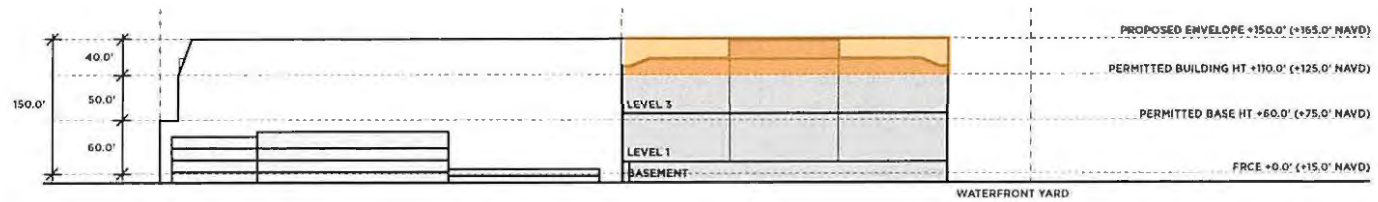
D



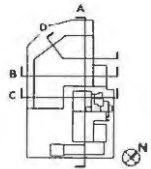
C



B



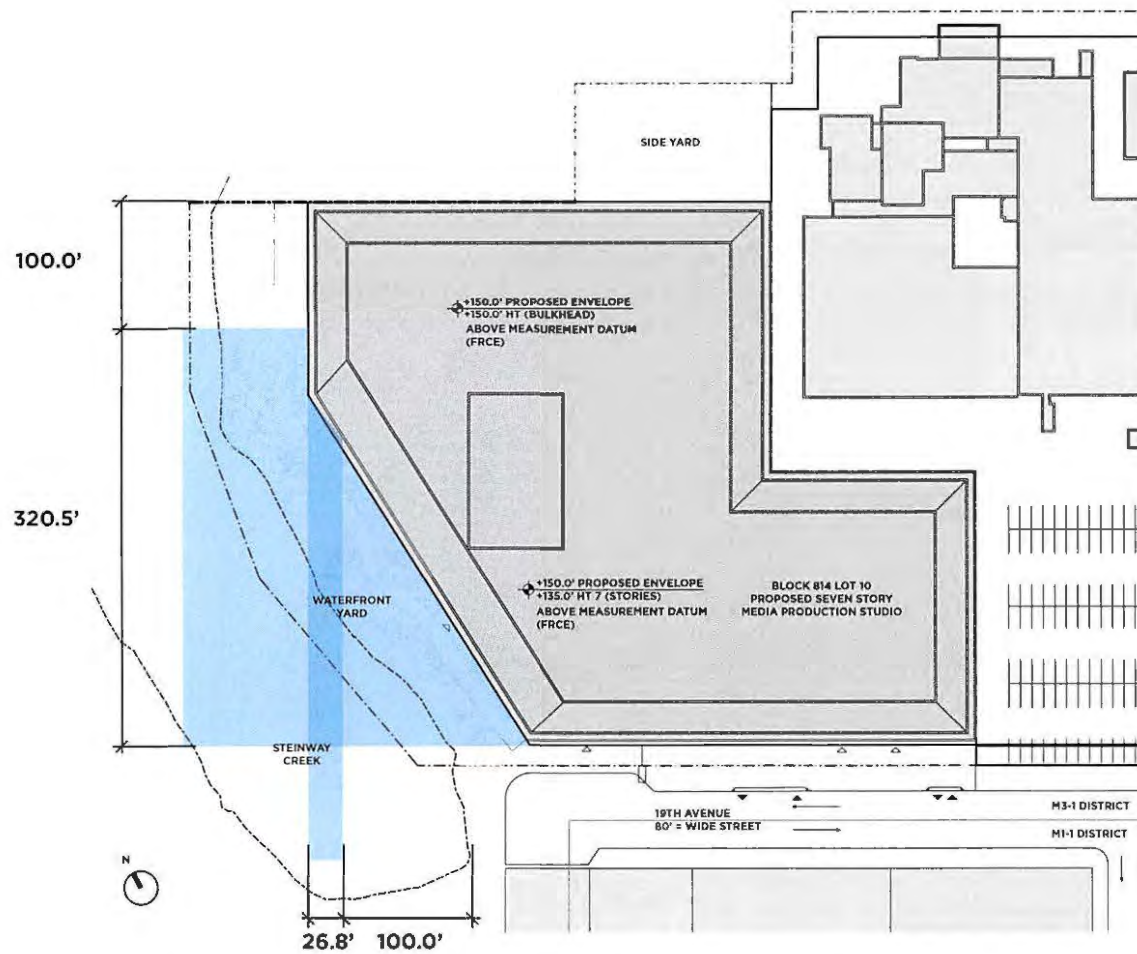
A



WAIVER LEGEND

- BASE HEIGHT AND SETBACK WAIVER
- MAXIMUM LENGTH OF BUILDING WALLS FACING THE WATER WAIVER
- GROUND FLOOR STREETSCAPE WAIVER
- BUILDING HEIGHT WAIVER

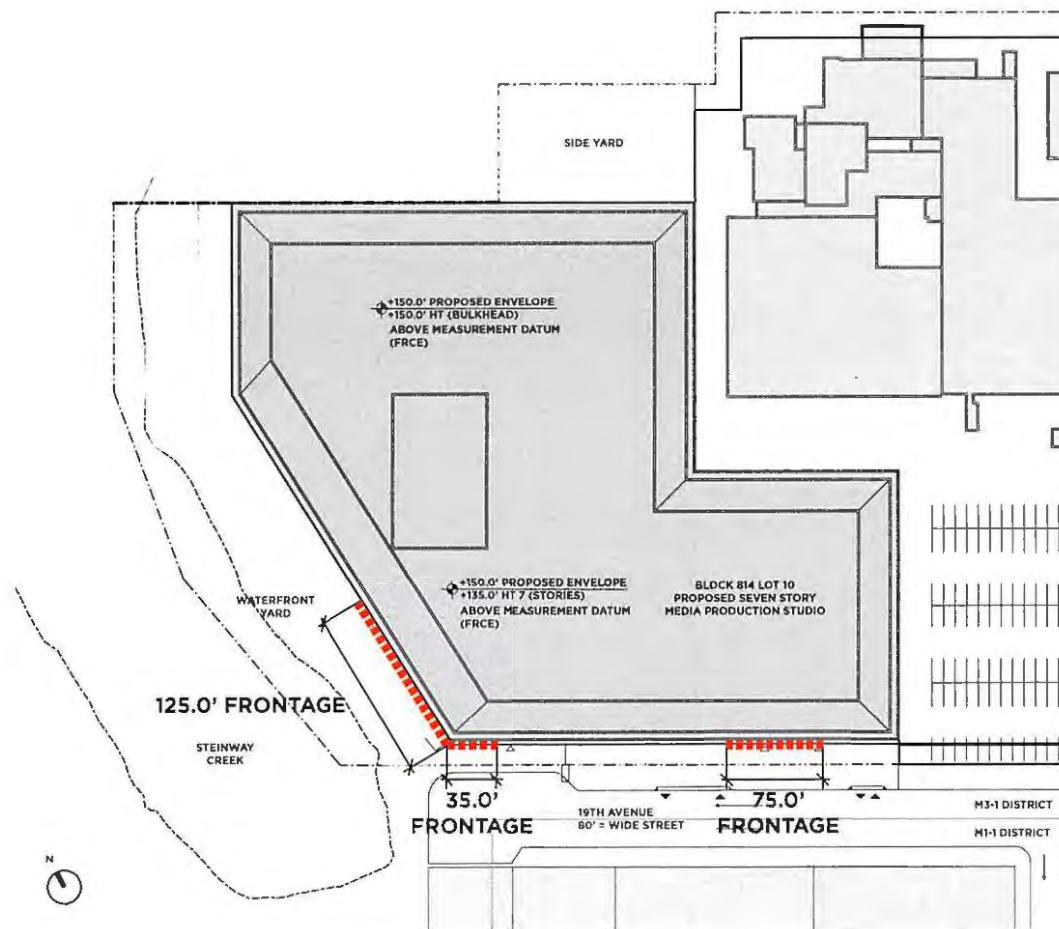
Building Height Waiver



WAIVER LEGEND

- BASE HEIGHT AND SETBACK WAIVER
- MAXIMUM LENGTH OF BUILDING WALLS FACING THE WATER WAIVER
- GROUND FLOOR STREETSCAPE WAIVER
- BUILDING HEIGHT WAIVER

Maximum Length of Building Walls Facing the Water Waiver

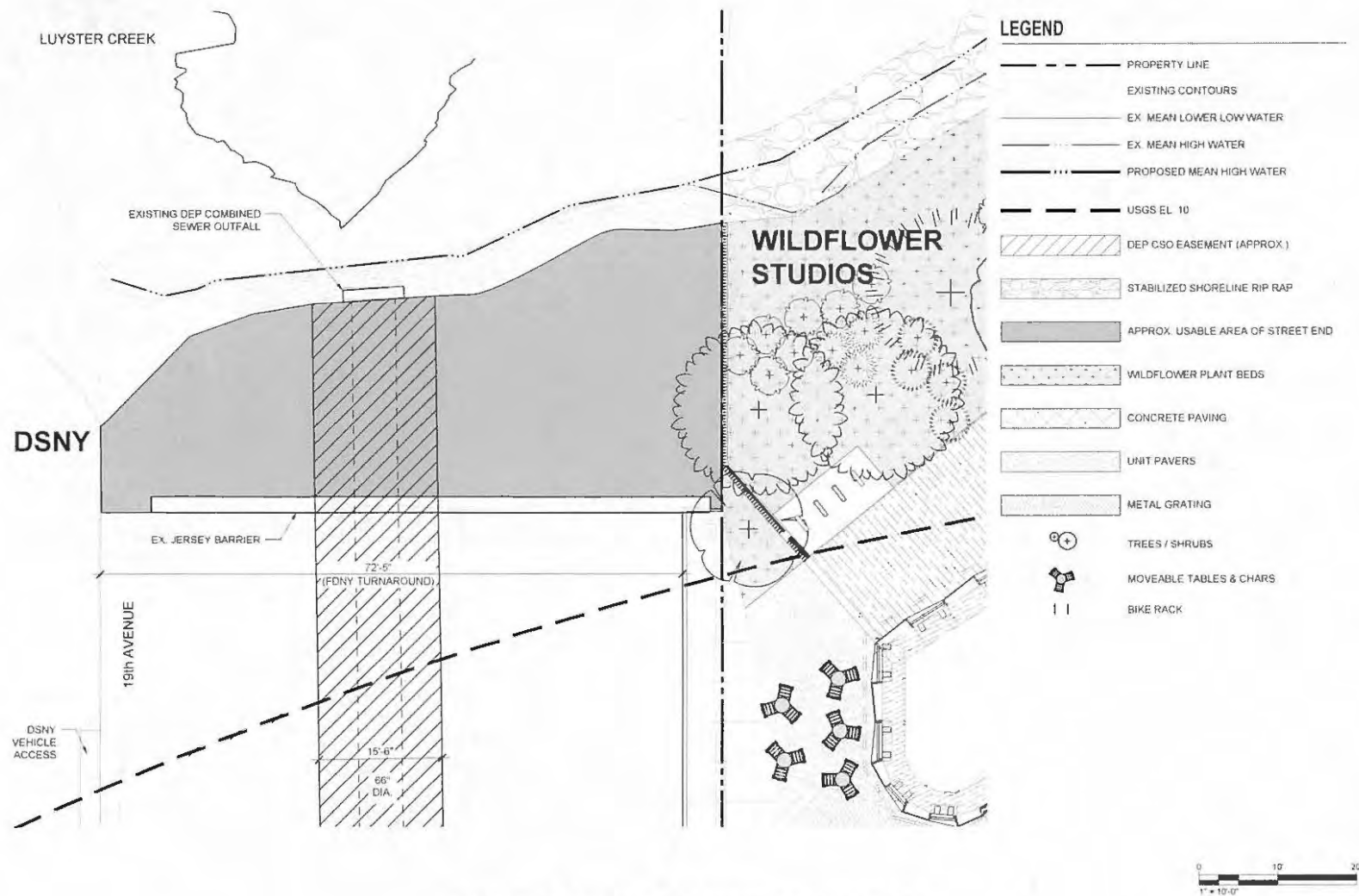


WAIVER LEGEND	
	BASE HEIGHT AND SETBACK WAIVER
	MAXIMUM LENGTH OF BUILDING WALLS FACING THE WATER WAIVER
	GROUND FLOOR STREETScape WAIVER
	BUILDING HEIGHT WAIVER

Ground Floor Streetscape Waiver



View from 19th Avenue



19th Avenue at Luyster Creek



Waterfront Public Access Area

The logo graphic is a white, angular shape on a black background. It consists of a large rectangle with a diagonal cut on its top-left corner. A smaller rectangular section is attached to the bottom-right corner of the main shape.

**wildflower
studios**

a tool for
storytellers

DRAFT

FRESH II

Queens Community Board 1 Briefing

May 26, 2021

PROPOSAL OVERVIEW

Department of City Planning is proposing a zoning text amendment, **FRESH II**, to update the existing Food Retail Expansion to Support Health (FRESH) program under the NYC ZR 63-00 that provides greater incentives for neighborhood grocery stores to locate in underserved neighborhoods in the City.

Purpose of FRESH:

- Incentivize the construction of supermarkets in underserved areas of the city
- Increase accessibility to fresh foods
- Encourage better access to foods, thus, healthier neighborhoods



Key Foods, Staten Island

BACKGROUND: What is FRESH?

Overview:

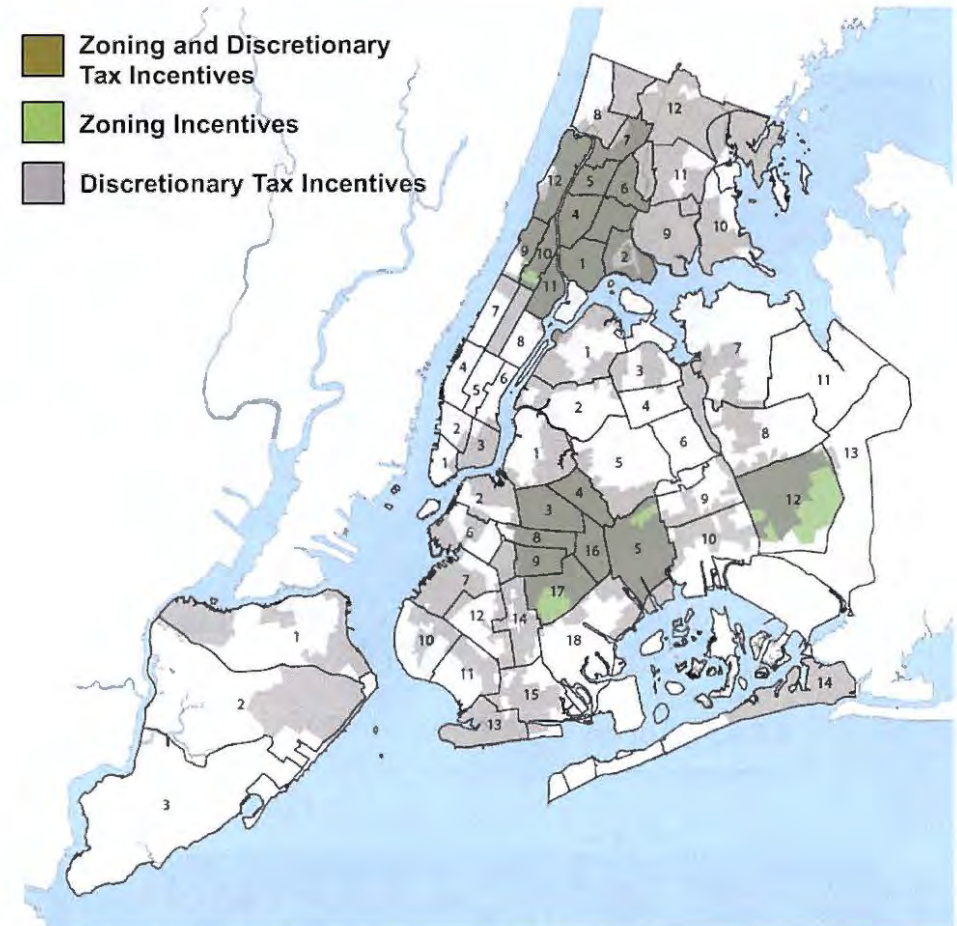
Created in 2009 to encourage the construction of supermarkets in neighborhoods where studies have demonstrated a lack of fresh foods.

Goal:

Development and retention of convenient, accessible stores to provide fresh fruit and vegetables, meat, and other perishable goods

Program Components:

- Zoning Incentives, administered by DCP
- Discretionary tax incentives, administered by EDC



BACKGROUND: What is FRESH?

FRESH Zoning Incentives can be obtained through two actions:

1. CPC Certification

- Additional Floor Area – Up to 20,000 sf
- Reduction in required parking
- Increased store size in M1 Districts – Up to 30,000 sf

2. CPC Authorization

- Additional Height – Up to 15' (about one story)



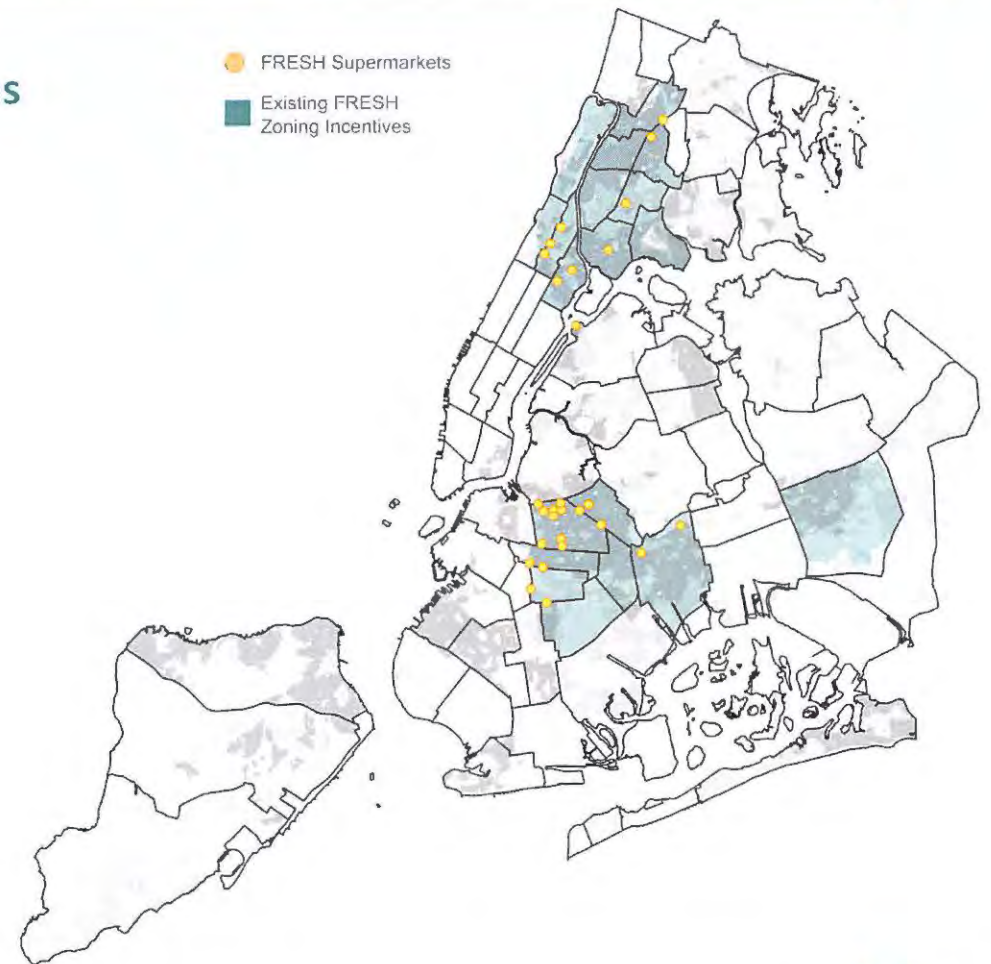
This new building in Manhattan included a 12,000 sf FRESH food store, providing approximately 15 additional dwelling units (source: CycloMedia).

BACKGROUND: Approved Fresh Projects

Since its adoption in 2009, **27 FRESH applications** for zoning incentives have been approved.

- Manhattan: 5
- Bronx: 4
- Brooklyn: 17
- **Queens: 1**

8 of these approved projects have been completed and occupied.



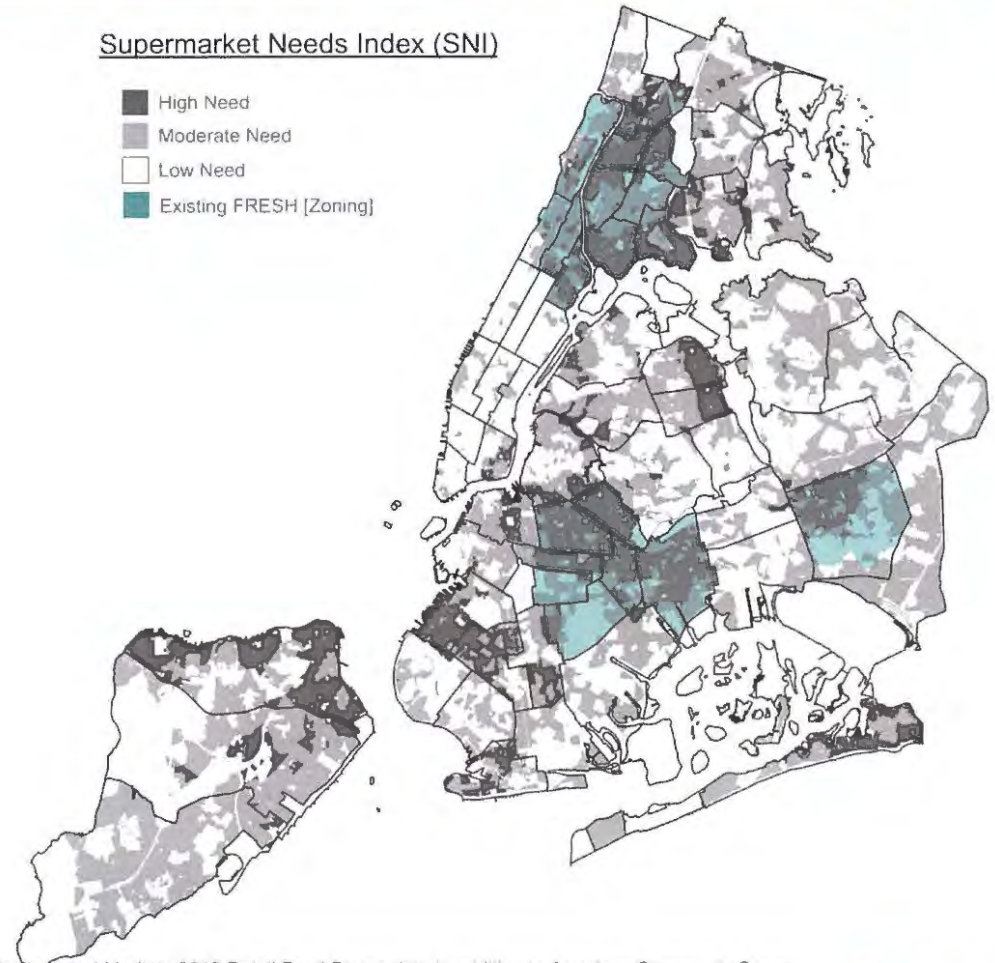
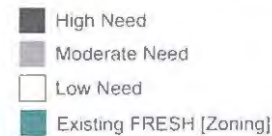
PURPOSE & NEED

Updated analysis of the supermarket landscape across New York City in 2018 showed that **many neighborhoods remain underserved by fresh food stores.**

Four key factors were assessed:

- Walking distance from a supermarket
- Household car ownership
- Families living in poverty
- Amount of grocery store square footage in a given area

Supermarket Needs Index (SNI)



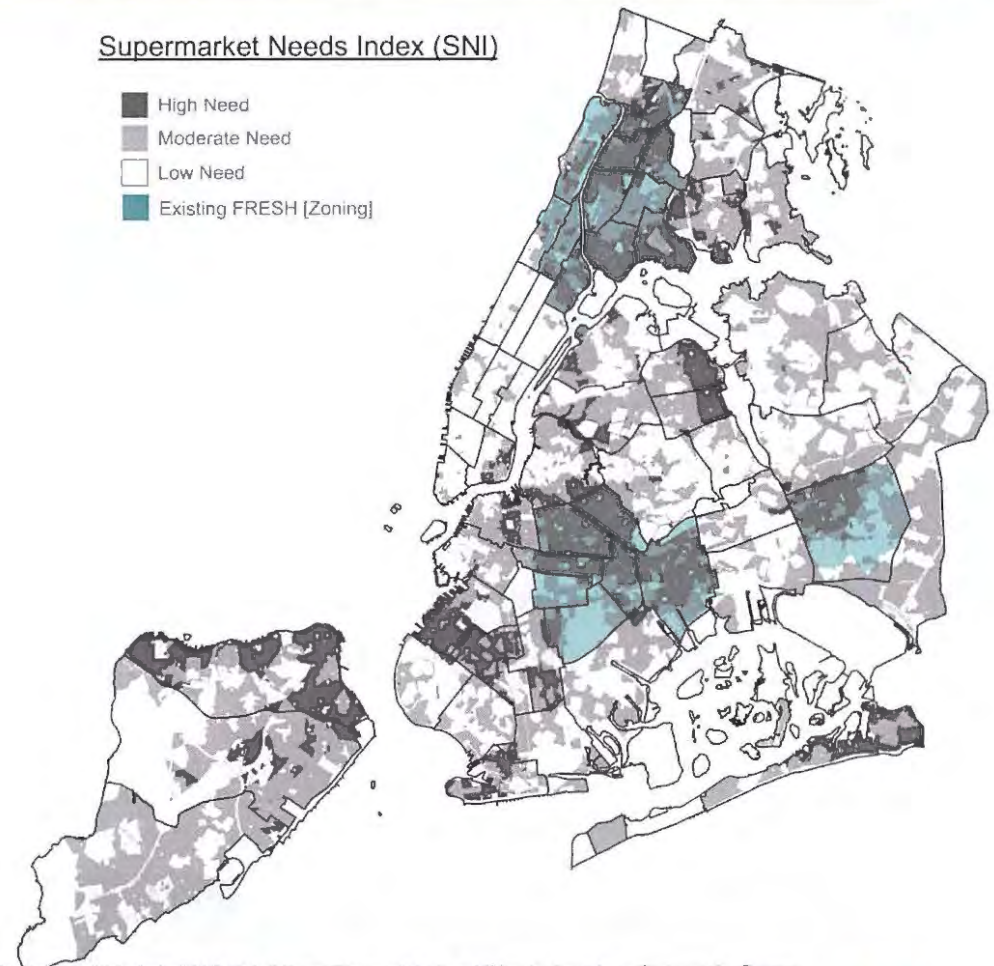
PURPOSE & NEED

GOALS

The proposed expansion of the FRESH program would:

- Encourage the development and retention of convenient, accessible stores that provide a full range of grocery products
- Provide more options that could result in reduction of grocery costs
- Empower consumers with increased convenience and access to grocery shopping

Supermarket Needs Index (SNI)



SCOPE OF PROPOSAL



FRESH II update includes the following:

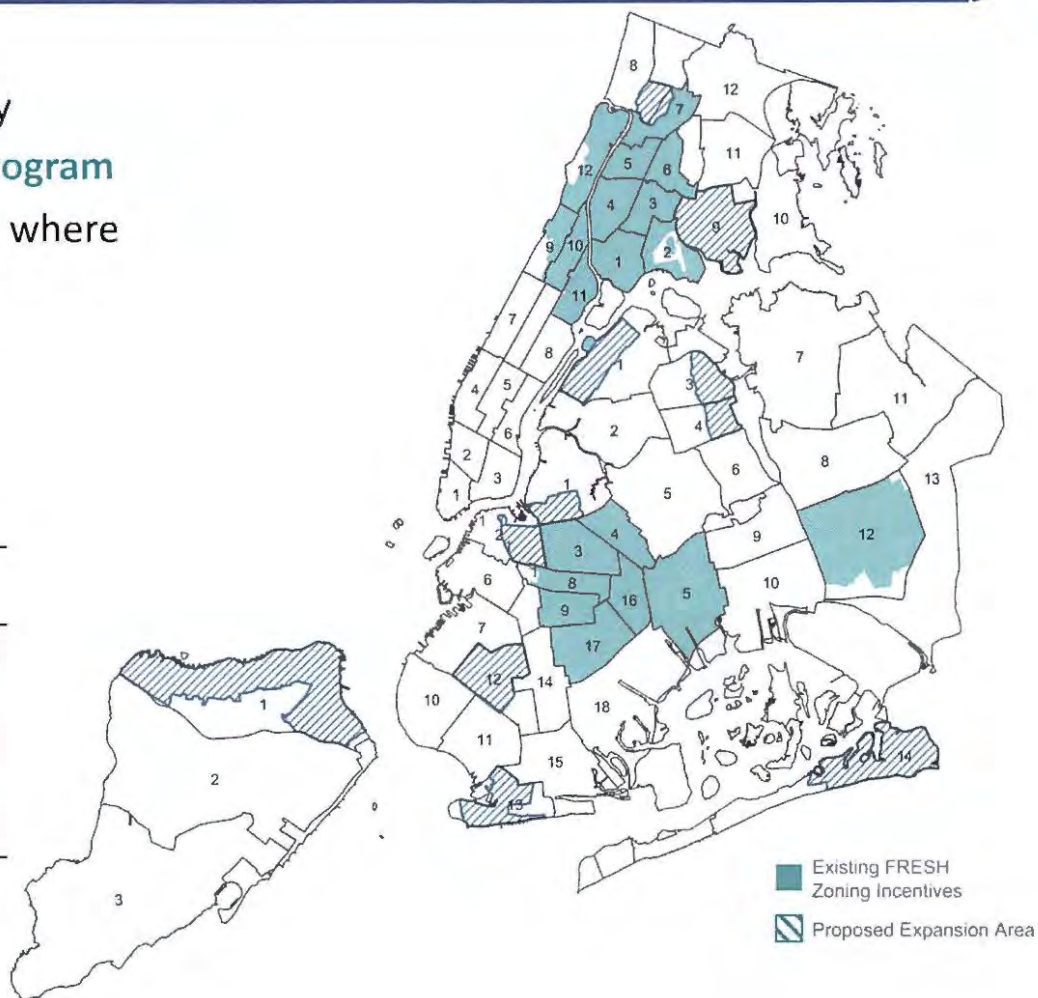
- **Expansion** of the FRESH boundary to additional neighborhoods of the City that illustrate a high Supermarket Needs Index
- Prevent **saturation** of supermarkets within FRESH boundary
- Modification of **glazing** requirements for conversions
- Modification of **parking** requirements
- Minor zoning text clean ups

1) Expansion of FRESH program

Based on the updated analysis and land use policy goals, DCP is proposing an **expansion of FRESH program** in the Bronx, Brooklyn, Queens and Staten Island, where a lack of access to healthy fresh foods have been demonstrated:

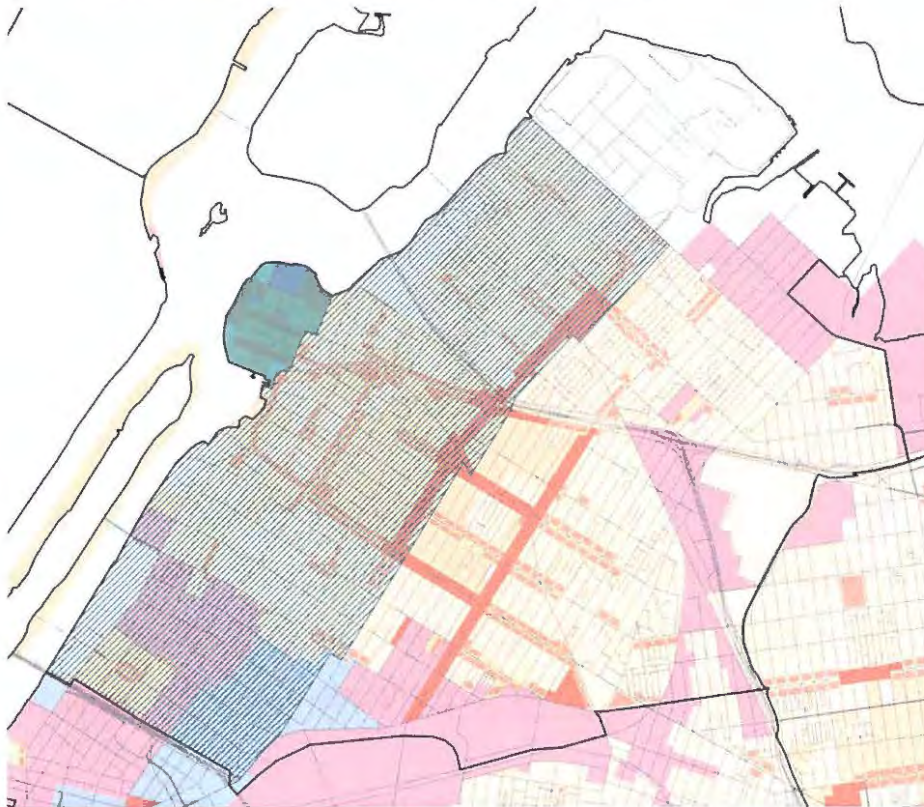
Affected Community Districts

	Existing FRESH	In Proposed FRESH Expansion
Manhattan	9, 10, 11, 12	N/A
Bronx	1, 2, 3, 4, 5, 6, 7	8, 9
Queens	1, 12	1, 3, 4, 14
Brooklyn	3, 4, 5, 8, 9, 16, 17	1, 2, 12, 13
Staten Island	N/A	1



1) Expansion of FRESH program - Queens Community District 1

Proposed Expansion Area for FRESH



Supermarket Needs Index Map



Existing Zoning Districts

- Commercial Overlay
- M1 Districts
- Commercial District
- Residential District (R6+)
- Residential District (R3-R5)

SNI Map

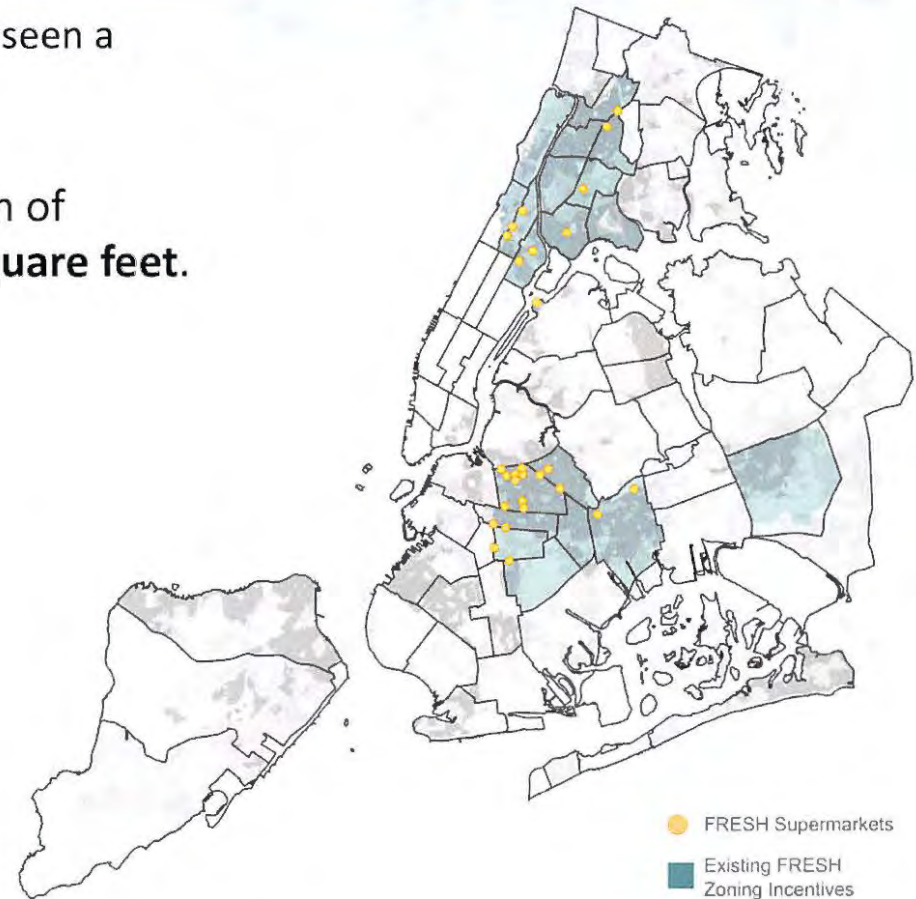
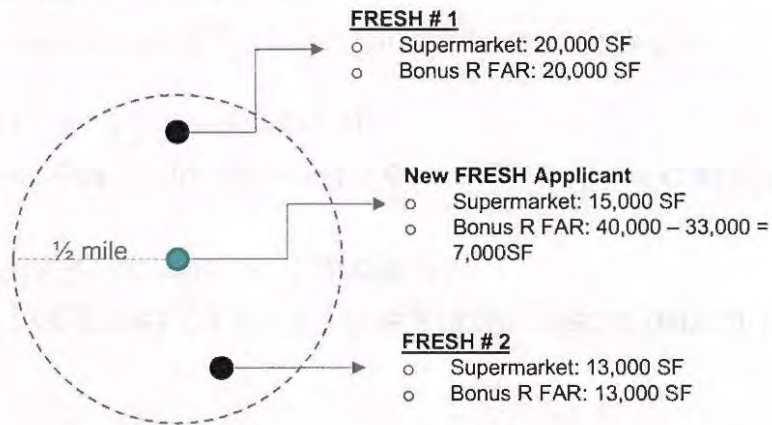
- SNI: High Need
- SNI: Moderate Need
- SNI: Low Need
- Existing FRESH Zoning Incentives
- Proposed Expansion Area

2) Prevent Saturation of FRESH Supermarkets

Since the adoption of the FRESH program in 2009, we have seen a concentration of applications in specific areas.

Proposal: Require that within a $\frac{1}{2}$ mile radius, the sum of additional **residential floor area** not exceed **40,000 square feet**.

EXAMPLE



3) Modification of Glazing Requirements for Conversions

DCP proposes to waive the glazing requirements for FRESH conversion projects

- Current provision: 50% of ground floor surface area to be transparent
- Requirement is too difficult and costly for conversion projects
- New buildings will still have to meet the glazing requirement



31 Lincoln Road, Brooklyn (Google Maps)



2630 Frederic Douglass Boulevard, MN (Cyclomedia)

4) Modification of Parking



Key Foods, Staten Island

In lower density Residential districts, up to **10,000 SF** of the FRESH supermarket area will be **waived** from the parking requirement

Current provision:

- 1 parking space per **1,000 SF** of commercial floor area is required (everywhere)

New provision:

- 1 space per **400 SF** with **25 space waiver** in lower density R districts only (equivalent to **up to 10,000 sf** of FRESH supermarket area)
- Parking waiver will apply to the FRESH store only, not other commercial or residential uses in the building

Summary + Project Timeline

FRESH II incentives neighborhood grocery stores to locate in underserved neighborhoods in the City through:

- **Expanding** the FRESH boundary to additional neighborhoods of the City with a high supermarket need
- Preventing **saturation** of supermarkets within FRESH boundary
- Modifying **glazing** requirements for conversions
- Modifying **parking** requirements



RESOURCES

DCP Website

- [FRESH Project page](#)
- [Carto Map](#) of FRESH stores: To be updated
- FRESH [One Pager](#)

Other Agency Resources

- [EDC Project Page](#) for FRESH Tax Incentives Program
- EDC FRESH One Pager (Sharepoint Link [Here](#))
- NYC Food Policy Report: "[Food Forward NYC](#)"

CONTACT US

For more information or questions, email us at FRESH2_DL@planning.nyc.gov



Food Town, Manhattan

A photograph of a grocery store aisle, likely a produce section. In the foreground, there are large wooden crates filled with various fruits and vegetables, including what appear to be sweet potatoes or yams. The aisle is well-lit, and shelves in the background are stocked with more produce. A person is visible in the distance, working behind a counter. The text "Thank you!" is overlaid in the center of the image.

Thank you!

5) Other Clarifications / Modifications

Definition of FRESH store

- At least 6,000 SF of grocery store must be contiguous and located on the same floor to guarantee better accessibility
- Redefine distribution of products in FRESH store
 - Percentage of perishable, non-perishable, non-food products will be redefined to provide more flexibility
 - Current distribution is too stringent for applicants

Restrictive Declaration

- FRESH projects that do not increase residential floor area will be exempt from the restrictive declaration requirement
- If such a FRESH store took on a parking waiver, but wants to change the use less than 25 years after FRESH store was built, it will have to meet the requirements of underlying parking regulations

DRAFT



HEALTH & FITNESS

CITYWIDE TEXT AMENDMENT

A proposal to reduce barriers for
gyms, spas, and licensed massage

May 26, 2021



Outline

- Overview
- Background and history
- Challenges the proposal is addressing
- Proposal details
- Timeline

Proposal overview

- A BSA special permit is currently required to open and operate most exercise and health-related businesses, including gyms, spas, and licensed massage therapy.
- The Physical Culture or Health Establishment (PCE) special permit process can be costly and lengthy for small businesses.
- Even with a special permit, gyms are not permitted along many local retail streets that allow compatible service and retail amenities.
- Removing barriers for gyms and other health-related businesses to open will help speed the economic recovery from the pandemic and ensure that neighborhoods have important health-related amenities.

Gyms, spas, and massage therapy are desirable community amenities



Zoning rules that regulate development limit where these activities are allowed

- During the 1970s, stringent zoning regulations were created for these businesses, designed to address commercial sex associated with health clubs and massage parlors.
- A special permit was required for all such uses as a means of verifying the legitimacy of the operator through a criminal background check.



The conditions that led to the special permit for gyms, spas, and massage are no longer relevant

- Commercial gyms, health clubs, and massage have changed significantly over the past 40+ years and are now recognized and valued neighborhood services.
- Massage therapists are health professionals regulated by the NYS Education Department.



Gyms, spas, and massage continue to be uniquely regulated through zoning

- The Zoning Resolution does not require any other businesses to prove they're not criminals before being allowed to operate.
- The permit often takes more than 6 months to be granted, limiting opportunities for entrepreneurship and access to services that promote health.
- These uses are not allowed along many local retail streets that permit other service and retail businesses like restaurants, salons, and drug stores.
- The permit also prevents desired business from moving into local retail streets at a time when vacancy rates are high and expected to rise.

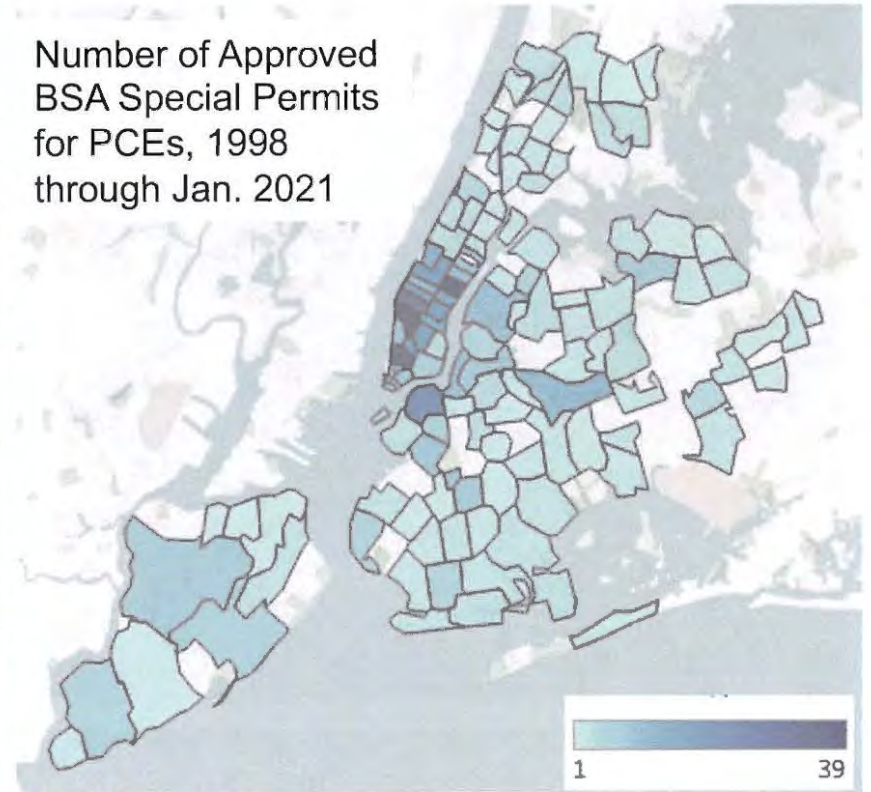


Allowing these uses without a special permit will promote health and equity across NYC

- Special permits for gyms, spas, and massage are disproportionately located in the Manhattan core and western Brooklyn and Queens.
- Removing the special permit requirement will help smaller, independent businesses open in more locations across NYC.



Number of Approved
BSA Special Permits
for PCEs, 1998
through Jan. 2021



Recent reports have recommended changes to regulation of gyms



2015



2015



DCP has removed the PCE special permit in several Special Purpose Districts in recent years:

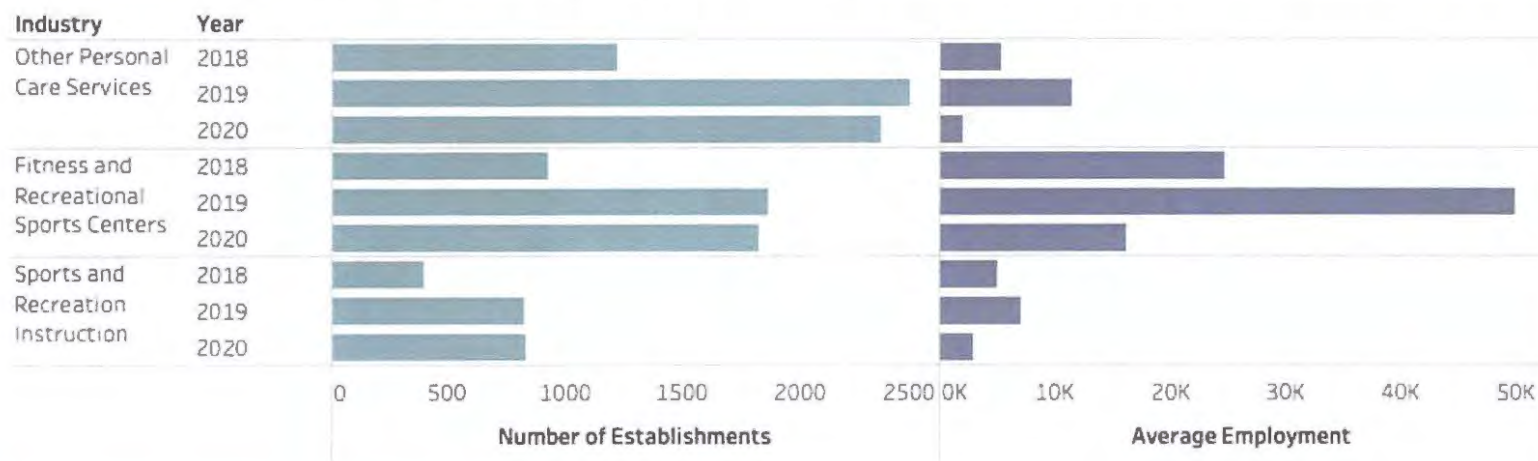
- Battery Park City
- Bay Street
- Inwood
- Coney Island
- East Harlem Corridor
- Governor's Island
- Jerome Corridor
- Stapleton Waterfront
- Willet's Point

Removing the special permit will support small business recovery

- Many gyms and health-related businesses have temporarily or permanently closed due to the pandemic.
- Employment in gyms declined by more than 60% in 2020.
- Removing the special permit will support economic recovery from the pandemic.



Employment and Establishment Change in NYC Industries that Include PCEs, 2018 to 2020 Q2



Proposed Changes for Gyms and Spas

Remove BSA Special Permit for Physical Culture or Health Establishments (73-36)

Small gyms and spas will be treated similarly to a range of local amenities, such as drug stores, restaurants, or salons.

- Classified in the Zoning Resolution as Use Group 6.
- Limited to 10,000 square feet in Floor Area per establishment.
- As-of-right in all commercial and manufacturing districts.

Large gyms and spas will be treated similarly to banquet halls, music studios, and car showrooms.

- Classified in the Zoning Resolution as Use Group 9,
- As-of-right in C2-C8 and M districts, as well as C1-8, C1-9, and C1 overlays mapped with R9/R10.



Proposed Changes for Licensed Massage Therapy

Remove BSA Special Permit for Physical Culture or Health Establishments (73-36)

Licensed massage therapy will be classified with other ambulatory health care uses as Use Group 4A or Use Group 6B (health care office), permissible in most residential districts and all commercial and manufacturing districts.



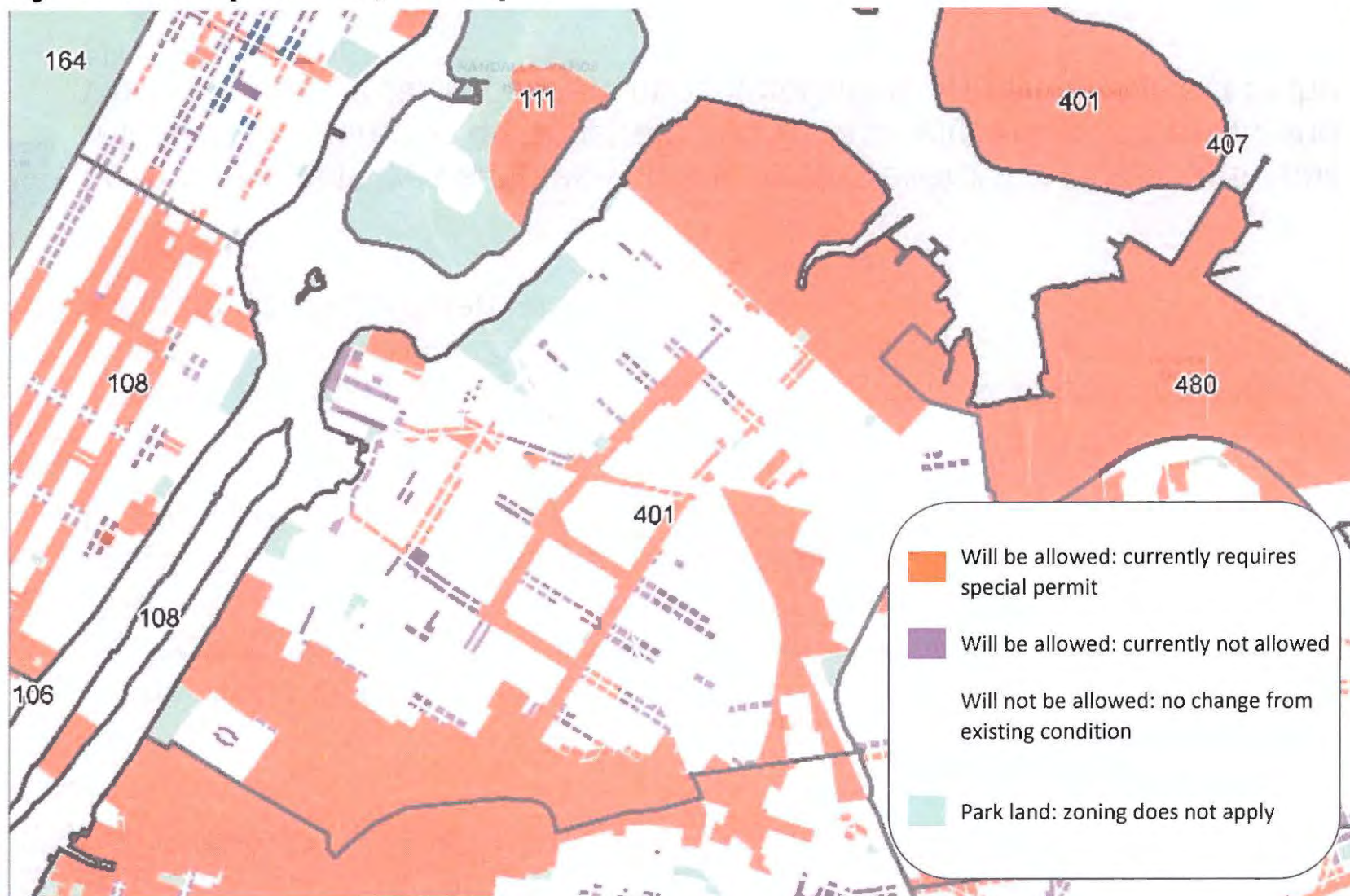
Proposed Noise and Vibration Regulations



- Higher-impact gyms, such as those with significant weights or exercise equipment, will be required to submit documentation to the Department of Buildings certifying that they are designed to sufficiently reduce noise and vibration on neighboring uses prior to being issued a Certificate of Occupancy.
- These additional noise and vibration requirements will be applicable in mixed-use buildings with residences or schools. These requirements will apply in all commercial and MX districts.
- Low-impact activities such as yoga, isometric exercise studios, and spas will not be required to demonstrate compliance with additional noise and vibration standards. These low-impact activities will still be subject to the NYC Noise Code.

Proposal Maps: Gyms and Spas under 10,000 sf Astoria, CD 1

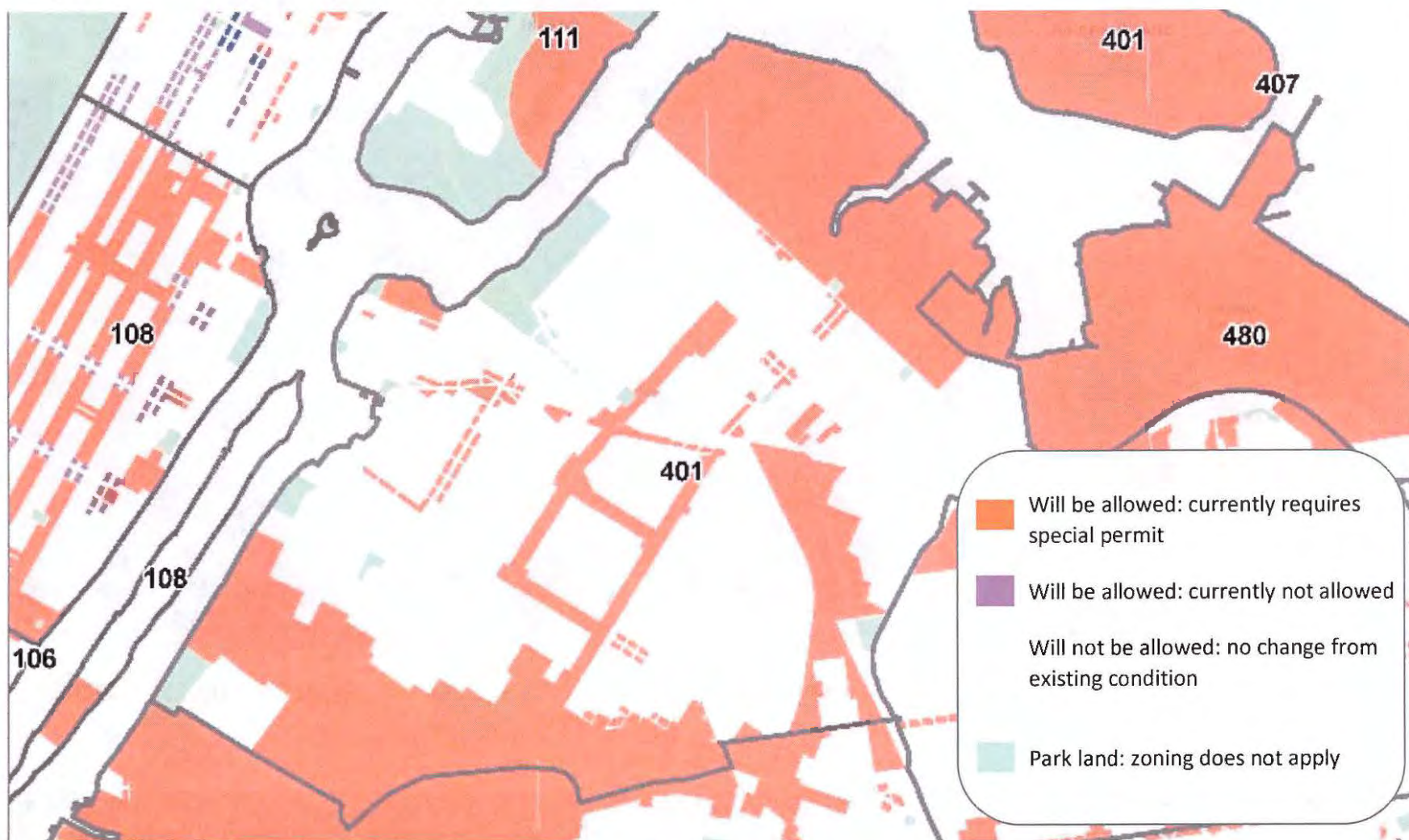
Gyms and Spas < 10,000 sq.ft.



Proposal Maps: Gyms and Spas unlimited in size

Astoria CD 1

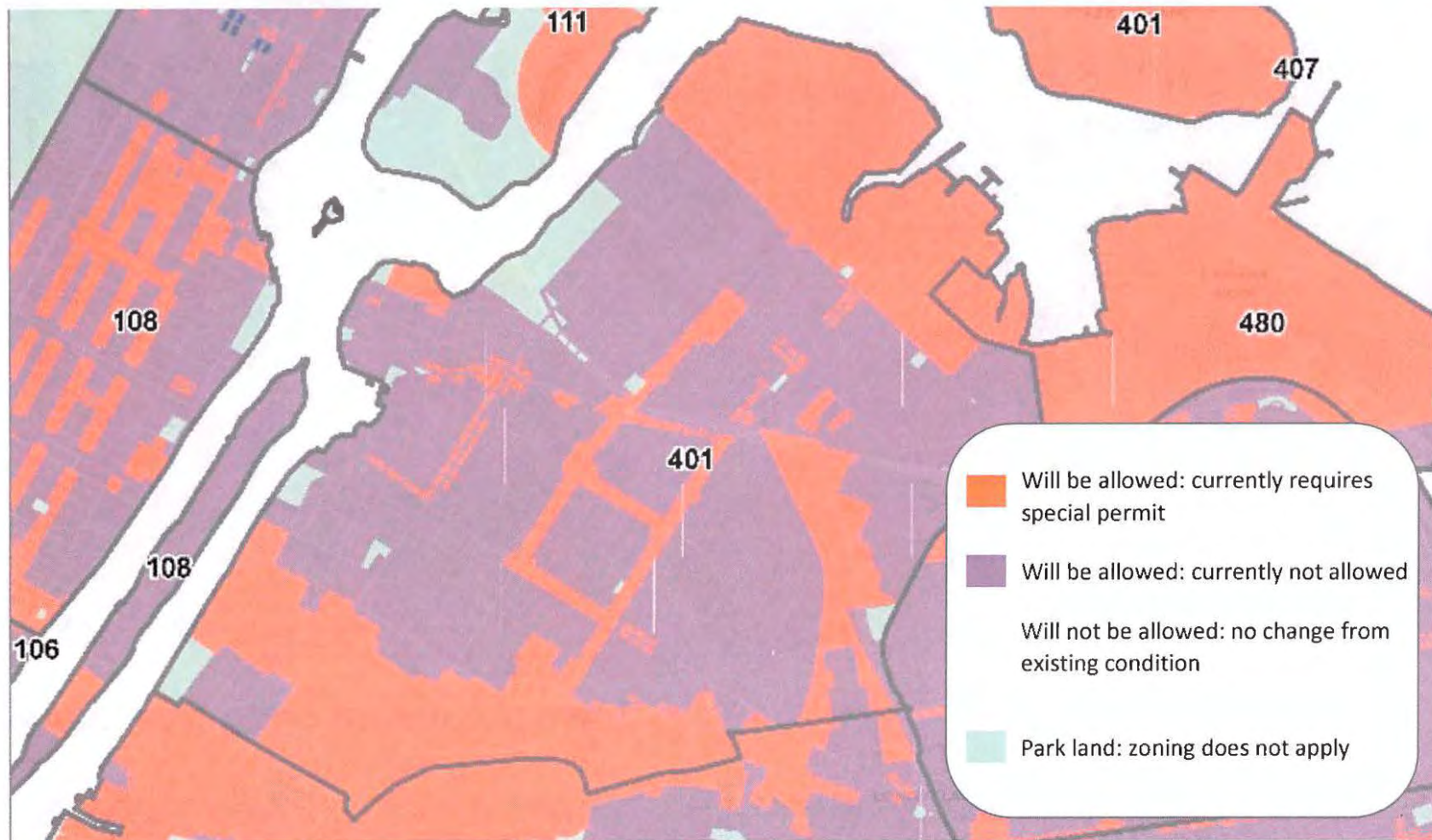
Gyms and Spas (unlimited size)



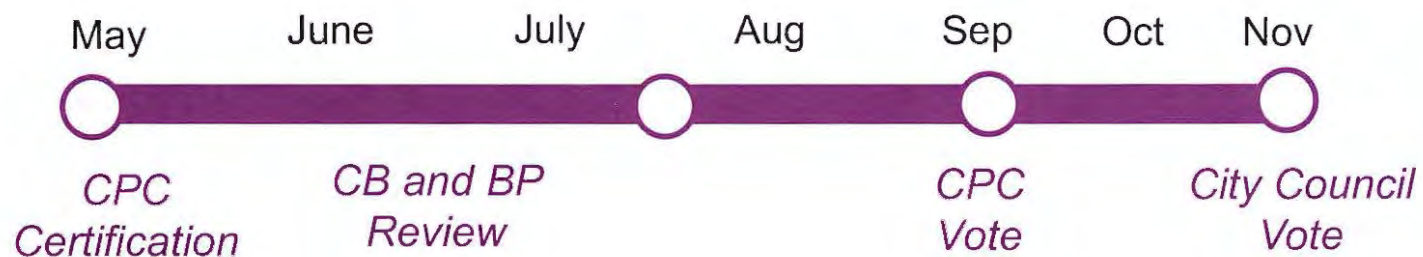
Proposal Maps: Licensed Massage Facilities

Astoria CD 1

Licensed Massage



Proposed Timeline



Certification (Start of ULURP)

- May 17, 2021

Community Board and Borough President Review (60 days)

- May 17, 2021 - July 27, 2021

Questions



Photo credits

Slide 4

Center top: <https://www.flickr.com/photos/pittsburghkarate/5899352150/in/photolist-9ZiHRs-9ZiHS7-3cgR5-5p7U3M-LMsxYj-7bEJnR-2hVhNDM-2hMspyw-2hMrkvC-47LsG7-qQSzQt-Wmta-9ZfSPz-7T5BcW-2hJG5hv-bLwtF-MLWm-KBRfW-4NrysZ-bvMRgw-3t1kn-waga9U-7n1sD-cddkFb-85FqyZ-4YmqPN-KBRfN-8sNHTa-6QUinP-6n6L1T-bJGMqV-8sRXYd-8sRQZL-bzCEtN-6QY6LU-8UCUyw-7UyZG3-652j4z-8fcHkR-om3n9s-uA2Jw-bYe4qJ-656J4J-CFgWrB-21vnDFc-bJGgg4-dRyon8-di9rJd-85FoJK-85JFDE/>

Right bottom: <https://www.flickr.com/photos/gasierraclub/28536736154/in/photolist-KtGesj-rw59vV-qrcRJ-e95NbN-6NqB5s-9LYD5e-6mQSW7-9LYWix-9LZ8i4-KtGdt5-8rHzdb-6q4cFD-5DLZ3T-LiKQWi-9LYzCZ-5DM2sR-vANxkU-9k1WSf-5DM1Ct-6gye8f-bnkocD-9LYyDD-uGghqK-4fQesm-5DRfcd-9M2H3G-qrcUu-KtXcMz-6dn8MT-LiKN1P-8rHzbf-fWzF8-9jXLxF-2cNbFf-5DReoA-8rHz9u-5ZyBS1-4DXKiM-55itHs-2kFShPZ-2kt471r-2kupzim-2kx8VG-2kKCV2c-2kute3g-2ki3hf5-2kEwBek-2kKCU1p-2kHYimH-2koUYdG>

Slide 12:

Left: <https://www.flickr.com/photos/drabethsnow/26835861219/in/photolist-GToNAP-7nctkb-AtJ12-4dAojz-n6e3V-y1RxG-21K1XW3-8FuTm8-8Fy6eL-hDtRbK-aEcdtG-owPTqr-aMopt8-5hnaKN-6124MU-5ZWRQn-9ahfmT-3tmMch-Lhhy6-3tmNrN-4R248k-8t6MHm-aqftV1-hDtdaF-hDsLDR-hDrNuh-hDs2Ny-hDsd8b-hDrHcL-hDrm16-hDrvVM-hDrMBR-hDrVvU-hDs8a3-hDrSLz-hDtqMk-hDspNH-hDtjVK-hDsxhw-hDrxN4-hDrth1-hDsWC8-bWnu6n-2kDyTCE-2k2DMRK-b2xatr-2kDuHoF-dA161d-2k2rM29-2k2DN4t/>

Right: <https://www.flickr.com/photos/nickwebb/3969491654/in/photolist-73GHVt-Cuj2MT-73GHHg-dTPxkq-gcpid-73LFzh-73GJr8-C4Qf-cYhHzd-4uekgE-tzEG-73LF7s-tzFb-tzFf-tzEY-tzED-tzEx-tzF7-3pwDy-8ojrbw-cWmofw-4KUZ-dFkPEG-73LFEj-346AQG-aKDZ5-34EkA5-tzEU-2i5ym1L-2x1joE-2jk7c3p-2jk62pY-2jk347Z-2jk7c41-2jk33Z9-ctmZy-2jk62vE-n2r4B-n2r9a-4oxnXp-2jDdg-2jk7bXE-2jk62vp-2jk348f-9azosH-ejFfy6-2jk341w-crAJU5-bZEXod-2jk62r1>