

New York City Council's Subcommittee on Zoning and Franchises April 8, 2024

T2024-1702: Application number N 240010 ZRY (Zoning for Economic Opportunity) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying multiple Sections to support economic growth and resiliency by providing businesses with additional zoning flexibility to locate and expand, Citywide and T2024-1703: Application number N 240011 ZRY.

Streamed live on Apr 8, 2024

<https://www.youtube.com/watch?v=UXpzbYQBcJ8>

[Note: You Tube Video slightly late-this is a raw text transcript generated by YouTube]

Kevin Riley: .. able to address those concerns through changes to the proposal we know many - 0:05
communities are worried about how this initiative may impact their quality of life I agree this initiative needs to - 0:12
strike a proper balance between accommodating businesses the demand for live work neighborhoods and existing - 0:20
character of our neighborhoods including both residential and Commercial areas this brings me to two final points - 0:28
that I want to make first this initiative is missing a proposal that is disproportionately impacting certain of - 0:35
our communities and raises real environmental justice issues the missing - 0:40
piece is addressing large Last Mile distribution warehouses the city needs to rethink - 0:47
comprehensively how packages are being delivered to our homes and concentration of of large packaging warehouses in - 0:54
certain neighborhoods such as Red Hook in council member Villas district and Hunt point in Cher Salomon - 1:00
District chair salamak and others will will speak more about this issue and I - 1:06
want to recognize the absolute need for the administration to address how Last Mile warehouses are - 1:11

regulated this problem cannot go unaddressed any longer - 1:17
second is also not enough to simply change the zoning resolution enforcement - 1:23
of the proposed new regulations in another critical piece that is missing from this initiative the department of - 1:30
building does not have the needed staff or resources to address violations of the zoning - 1:36
resolution the administration needs to pledge to increase Do's resources so - 1:42
that the quality of life concerns that our communities are rightfully raising are effectively - 1:48
addressed I sincerely hope that we can work with the administration to address these two sets of issues Last Mile - 1:55
warehouses and enforcement in the same way that we did with the manufacturer initiative that is part of this - 2:02
proposal as part of the Zoning for Economic Opportunity the administration is finally proposing to update how we - 2:10
regulate manufacturing zones going forward this update to the zoning - 2:15
resolutions manufacturing districts has been long time in the making and much - 2:20
needed and we appreciate the administration responsiveness to council request to council members - 2:28
request is my hope we can similarly work with the administration on Last Mile warehouses and - 2:34
enforcement before we begin the presentation by the department City Planning I would like to remind people - 2:40
wishing to testify remotely that if you have not already done so you must register online and you may do that now - 2:46
by visiting the council's website at council.nyc.gov use for anyone with us in person please - 2:54
see one of the sergeants to prepare and submit a speaker's card if you would like to prepare per prer to uh excuse me - 3:01
if you would prefer to submit written testimony you can always do so by emailing it to us at luse@nyc.gov testimony at - 3:08
council.nyc.gov I just want to highlight we've been joined by council member Brau - 3:13
and council member nurse and also council member Salam Council please call the first - 3:22
panel the first panel consists of director of City Planning Dan ganic and - 3:27
Matt weritz councilor can you please administer the affirmation please raise - 3:33
your right hand to State and State your name for the record Dan gnik Matthew ask do you - 3:40

affirm to tell the truth and nothing but the truth in your testimony today and in response to council member questions I - 3:46
do do thank you for the view in public if you need accessible version of this - 3:52
presentation please send an email request to land use testimony at council.nyc.gov and now the applic team - 4:00
may begin please just reinstate your name and organization for the record great thank you very much Mr chairman um - 4:05
my name is Dan Garodnick director of the Department of City Planning I'm joined by Matt Waskiewicz who is the project
manager for this particular - 4:12
proposal uh at the department of City Planning uh and we very much thank you for the opportunity to present to you - 4:19
today uh we have a deck that I'm going to run through with you which will be here on the screen uh and um obviously - 4:27
we are very very happy to take any of your questions s uh at at the end um - 4:32
next slide please as you noted Mr chairman we are uh advancing three - 4:38
proposals uh in our city of yes package one of them for carbon neutrality thank you very much uh to you and the city - 4:44
council uh for passing that uh late last year uh proposal two we're talking about - 4:49
today Economic Opportunity and proposal three on housing uh is coming to a city - 4:55
council near you uh at the end of uh toward the end of the year uh we look forward to to um talking to you about - 5:01
that next slide uh today's proposal is on Economic Opportunity and I appreciated you're making the - 5:06
distinction Mr chairman between this and the housing proposal I think that they tend to get uh lumped in together - 5:11
largely because they're you know branded thematically with the same name and we certainly understand that but this - 5:17
hearing and this proposal is specific to Economic Opportunity housing is next we expect to release the text on that uh - 5:24
very soon next slide uh the economy has changed in New York City let's go to the next slide - 5:31
after this uh since the pandemic we have nearly 17,000 vacant - 5:38
storefronts uh 16% of New Yorkers are working from home at least one day a - 5:43
week that's three times the number than existed before uh the pandemic and a 19% - 5:50
office vacancy rate in New York city that is uh approximately 80 million - 5:56

square feet of vacant office space next slide the zoning as you noted Mr - 6:01
chairman was written for a 1960s economy uh and uh a lot has changed since then - 6:09
uh the way we do business where and when we work the types of businesses that - 6:14
exist the environmental standards uh for businesses all have changed in the last 60 years and businesses need flexibility - 6:21
and Clarity to adapt to a changing economy but unfortunately today's zoning rules are too complex restrictive and - 6:28
outdated uh make it difficult for enforcement complexity restrictive they - 6:34
result in vacant storefronts being and staying vacant for far too long and outdated of course we've heard all the - 6:41
reference of the typewriter repair shops or the Taxidermy and not so much reference to uh more modern uh uses um - 6:50
in our zoning today next slide uh we have seen a lot of support for city of yes for Economic Opportunity - 6:57
uh ranging from business Improvement districts Chambers Industrial Service Providers small businesses Civic - 7:03
institutions Freelancers um they have come out to support the proposal but - 7:09
perhaps more importantly they also helped us to shape it uh we have been talking about this proposal for uh a - 7:15
couple of years uh now uh we have worked to incorporate the very serious needs uh - 7:21
that have been expressed to us about how our zoning is limiting business growth and opportunity uh and so we are very - 7:28
very honored to have lots of support for this proposal uh from the very people that our zoning is affecting next slide - 7:36
let's talk about the public review timeline um and I hope uh this is a good - 7:41
Pace I understand you all have a long day ahead and I have been in your shoes before so I'm going to try to keep it snappy um
we started with public - 7:49
information sessions last uh June and July uh as well as September referred - 7:55
this out to community boards on October 30th um I will note that the typical - 8:00
time period for a community board is 60 days we referred for an additional month - 8:06
in advance and then didn't give just 60 days we gave five months worth of time for Community boards to be able to come - 8:12

back to us and give feedback we accepted comments right up to the vote of the uh City Planning Commission um we had a - 8:20
hearing at the city planning uh Commission on January the 24th uh it was approved by the City Planning Commission - 8:26
by a vote of 11 to 1 uh which brings us to today April 8th the city council - 8:32
hearing and of course the council has uh 50 days for its consideration um uh for - 8:39
approval disapproval or modification uh within scope that puts you to around the end of May um I will note Mr chairman - 8:46
and I will dwell on this just for a second uh because you noted it in your in your opening this was a dense - 8:52
proposal this was a complicated proposal was more than a thousand Pages worth of text uh and of course when you do big - 8:58
things in New York City as it relates to zoning that's how it's going to come out with a lot of text and lots of - 9:03
complexity um and we were sensitive to that uh and we understand how hard that is for Community boards to be able to - 9:09
Grapple with it which is the reason why we added so much extra time why we at the department of City Planning had 175 - 9:17
meetings with the 59 Community boards uh in our agency Alone um we sent annotated - 9:23
text to help understand uh the specific details we sent one pagers to explain - 9:30
what it all means um we did a special event in the middle of the process of the community review to address um - 9:37
misinformation which was coming out uh in the community board process um and then equally importantly to all of that - 9:45
we took community board feedback and made changes at the City Planning Commission and then reported back to community
boards the changes that we - 9:51
made you have all of this information uh before you I will highlight a few of the - 9:56
changes that we made at the city planning Comm mission in response to community board concerns but there were - 10:02
a lot more than the ones that I'm highlighting today and it really was an effort by us to show Community boards - 10:08
that we were listening and they raised some really good issues in the process I also am pleased to report that four of - 10:13
the five borough presidents uh recommended to approve this proposal uh with conditions borough president Mark - 10:19

Lavine of Manhattan borough president Vanessa Gibson of the Bronx borough - 10:24
president Antonio Roso Brooklyn and B president Donovan Richards of Queens were appreciative to all of them next - 10:30
slide please so uh some people do not realize or appreciate how zoning affects - 10:37
business they understand that it can tell you where you can locate certain - 10:42
types of buildings but how does it actually affect business how is it slowing us down well questions like - 10:48
where can I open my business what can I actually do in my space where can I - 10:53
expand these are all questions that are governed by zoning and unfortunately in rules that have not been functionally - 11:00
changed since 1961 they are no longer helping us in many ways they are hurting us and limiting uh our opportunity for - 11:07
opening operating and expanding a business in New York City let's go to the next slide questions are presented - 11:13
like why the city doesn't allow me to have an office on the second floor um why you can't expand a bakery in a - 11:20
residential area um why if you don't bother anybody while you can't have a particular business in your own home um - 11:27
storefront vacancies where it's our own rules that are keeping them from being reoccupied why can't we do anything - 11:32
about that life sciences we have critical work New York City is an important industry for us in - 11:38
New York City there's lots of ambiguity why can't we have certainty as to where uh life science work can take place and - 11:45
of course um if live music is allowed in a local bar why can't you actually stand up and dance to it these are all - 11:51
questions which were posed and have been posed to us repeatedly uh that we are trying to address here let's go to the - 11:57
next slide city of for Economic Opportunity is defined by four specific - 12:04
goals and each one of them has a number of different sub proposals the goals are - 12:10
one to make it easier for businesses to find space and grow lift some of the - 12:16
barriers so businesses can be closer to their customers goal two boost growing - 12:23
Industries reducing obstacles for new types of businesses three enable more - 12:29
business-friendly Street Scapes um and deliver Active safe and walkable streets for businesses and - 12:36
residents and goal four to create new opportunities for businesses to open and establish new zoning tools to boost job - 12:44

growth and business expansion uh and as you noted Mr chairman uh at least one of these was specifically in response to -
12:50

the council and the speaker call for new manufacturing districts uh that have not been added at all in the last 60 years - 12:56

and we're very very excited to present that to you today next slide this is the summary of the - 13:02

proposals I'm not going to read them here they are in front of you I'm going to go through each one of them individually so we'll
spare you this - 13:08

slot but I'm going to move on to the next goal one this is the first goal of - 13:14

the presentation to make it easier for businesses to find space and grow so now - 13:20

I'm going to run through each one of the 18 proposals uh with you and talk to you about what they actually mean so let's - 13:26

go to the next slide proposal one is to lift time - 13:32

limits to reactivating vacant storefronts uh right now there is a 2year time clock that exists in some - 13:40

areas of the city that prevents legal but non-conforming storefronts from being occupied what does that mean if - 13:46

you were a legal business legal to be there before 1961 and if you continued on if you actually become - 13:54

unoccupied uh then you cannot reoccupy that space in some areas the city and as - 13:59

a result you're stuck it stays vacant today our zoning resolution permits - 14:05

reactivation of this sort of a business without any time limit um in only R5 to - 14:11

r s districts um and uh does not allow it in historic districts our proposal - 14:16

would expand the geography to allow for reoccupation of vacant commercial office space Citywide um R1 to R4 R5 to 7 - 14:26

within historic districts uh and uh R8 to r10 so we want to eliminate what is - 14:32

today an obstacle to reoccupying a vacant uh storefront next slide uh - 14:39

proposal two we want to simplify rules for business types that are allowed on - 14:45

Commercial streets um so that similar districts allow for the same mix of - 14:52

businesses in similar contexts so you don't have one side of the street - 14:58

allowing some businesses that are not allowed on the other side of the street like you see in this slide here uh C1 - 15:04
and C2 is a particularly egregious example of this they're generally located in the same places usually a - 15:12
commercial Carter has both of them uh and we have a patchwork of rules which - 15:17
means you can locate some types of businesses on one side of the street but not on the other Street uh that's complicated it's
confusing it's bad for - 15:24
small businesses they have to struggle struggle to figure out what New York City's own rules are and they don't make - 15:31
sense um we also want to permit the same uses in C4 to C7 districts um in Midtown - 15:38
Manhattan you can cross from a C5 to a C6 District you couldn't even tell you - 15:44
wouldn't even know got to look at that zoning map to know that you're actually changing uh but for non-office business - 15:51
regulations they're completely different planners had certain Notions back in - 15:56 - 1961 about theaters about billiard parlor
catering halls those are the - 16:03
sorts of things that are both those are uses that are allowed in C6 but not in - 16:09
C5 so functionally just to illustrate this that means that those sorts of uses like a a theater or a billiard parlor - 16:16
you could allow it you would allow it in flat iron or Union Square and Central - 16:22
okay that's the distinction that you have when you walk through Midtown those sorts of business distinctions are exist - 16:28
existing today and make it impossible to have a billiard Hall at say in the Grand Central - 16:35
Area see5 districts places like 125th Street in Harlem um clothing rental - 16:41
shops dance studios trade schools they're allowed on the second floor but - 16:46
they're not allowed on the ground floor rules that don't make any sense - 16:52
anymore um let's go to the next slide and let's give you an illustration this is something which is a a C1 one versus - 16:59
a C2 distinction here an owner of a bike shop on Columbus Avenue in Manhattan - 17:05
Valley and a C1 on the upper west side it's located uh has been there for a - 17:10
while is looking to shift his services to bike rentals um instead of just sales uh C1 - 17:20

districts allow bike sales but not rentals or repairs the C2 District a - 17:26
couple of blocks away would allow it but he doesn't want to have to break his - 17:31
lease to move a couple blocks away you should be able to do the rental the repair and the sales in the same context - 17:39
in the same building let's not force this guy to move out of his business okay next slide proposal three uh this - 17:47
is a uh proposal to expand opportunities for small scale clean production I will - 17:54
note uh council members we have an extra uh one-page document laying out a little - 17:59
bit more detail on this proposal it was one that was confusing uh at the community board level so we prepared a - 18:05
little more more extra uh information about uh environmental issues on this proposal here for you but what we want - 18:11
to do is allow small scale production businesses that are quiet and clean like - 18:17
a Pottery Studio Bakery coffee roaster jewelry maker apparel designer 3D - 18:24
printer things like that to locate in empty storefronts or offices no reference to 3D printing in the 1961 - 18:31
zoning resolution you will not be surprised to know we need to be able to accommodate modern uses and to - 18:38
accommodate them in commercial places where it is totally appropriate uh we would allow here at the ground floor up - 18:45
to 5,000 square ft in a C1 C2 and up to 10,000 square ft in a c4 to C7 District - 18:54
these all would be subject to um the environmental standards that have been around for decades in our MX District so - 19:01
we have this sort of thing in our MX districts today um ABC and right to know - 19:09
standards M1 performance standards plus additional noise vibration and venting requirements when locating above the - 19:15
ground floor in a building that has any residential um I will note that this is - 19:21
uh an important way for us to expand opportunity for light manufacturing businesses that don't have environmental - 19:28
impact it also lightens the burden on our manufacturing districts it allows for more flexibility and more - 19:34
opportunity for manufacturing districts to have what we perceive as core manufacturing which need to be - 19:41
physically separated from other things okay uh let me give you an illustration - 19:46
on the next slide here this is a bakery owner who operates in a neighborhood - 19:51

commercial storefront as the business has grown it's doing more distribution to the store to other stores - 19:59
um this owner here would like to expand her business to the adjacent vacant storefront so Bakery it's a vacant - 20:06
storefront next door but our rules today say if you're a bakery once you hit 750 - 20:12
square feet if you expand Beyond 750 ft you become a food - 20:18
manufacturer uh and you have to locate in a manufacturing District okay so - 20:23
that's just an example Bakery wants to expand past 700 50 square feet you're a food - 20:30
manufacturer you're no longer allowed uh to be uh in uh this context next - 20:37
slide um as I mentioned before we made some modifications uh to uh our own - 20:43
proposal in response to community board concerns um one of them was on this - 20:48
proposal um on uh concerns that were raised in the community boards about - 20:55
heavy industry in more areas and what qualifies I as clean production we did - 21:01
not intend to uh Advance heavy industry into commercial areas we want to advance - 21:08
light manufacturing think 3D printer as opposed to say cement factory we want - 21:13
light manufacturing Pottery Studio jewelry maker 3D printer to be in a commercial area so we appreciated that - 21:21
comment so we clarified and provided additional specificity on what uses are and are not eligible to locate in - 21:28
commercial districts um again there's a one pager on your desks on this one and for those who are watching at home or - 21:34
elsewhere that is also on our website okay proposal for let's go to the next - 21:42
slide okay we want to modernize our loading dock rules so that buildings can - 21:47
adapt over time um we don't want to mandate new loading - 21:53
docks when older commercial buildings evolve over time um and our rules today - 22:00
has a square footage multiplier for commercial and Manufacturing to calculate what sort of loading you need - 22:07
to provide in a building that is evolving over time and you put those keep those rules in place you add a - 22:15
let's just use the 3D printer as an example which does not have a need for a loading dock you add them into a - 22:21

building the building may be required to add a loading dock by rule of the city - 22:26
of New York now nobody's is going to do that doesn't make economic sense to do that for the 3D printer but what happens -
22:34
is that becomes a an opportunity that is lost it's an opportunity lost for the building it's an opportunity lost for - 22:40
that 3D printer we think that building should be able to evolve we will not - 22:45
require additional loading for a change of use in an existing building uh so we would not have an additional loading - 22:51
requirement for a new use in an old building um new construction requirements unchanged require the - 22:58
loading docks this is about adaptive use of an old building and not requiring - 23:03
them to add new loading docks in the process okay let's go to the next slide proposal five uh this is to allow um - 23:12
commercial to exist over residential and also on the second floor in a C1 C2 - 23:18
District um we're going to talk about this one for a minute because we uh we made some changes it also was a point of - 23:24
interest at the community boards today zoning allows for many buildings to have - 23:30
a mix of residential and Commercial uses but zoning sometimes restricts - 23:35
businesses from being able to use upper floors of the buildings um you can only - 23:44
do one story of commercial in a C1 or C2 you can only do one story of commercial if there's residential upstairs even - 23:52
though you can have a doctor's office on the second floor you can have a doctor's office but you can't have any other - 23:58
commercial use on the second floor of a building in a C1 C2 um that limits - 24:03
options for new buildings to be built that contain both residences and businesses and also for older businesses - 24:09
to adapt over time so if doctor's office becomes vacant you can't reoccupy that - 24:14
space with another business um we also want to enable Renovations uh or new - 24:19
construction of mixed use buildings in the places where it makes sense by allowing commercial uses at the same - 24:25
level or above residences provided there is complete separation complete separation between - 24:32
commercial and residential as long as there is complete separation we would allow for commercial to live above - 24:38

residential so let's just illustrate this a little bit and go to the next - 24:44
slide here okay so first let's talk about C1 - 24:49
to C3 this is really the example of the doctor's office on the second floor in - 24:54
some areas of the city here the ones that we're talking about and you can see on the map where second floor commercial -
25:00
is allowed today um Community facilities can occupy the second floor of mixed use - 25:06
buildings but offices and other commercial can't uh we are proposing uh - 25:12
to allow commercial uses to occupy the lowest two stories of a mixed use building rather than just the ground - 25:19
floor um commercial uses in that case can occupy the same floor as residents - 25:24
but can't be located above residential units this this is applicable only in C1 - 25:30
to C3 I will note this is already the rule in a number of areas in the city C4 - 25:35
to C6 it exists MX districts some R9 r10 - 25:40
districts with a C1 C2 overlay Bay Street Corridor Clinton downtown Brooklyn - 25:48
downtown Far Rockaway Inwood Jerome Special Districts flood zones Transit - 25:53
easements this is already allowed so we want to allow for that commercial on - 25:59
second floor the way we allow a doctor on a second floor as as a community facility in these C1 to C3 districts - 26:07
okay so that's number one number two and this one has gotten a little bit more attention even than the other let's go to the next
slide is allowing commercial - 26:16
over residential um because of existing stacking rules that we have in New York - 26:23
City um the issue for us here is that um options for converting or constructing - 26:30
mixed-use buildings are limited in some areas because of stacking rules that require commercial uses to stay below - 26:37
residential uses okay so you can have commercial and residential in the same - 26:42
building in a c4 to say C6 but the commercials got to be below the - 26:48

residential um you know we look at that and we say well if you're allowing them in the same - 26:54
building the precise order of where they are is less critical than the safety and - 27:01
environmental separation between those businesses that's one two it has a real impact on conversion if you and we were -
27:08
talking about the 80 million square feet of vacant office space in New York City 19% vacancy today if you want to con - 27:16
convert an office building in part to residential and you want to convert the - 27:21
lower part of the building but you have a robust commercial tenant upstairs why are we as New York City - 27:28
saying you can't convert the lower half of your building to residential provided that you have separate entrances - 27:35
separate elevator separate stairwells to keep the commercial and the residential - 27:42
uh uses uh distinct you know we think about our our building or you would think about 250 Broadway right across - 27:47
the street it's a perfect example there's a building where you have what six elevator Banks um you can have half of them going -
27:55
to the upper floors for commercial half of going to the lower floors for residential uh and you could very easily - 28:02
segregate the uses between commercial and residential in a way that would not - 28:07
affect anybody's quality of life most importantly we want to create opportunities so that buildings are not - 28:13
sitting they're vacant the rules about stacking are Antiquated they they no longer reflect the fact that an elevator - 28:20
can actually bypass floors in a way that they really couldn't in 1961 um we want to make sure that we - 28:27
enable more flexibility here um this sort of rules where uh you can have commercial - 28:35
above residential already exists in a number of areas of New York City Midtown Long Island City Southern Roosevelt - 28:41
Island West Chelsea so this is not a a proposal that is without precedent it's just something that we think rationally - 28:47
belongs in all C4 to C6 districts um let's go to the next uh slide I want to - 28:53
talk for a minute about a modification or a couple of modifications that we made in response to community Bo board - 28:58
uh commentary um first comment was this could compete with housing objectives by - 29:04

allowing conversion of residences to commercial that was not our intent we - 29:11
did not intend to enable by doing away with stacking rules the conversion of - 29:17
residential to commercial we intended for the reverse that is the Practical - 29:23
consideration that we are in in New York City today so we addressed that in response to community board concerns and -
29:29
we barred the conversion of space used for existing residential units so to - 29:34
convert from residential to commercial you can't take advantage of that change in the stacking rules we also heard uh - 29:42
quality of life concerns such as potential for excessive noise uh and so we restricted specific uses from using - 29:49
the proposed Upper Floor allowances unless they meet additional environmental standards like noise and - 29:56
vibration uh limitations so this is a proposal that we think is really important to enable uh conversion from - 30:03
office to residential at least in part and we also think it is uh one that you know the rules today are representative - 30:10
of out of an outdated approach that we should be updating uh let's go to uh proposal - 30:16
six uh similarly on the subject of outdated uh classifications we want to - 30:22
simplify and modernize The Way businesses are classified in zoning um - 30:27
and update our use groups our zoning has not updated the terms that it uses to - 30:35
classify businesses in more than 60 years and it's full of terms like shodi - 30:45
manufacturing and typewriter repair making it harder for newer - 30:50
businesses like cell phone repair shops for example to know where they can locate we're proposing to simplify and - 30:58
modernize the terms we use in zoning to classify businesses we want to reorganize the uses within the existing - 31:05 - 18 use
groups to 10 based on the sector of businesses and building type we also - 31:12
want to update our termin terminology based on today's economy and tie those - 31:17
terms to the North American industry classification system that's the same system by the way that has been used - 31:24
historically in 1961 they tied it to uh that system but it was never - 31:30

updated so that's where you get references to shotti manufacturing and - 31:35
umbrella repair and freak shows and typewriter repair and Airline ticketing - 31:41
offices and model car hobby centers that's where that all lives it - 31:48
has not been updated since 1961 so we are updating the terms also in Special - 31:53
Districts to reflect the new nomenclature and classification system okay - 31:58
let's move on to the next and we're in a new category here uh goal to boost growing Industries next slide uh - 32:04
proposal seven is on indoor agriculture um businesses that want to operate indoor agriculture facilities - 32:12
like vertical farming within commercial areas they face uncertainty today with - 32:17
the current zoning rules we would clarify that indoor agriculture is allowed in commercial districts so more - 32:24
food can be grown closer to communities so agricultural uses allowed today in a - 32:32
greenhouse in this commercial District can also operate indoors as well so if - 32:37
you're legal in a CA District today because you're allowed to be outdoor or in a greenhouse we're just saying you can also
operate inside we also want to - 32:44
clarify that agricultural businesses with active indoor spaces and and - 32:50
passive outdoor spaces like a flower shop for example a Floris or a plant shop that they can operate zoning does - 32:57
not make it clear that you can uh use an outdoor side lot or rear lot for your - 33:04
business so for a florist and plant shop which has active indoor passive outdoor - 33:10
we want to make it clear that they can continue to operate so commercial District you're okay outside legal - 33:16
outside we're saying well you should be able to be legal inside similarly for flower stores plant shops active inside - 33:23
we want to say you're also okay to be outside okay next proposal eight - 33:30
uh we want to give Life Sciences companies the certainty to be able to grow in New York City um unfortunately - 33:37
Life Sciences Laboratories face confusing and outdated rules that slow the development of new facilities we - 33:46
want to make it clear here chair just give me one second um I just want to acknowledge the students from Colombia - 33:53

and when the pass of the council member AB Brer real quick no I just wanted to acknowledge the students of sustainability management from Colombia - 33:58

thank you so much for coming hope you enjoy your tour here at City Hall we're very happy to have you thank - 34:07

you good continue chair okay thank you very much - 34:13

um so life science Laboratories confusing and outdated - 34:18

rules uh we want to make it clear in zoning that Labs without potential for - 34:25

environmental hazard are appropriate in office settings we also want to expand - 34:31

where an existing special permit can be used so that Labs can be able to locate - 34:36

in the future closer to research centers like hospitals and universities - 34:42

um so in more detail and I will note this is another area where you have a one-pager in front of you council - 34:49

members and uh also on our website we are seeking here to update outdated - 34:55

terminology for defining Labs by explicitly referencing the section of - 35:00

the building code that you that is used to permit labs in commercial settings so there's some ambiguity out there right - 35:05

now we're trying to clarify the area in the building code where this is allowed - 35:12

we also want to expand the geography of the special permit for labs to make it applicable Citywide um and uh I will - 35:21

note that uh we made a modification to this proposal next slide - 35:26

please and response to community board concerns about Environmental Protections - 35:31

and the definition of objectionable effects on neighborhoods uh we modified this to add explicit reference to the - 35:38

section of the building code that is currently used to regulate Laboratories - 35:43

um so that reference is now in there and that is part of the proposal that you council members are considering today - 35:49

and again there's a there's a more detailed one pager on this uh at your desks okay next - 35:56

proposal number nine halfway there um - 36:02

dancing in any bar or restaurant in New York City today you can have live - 36:08

musical entertainment like a concert so long as you're below 200 - 36:13
people but the zoning of New York City often prohibits people from dancing to - 36:20
that music or from having a Live Comedy or an open mic night in that same space - 36:28
we're simplifying the rules so that music dancing comedy they're all treated the same in zoning while removing the - 36:35
last parts of the discriminatory **Cabaret laws that prohibited the act of dancing** - 36:41
um in C1 C2 districts we want to allow dancing comedy and open mics up to 200 - 36:47
people in the same way that musical entertainment is allowed today musical entertainment it's allowed today - 36:52
up to 200 people that's the rule today and we're just saying in this proposal if music entertainment is - 36:58
allowed people should be able to stand up and dance and not have it be a zoning violation similarly an open mic night or - 37:05
poetry reading those sorts of things are similarly appropriate in a context where - 37:11
you were otherwise allowed to have live music in an up to 200 person venue um - 37:18
okay let's go to the illustration here next slide okay this is the example of - 37:25
today's context um in a C2 overlay District which is a a - 37:31
common one uh for an eating or drinking establishment so just to illustrate this for you um a bar with a bar restaurant - 37:40
with live music that is okay today in a C2 District a bar **with a ticketed** - 37:48
musical entertainment so you can buy a ticket to go see musical entertainment - 37:53
in a bar today up to 200 people that's allowed today some question about bar or restaurant in - 38:01
either of those examples with incidental dancing if you stand up and dance there's some question is that allowed or - 38:06
is that not allowed in zoning and lastly it is just not permitted um to have - 38:13
dancing in a bar or restaurant where dancing is um common so you cannot you - 38:18
cannot actually operate that um let's go to the next slide which gives you the example of where we would U make a - 38:25
change no change here on the bar restaurant with live music in any capacity no - 38:30
change next category bar with **ticketed musical entertainment** up to 200 person - 38:36

capacity no change you can still do that the ambiguous area the bar or restaurant - 38:42
with incidental dancing well **we would clarify that in incidental dancing is** - 38:47
permitted uh and lastly um we will would permit dancing as a common activity in a - 38:53
bar or restaurant uh that is okay um and should be okay under the zoning - 39:00
resolution um let's go to the next slide um we did make some modifications uh here we had heard that - 39:06
routine or non-incidental dancing **could bypass the 200 person size threshold by** - 39:12
not having a cover charge or a specified Showtime so we inserted language that uh - 39:17
the presence of a dance floor is evidence that an eating or drinking establishment is providing entertainment - 39:22
give enforcement agencies an additional tool indicator to determine if of business is in violation of zoning but - 39:30
most importantly here and the way that I think about this is if you allowed to have musical entertainment in a venue up - 39:37
to 200 people you would now be allowed to also dance that same music in that - 39:43
same venue no change in capacity no change in O opportunity otherwise um and - 39:48
we think that that is a a smart rational change okay let's go to the next proposal - 39:54 - 10 um zoning to this relates to
creating more opportunities for amusements uh - 40:01
experiential opportunities um zoning has outdated terms for defining experiential - 40:08
retail and amusement businesses like virtual reality or children's arcades - 40:15
and often restricts these kinds of businesses to Coney Island or the city's - 40:20
industrial areas we would simplify and modernize how zoning treats amusements - 40:26
and recreational activi activities to make it clear that these businesses are allowed indoors and at a small scale on - 40:33
a neighborhood street and at a larger scale in office districts so we would combine many of the existing uses like - 40:40
billiard parlors bowling alleys mini golf into two newly defined categories - 40:49
one would be amusement or Recreation facilities and the other would be outdoor amusement park and we would - 40:55
include similar business types that are not currently classified at all like laser tag Escape rooms virtual reality - 41:04

gaming in C1 C2 districts we would permit the amusement or Recreation facilities up to 10,000 square ft there - 41:11
would be no size limitation in C4 to C7 um outdoor amusements still prohibited - 41:18
under C1 to C6 um it would only be allowed in C7 C8 - 41:24
and Manufacturing districts okay next proposal proposal 11 home occupations um - 41:32
as you all know many New Yorkers start their businesses in their homes and Zoning allows for a wide range of home - 41:39
business types today including lawyers jewelry makers - 41:45
music teachers among many many more the pandemic changed how New Yorkers work - 41:52
from home but zoning has not kept up prohibiting specific occupations like - 41:59
Barbers or interior decorators uh and other restrictions that are in zoning - 42:04
that are holding back business creation so we are proposing to enable entrepreneurship with modern rules for - 42:10
homebased businesses while keeping in place safeguards to ensure that any home-based business is not creating a - 42:16
nuisance so it would allow occupation to types that today are explicitly - 42:22
prohibited in zoning Barbers interior designers stock brokers - 42:28
advertising or PR agencies these in the New York City Zoning resolution today strictly forbidden to do at home we - 42:35
would expand this employee outside employee allowance from 1 to three this already exists in a number of areas of - 42:42
the city uh and we would allow for the permitted size of a home business to increase from 25 or 500 square ft to 49% - 42:50
or 1,000 square F feet again this already exists in a number of areas of the city and we want to clearly Define - 42:58
um other types of Hazards such as uh the danger of fire toxic noxious matter - 43:03
being prohibited in these areas we obviously do not want to create a condition where people are doing noxious or harmful
things from home even while - 43:10
we want to give them the opportunity to say be a stock broker or barber in their - 43:15
own house um let's go to uh the next slide here this is just a a a quick - 43:24
reminder of the existing limitations on business activity in the home that - 43:31

are unchanged by this proposal so we're not touching any of this business activity must be clearly incidental to - 43:39
or secondary to the residential use of the space you got to live there it's got to be home to you for it - 43:47
to be a home occupation that's one two at least one person this is now repetitive carrying on the business they - 43:53
got to live there in the home okay business cannot have exterior signage exterior displays displays of goods - 44:00
that's visible from outside cannot do that today unchanged you can't sell items that are - 44:07
produced in other places so if you're making somebody something at home well you can sell it - 44:14
at home but that's it you can't produce it somewhere else and sell it in your house any homebased business can't - 44:21
generate any noise odor dust particulate matter or other objectionable effects nuisances cannot be tolerated in home - 44:29
businesses today that's the rule unchanged enforcement on this stuff do - 44:36
investigates potential zoning violations of Home occupations a building owner could be fined for a violation it could - 44:43
be grounds for terminating a lease if there's a violation of the rules and I will note and this came up in the uh the - 44:50
community board and City Planning Commission process this does not supersede any buildings rules by our - 44:57
saying you know what it doesn't make sense for us to strictly forbid an interior decorator from operating in his - 45:03
or her own home if the rules of the building don't - 45:10
allow it the rules of the building don't allow it so zoning does not take the place of the individual rules of a - 45:16
building um so lease agreements Co-op agreements and other residential legal documents supered zoning and can place - 45:23
limitations that we just don't think we as New York City should be placing ing ourselves okay all that stuff stays in - 45:30
place unchanged uh next slide so we made a few - 45:35
uh changes at the City Planning Commission in response to uh community - 45:41
board concerns um we heard concern about competition between housing and Commercial activity and about potential - 45:48
environmental effects uh and nuisances uh and so we reinstated the - 45:53
cap of 1,000 square ft and 49% of the space in our proposal uh we clarified - 46:00
that home occupations can't use common areas in a residential building uh and - 46:06

we clarified that language from commercial districts also applies to home occupations giving do and building - 46:12
management more clearly defined guidance to enable enforcement of a violation - 46:19
okay there's another one pager that you have in front of you defining in Greater detail um some of the changes and some -
46:25
of the rules next slide here and then this is just to illustrate um where we - 46:30
have different rules um in New York City today where we - 46:36
allow up to three employees and 49% of the space um and a certain number of - 46:42
square feet places like office conversions the special Tribeca mixed - 46:48
use District any MX District in the - 46:53
City Queens Plaza subdistrict Soho no these are all areas where we have up to - 47:00
three employees in a home business and up to 49% of the total space can be - 47:06
used so we think those rules should be applicable uh more broadly recognizing - 47:13
the fact that people are living and working differently for us to have a - 47:18
list in zoning and say no these are the things that we think that you cannot do - 47:23
um is no longer the way for us to be thinking about this particular challenge - 47:29
okay next slide um now we're up to goal three um and this is to enable more - 47:34
business friendly Street Scapes next slide on to proposal 12 um we want to introduce I'm sorry we - 47:43
could we could start speeding this up so faster even than that Mr chairman all right you got it I'm going to keep moving even
faster you ready proposal 12 - 47:51
let's go streetscape improvements we don't like blank walls drive-throughs they break up uh retail streets - 47:58
unpleasant unsafe conditions for people walking past so we're proposing a consistent and easy Baseline set of - 48:05
rules for commercial ground floor design uh that are more responsive to areas with greater pedestrian activity and - 48:11
more relaxed in City's more Auto oriented carers next slide proposal 13 - 48:18

uh in uh the context of Auto servicing we want to reduce conflicts between auto repair shops and pedestrians uh and um - 48:26

you know they are typically treated as industrial businesses and located far from retail streets um we're proposing - 48:31

to rationalize and consolidate the range of Auto servicing uses into two categories light and heavy vehicle - 48:38

repair heavy vehicle repair needs to be licensed by the State DMV will continue to be allowed in industrial areas while - 48:45

light vehicle repair would no longer uh be allowed in neighborhood commercial - 48:50

areas unless they go through a site plan review process with the board of standards and appeals okay next slide oh - 48:57

I'm sorry we made some modification there uh on proposal 13 um The Proposal was a little unclear - 49:04

about which type of auto repair businesses could locate in commercial districts after a sight plan approval we - 49:10

clarified that next slide proposal 14 micro distribution we have post offices - 49:17

in every neighborhood of New York City but unless you are the federal government you can't do the same kinds - 49:24

of parcel pickup and delivery within buildings except in industrial areas - 49:29

what this does it forces the activity to occur on sidewalks and streets leading to traffic congestion both in the area - 49:36

where the delivery occurs but also in the industrial areas where the packages - 49:41

originate so we're proposing to create a new type of use in zoning called a micro distribution facility and allow these - 49:47

businesses to locate a small scale in commercial areas encouraging deliveries to shift to Alternative modes of - 49:54

transportation and regulating the creation of local hubs for safe and sustainable deliveries to occur okay - 50:01

moving on next slide goal four here now we're creating more opportunities new opportunities for businesses to open - 50:07

proposal 15 next slide commercial space on campuses um we have many large scale - 50:13

residential developments that are zoned as residence districts meaning that Retail Services maker spaces they can't - 50:20

easily locate and that means that residents of these developments uh are further away from local goods and - 50:26

services um this proposal would create a process and I would note proposals um 15 through - 50:34 - 18 each creates a

process so it doesn't create any as of right opportunity it - 50:39

creates a process for business opportunity and expansion uh creates a process a City Planning Commission - 50:45
authorization to allow a limited amount of commercial space um to locate in - 50:51
underutilized office or storage space on a large scale residential campus giving residents greater access to B basic - 50:58
necessities or the space to grow a new business um you know we think of this in - 51:03
the context of a Nicha campus that wants to include that has underutilized space and wants to include maker space create -
51:10
jobs for residences uh we want a process to enable such a thing to exist it would - 51:16
require um uh you know an authorization and vote from the City Planning Commission proposal 16 corner stores - 51:23
some portions of New York City are not within walking distance of a local store and Zoning has no Pathways to - 51:29
potentially allow a new locally serving business to open so we're creating a discretionary pathway where a business - 51:35
could initiate a process to locate a new Corner Store provided that the store does not generate any environmental - 51:41
concerns or traffic congestion so we got 250,000 plus New Yorkers who are not - 51:46
within a quarter mile of a place where they get a gallon of milk or a carton of eggs uh we want to create an opportunity - 51:54
that could exist if desired and makes it through an environmental review and community board uh review uh with a City - 52:02
Planning Commission uh vote next slide proposal 17 um we want to rationalize - 52:09
the waiver process for business adaptation and growth uh in some instances here businesses lack options - 52:15
for waving certain nonf related rules for example a film studio might struggle - 52:23
to build a sound stage in New York City because we have zoning rules rules that are not related to F but things like - 52:28
yard requirements setback Heights or a clothing store might want to expand to - 52:34
to occupy an empty second floor but size limitations or location rules prevent - 52:39
them from doing so so we are expanding the zoning tool kit so that businesses can initiate a process to wave some - 52:46
zoning rules on a caseby casee uh basis okay next slide I'm doing it Mr chairman I'm - 52:53
moving faster I got you all right next slide uh is on proposal 18 uh we want to - 53:00

create new kinds of zoning districts for future uh job - 53:05
hubs uh as you noted in your opening Mr chairman in some instances it is our zoning districts themselves that are - 53:12
obsolete this is particularly true of our manufacturing or M District - 53:17
regulations um currently low density options physical design rules and parking make it impossible to build Loft - 53:25
likee buildings even in areas where they already exist The Proposal will create a range of new job intensive zoning - 53:32
districts at a range of densities and Heights that expand the zoning toolkit for future rezonings let's go to the - 53:38
next slide I will note uh that they are in direct response to the council's call - 53:44
to upate update our manufacturing zoning speaker Adams not in this state of the - 53:50
city speech but in the last one noted that the city lacks a broader coherent Economic Development strategy to - 53:55
cultivate industrial growth and noted that the council will advance updates to the 1961 manufacturing zoning in the - 54:03
Citywide text amendment to help maximize the potential benefits of industrial businesses for our city so we thank uh - 54:11
you all and the speaker for uh advocating for this here we are here are - 54:16
the districts let's go to the next slide uh first we have an m3a or core - 54:23
industrial district uh this would be to two to three F where commercial uses are - 54:28
limited to one this is a district for the very first time restricts the F of - 54:35
all non-industrial uses while giving industrial businesses Room to Grow the - 54:41
core District's a critical tool for ensuring preservation of industrial businesses and is one that is - 54:46
appropriate in areas where we do not want to see transformation our second tool m2a it's called a transition - 54:54
District this is 2 to5 f with commercial or Community facility uses limited to - 54:59 - 0.5 or 75 f um - 55:04
unless M uses are guaranteed so you can only maximize your uses here in the - 55:10
transition if you do manufacturing space in the building it's designed to incentivize the creation of - 55:17
new space that is guaranteed for industrial users allowing a mix of business types to cross subsidize the - 55:23
creation of new space this kind of tool is is sorely needed to renew derel and outdated spaces and we think it is - 55:30

appropriate in context where we want a balance of preservation with new business types and this brings us to our - 55:35
third tool an M1A or growth District um 2 to 15 F this is more loft-like bulk - 55:42
and has the same uses as today's M1 today's M1 District unfortunately is in - 55:48
many ways obsolete it lacks intermediate density options and has onerous yard and - 55:53
setback rules that make it impossible to build modern versions uh of Loft likee - 55:59
buildings that we saw historically so this growth district is designed for industrial context where we want to take - 56:04
advantage of the job creation that can come with higher densities and a mix of business types and then lastly the C7 uh - 56:12
it's got the same F and bulk as an M1A but the same uses as a C6 and no residential allowed some cities call - 56:19
this an innovation District type designation it's not an industrial planning tool but rather a new type of - 56:24
commercial District that borrows from the loftti envelope of growth to enable - 56:30
a wide range of business types giving planners a new tool for areas where we want to see significant job growth next - 56:38
slide okay and then this is going to be basically the end Mr chairman I just wanted to note that we saw in a variety - 56:46
of that wasn't supposed to be an Applause line but it's okay uh in in the in the myths and facts category here we - 56:53
heard in community boards neighborhood meetings a a lot of um misinformation I'm sure you have as well um and so we -
57:00
did want to just there were just a few of them that we wanted to highlight because we thought it was important um the first is
that this is a housing - 57:07
proposal next slide U it is not this is not our housing proposal um this would - 57:12
not affect our housing related zoning rules it only affects commercial and Manufacturing uses it would not change - 57:19
where manufacturing commercial or mixed use zones are located and it does not - 57:24
rezone a single building um and it is distinct from our city of yes for - 57:29
housing proposal which would adjust what types of housing are allowed where public review of that will take place - 57:36
later this spring next industrial activity um concern that - 57:41

small scale clean production would allow dangerous polluting Industries into - 57:47
quiet residential neighborhoods now what we the fact here is that we would allow - 57:52
clean production in commercial zones subject to strict environmental standards okay clean production in - 58:00
commercial zones subject to strict environmental standards they include D's ABC requirement for emissions right to - 58:07
no filings for hazardous substances building performance standards that match existing regulations for mixed - 58:14
manufacturing and residential developments and venting that avoids any nearby residences um we have been doing - 58:20
this for decades we have existing environmental standards in our MX districts and that is what this this - 58:26
draw from draws from next slide next myth that this proposal would - 58:32
allow strip clubs around the city in fact we would not change the strict - 58:37
regulation on adult uses live entertainment like music comedy and dancing uh is governed differently from - 58:45
adult uses okay next slide neighborhood noise uh myth here at - 58:51
the proposal would allow loud nightclubs and quiet residential neighborhoods the proposal here does not change the - 58:57
regulations on venue size or volume size or volume same we're not changing - 59:05
it what it does do is it would allow people to stand up and dance and venues where live music is already allowed but - 59:12
dancing is not it would allow certain venues to sell tickets or advertise showtimes to support musicians okay - 59:22
next Corner Stores um corner proposal would allow rampant commercial activity - 59:28
on every residential corner without oversight the fact here is that small - 59:34
local retail applications would have to be approved on a Case by case basis by - 59:41
the City Planning Commission which requires environmental review community board borough president review and - 59:48
recommendations and ultimately of you a a vote by the City Planning Commission - 59:53
um so this is not an as of right opportunity it is a pass pathway okay last next and last home occupations myth - 1:00:01
that the proposal would allow businesses to take over apartment buildings causing quality of life concerns and displacing -
1:00:07

housing in reality we would modernize our home occupation rules which today ban occupations like barber shops - 1:00:14
advertising and interior decorating while maintaining restrictions on nuisances like noise and odor sets a - 1:00:21
square footage cap on home occupations and it forbids home businesses from using common spaces and residential - 1:00:27
buildings just another reminder that zoning does not supersede any existing - 1:00:33
building rules next and last slide Mr chairman in summary city of yes for Economic Opportunity will allow more - 1:00:39
types of businesses and more places helping us to reduce storefront vacancies it will facilitate the largest - 1:00:45
expansion of clean Manufacturing in over 60 years we are due for it because our rules have not changed in this period of -
1:00:51
time an area that would be the functional equivalent of the size of Manhattan we establish the New - 1:00:58
York City's region as a life science leader and help achieve our goal of 3 million new square feet for Life - 1:01:03
Sciences we will support the 177,000 businesses and industrial areas that are prevented from expanding by current - 1:01:10
zoning and lastly we'll create a process to improve access to corner stores including for the benefit of some - 1:01:16 - 265,000
New Yorkers who lack practical access today with that Mr chairman I - 1:01:22
thank you very much for the opportunity to present and certainly welcome your questions thank you that was a - 1:01:31
lot um so I apologize about that chair I have a lot of council members who have a - 1:01:36
lot of questions I know they have to uh run out of here so I'm going to ask a few of my questions for round one um and -
1:01:42
I'm going to turn it over to my colleagues uh we've been joining by council member Lee uh Paladino Brewer - 1:01:48
wrestler and online MOA and Carr uh so thank you for this helpful - 1:01:55
comprehensive presentation uh as you could imagine my colleagues and I have quite a few uh questions so uh - 1:02:03
first how did our zoning resolution become so out of date that still reference office space that operates and - 1:02:10
sell telegraphs and phonal graphs yeah the short answer is if you don't change it it stays put uh and New York City has - 1:02:17
not endeavored to make a change on this uh in 60 years um and what has happened - 1:02:24

is we have an important moment where we're recognizing the fact that people are living and working differently just - 1:02:29
came out of a pandemic we as a city have to recognize uh the fact that um the - 1:02:35
world has changed in significant ways we're still seeing it bear out uh but it is an important moment for us and an - 1:02:41
important prompt for us to take a hard look at these rules uh which in many cases just don't make any sense and have - 1:02:48
not made sense for a very long time so with that being said Is there going to be a system that DCP is going to put in - 1:02:54
place uh that would address zoning changes moving forward that our communities wouldn't have to deal with a - 1:03:00
complex text Amendment like this you know the city Charter tells us how to - 1:03:06
introduce a text Amendment uh to community board and to the council and burough presidents um so we that's a - 1:03:14
that is an important question that you're asking um but it's one that we would have to look at together um and I - 1:03:21
recognize the the challenges of doing big things in zoning and the amount of - 1:03:26
complexity of a proposal like this and what it is uh what it presents for a community board I also remember being in - 1:03:32
your shoes uh when proposals for zqa and mih came down the pike which I also - 1:03:39
found you know uh extremely difficult uh to uh to understand in the short periods - 1:03:46
of time where I was being presented the information so we have made lots of - 1:03:51
strides to try to meet people where they are particularly at the community level we we created an entire new division - 1:03:58
within the department of City Planning uh to be able to support Community boards which is also part of our - 1:04:04
function as defined by the the charter um so but the short answer is that is - 1:04:10
the the process that the charter has uh has defined and so big proposals uh will - 1:04:15
mean a lot of text going to community boards uh thank you uh commissioner is just important that we do discuss that - 1:04:21
moving forward because uh zoning regulations will change moving forward I'm pretty sure in the next 40 50 years - 1:04:29
we'll be discussing this again hopefully if we're all still here I'll meet you here I'll meet you here in 50 so uh if - 1:04:35
we could definitely you know talk about setting up a system that would make it more easy for communities to digest this -
1:04:41

I think that would be very ideal um next I would like to focus on what prompt the administration to undertake this massive -

1:04:47

undertaking uh did business groups and communities approach you about the need for this text - 1:04:53

Amendment we heard from everybody from - 1:04:58

Freelancers to um manufacturing businesses to dancing Advocates to - 1:05:07

Chambers of Commerce and bids uh and we also saw with our own eyes what was - 1:05:12

happening in a changing local economy um all of this led us to Embark upon this proposal - 1:05:21

which we of course spent quite some time shaping even in advance of our extra - 1:05:27

time that we gave to community boards um and tried to hit a mark where we thought we were being responsive to the issues -

1:05:34

that were present in a post-pandemic world does DCP have any estimates of how - 1:05:40

many new businesses or jobs might be generated by this proposal this is an in this is a great question also an - 1:05:46

incalculable question um but we think that by um enabling more opportunity we - 1:05:53

will be uh directly addressing some some of the limitations that we are putting on ourselves that are impeding small - 1:06:00

business creation and innovation in New York as I mentioned in my opening statement council members have heard - 1:06:06

many concerns about the complexity of this proposal and frustration has been expressed to us that there was not - 1:06:12

enough assistance by the administration to fully understand and engage with the proposal in hindsight is there anything -

1:06:19

you would have done differently to help facilitate more effective engagement with Community boards and the public - 1:06:26

that's a that's a very hard question and a good one um you know we did more - 1:06:31

engagement than the department of City Planning has ever done on a proposal um you know 59 Community boards 175 -

1:06:39

meetings so doing that math we were you know and this was not at every board but we went back multiple times to most -
1:06:46

boards um we we tried our very best to present this in different contexts - 1:06:53

public information sessions starting way back in last June July - 1:06:59

September we had six town halls when we saw things uh that were generating - 1:07:05

misinformation at Community boards we saw we saw um myths that were not - 1:07:10

accurate that were coming out we did a special event that we uh advertised and - 1:07:15

and put out for the public which is still available on our website we put out frequently asked questions uh to be - 1:07:21

able to answer um questions that were being raised at the community board process um I you know I would always - 1:07:27

love to say I would would love to do even even more of all of the things but - 1:07:32

in reality um that is I think a a fair level of engagement on our part and - 1:07:39

certainly is unprecedented unprecedented level of Engagement um and we really do - 1:07:45

hope that people see that we were making real efforts here recognizing the - 1:07:51

complexity of all of this and and trying to meet them where they were do you plan on increasing more resources for - 1:07:57

community board education and engagement moving forward as such you did for this project we have an entire division that -
1:08:04

is uh that whose job is to help Provide support resources for Community boards - 1:08:10

we will continue to do that thank you commissioner I have a lot more questions but I do know my colleagues have - 1:08:15

questions so I'm just going to turn it over to uh my colleagues uh we're going to start with council member shman uh - 1:08:22

followed by Hanks and then Ariola - 1:08:29

I wanted to see if it was morning or afternoon before I said anything good morning technically chair morning um I - 1:08:37

have a lot of questions so um let me start with um so when you engaged the - 1:08:43

community boards um did you get the did you talk to the council members about - 1:08:49

doing that with you because by by by talking to us separately from the board - 1:08:55

boards that probably split up what they were going to come back with um are you asking did we - 1:09:02

specifically invite council members to the community boards that we were presenting - 1:09:08

correct no I think we our perception was that council members were well aware of - 1:09:13

the community boards and their agendas and so we did we did not issue a special invitation but that's I'm just going to -

1:09:20

tell you right now that's not the point if you want us to engage with this proposal and huge then you call us - 1:09:27

because the administration calls us about other things that they want and say hey we want to do this together can - 1:09:33

we work together that's that is that is a fair point I will note that we started calling council member offices last - 1:09:39

summer uh to offer briefings and engagement on this so here we're we're in April of 2024 we started offering the - 1:09:46

opportunities for Council Members last summer some took us up on it some did not but we I definitely understand your -

1:09:52

point we you you all are the ultimate deciders here of this and so your ability to uh sink your teeth into this - 1:09:58

proposal is Mission critical well it's not it's not just that it's that we have um relationships with the community - 1:10:05

boards and we appoint some of them as well so um that would have been a way to pull everybody together so I just I just -

1:10:11

want to make the point I don't want to belabor it the other thing is in the in um the PowerPoint that you just uh - 1:10:17

presented to us you talked about the fact that four out of five Bor presidents support this with conditions - 1:10:23

you didn't say how many community boards voted against it and how many voted for it yes I can tell you the answer to that -

1:10:30

though okay it was uh 30 against 214 MH um and the reason I didn't mention it - 1:10:37

was because it is a little more complicated when you have a spreadsheet of 18 proposals so if you look at the - 1:10:43

ways community board weighed in on the 18 proposals uh those who gave us a breakdown which we very much appreciate - 1:10:49

so if they are community board members listening to me I do want to thank them for taking the time and the effort to - 1:10:55

Grapple with 18 individual proposals um nearly all of them got more than 50% - 1:11:02

support from Community boards that gave us the tally so the short answer your question is 30 no 21 yes and of the - 1:11:11 -

18 uh you know nearly all the proposals uh came in above 50% the two exceptions - 1:11:17

I will note for you were home occupations and Commercial above residential areas where as you saw we - 1:11:23

made significant changes in response to community board concerns so um you know - 1:11:29

I don't want to get into the breakdown of which Burrows because and that's the other thing you know these proposals each burrow is very different and each - 1:11:36

neighborhood is very different so those are the things that we really need to take a look at I don't have there's not - 1:11:41

a lot of time so I want to ask so Department of of buildings and I want to talk about that um it's not so much that - 1:11:48

they don't have the resources to do things uh but I've spoken to do about a number of things in my community and - 1:11:55

they they don't have the staff or and it's not about hiring staff it's about they they're not able to recruit people - 1:12:01

to do the things that are ordinary in terms of a community so how are they going to do um compliance around this - 1:12:09

it's a it's a great question we understand uh the limitations they can't be everywhere all at once the reason why - 1:12:15

we think that this proposal will actually be an aid as opposed to a hindrance to the Department of buildings - 1:12:21

is that by clarifying our rules in a very significant ific way we are eliminating a lot of the ambiguities out - 1:12:28

there which make it difficult for them to do their jobs so by streamlining the zoning text and taking out the question - 1:12:36

marks that is a help to enforcers but I certainly take your point that you know - 1:12:41

they they cannot be everywhere all at once that that's certainly always the case but this proposal is designed to - 1:12:48

make it easier for them to read respond to and enforce the rules that we're putting on the books well just so you - 1:12:54

know on a practice level in Queens the the the burrow commissioner has issues - 1:12:59

with enforcement and we've brought that I've brought that to the commissioner as have other of my colleagues I want to -
1:13:05

make note of that you know so there's a practicality to it and there's the the you know the proposal itself so and the - 1:13:12
other thing I want to mention as well is that do right now if they go to a residence where there's a complaint and - 1:13:18
they can't get in then they don't then they can't do anything so there has to be a way that we can enable them to - 1:13:26
enter a residence if there's a complaint so I want to know what's going to be done about that thank you I I may not - 1:13:32
be the the best person to answer that question but I do understand the concern and I think that uh we should talk about -
1:13:38

that together between the council Administration think about any of the limitations which make it harder for the - 1:13:44
Department of buildings to do its job because we all support them in their efforts to to get in there I I have a - 1:13:49
lot more questions but I'm going to you know I know a lot of my colleagues want to ask so I'll do second round but thank you
very much uh chair - 1:13:55

thank council member shman we'll come back to you for a second round council member Hanks thank you so much chair Riley
first I want us say um really - 1:14:03

commend the admin uh the commissioner gnik uh the department of City Planning um you have been very accessible um you -
1:14:10

have been out to our individual districts especially in Staten Island so and I hope you continue to do so so I really want to thank
you for that so - 1:14:17

many of the examples that you used are for densely packed urban areas and this - 1:14:24
plan does it take into consideration the more Suburban areas of these communities where NYC Cornerstone stores Life -
1:14:33

Sciences Labs um homebased businesses completely freak out people who live in - 1:14:40
the bedroom community portion who really strongly oppose this and many of us have - 1:14:47

both and so we're trying to understand and and kind of minate through um how - 1:14:54
we unpack or put back in this Pandora's Box which you opened which many people - 1:14:59
didn't know what the rules are in the first place which you very much so added in your um in your presentation they - 1:15:06
don't understand the rules and now we're changing the rules and so it's a complete freak out so what are we doing - 1:15:13
for um the communities that you know it a lot of these changes will adversely at - 1:15:20
least they feel that they will adversely impact these bedroom communities these heavily residential communities like - 1:15:27
Staten Island um that are looking at this and it and some of these rules May - 1:15:32
mean something completely different than it would in a place like Manhattan as opposed to a place along Forest Avenue -
1:15:39
and um did this plan take into consideration that this is a not one-sized fits-all men uh New York City - 1:15:47
anymore yeah absolutely and I I really appreciate the question um and because - 1:15:53
we made different types of we propos to make different type of rule changes in different District types - 1:16:00
around the city um it inherently is recognizing what you're describing council member the the differences in - 1:16:08
neighborhoods all around New York City of the things that you know we are talking about as the 18 proposals um - 1:16:16
some of them would not be applicable on Staten Island as a practical matter at - 1:16:21
all um and some of them would be you the example that you decided on corner stores or other um or reducing conflicts -
1:16:28
on auto repair or Carter design rules or creating a process for some of these uh - 1:16:35
sort of new businesses to exist they they would be applicable um but we we - 1:16:40
recognize that this is a big city and it is a Citywide proposal now as it turns out