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INDUSTRIAL BUSINESS ZONE (IBZ) BOUNDARY COMMISSION

-----x

PUBLIC HEARING

RE: Proposed Modifications to the Industrial
Business Zone Boundaries (IBZs) & Establishment
of an IBZ within the Neighborhood of Woodside
in the Borough of Queens.

-----x

110 William Street
Conference Room 4A/B
New York, New York

September 13, 2013
10:05 A.M.

B E F O R E:

DONALD GIAMPIETRO,
Asst. Commissioner - Business
Development Division, NYC Small
Business Services,
The Chair

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A P P E A R A N C E S:
BOUNDARY COMMISSION STAFF

Miquela Crator
Kathryn McShane

ALSO PRESENT:

The Public

Stephanie J. Valder,
Stenographer

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INDEX OF SPEAKERS

<u>SPEAKER</u>	<u>PAGE</u>
Theodore Renz	
Community Board Five.....	06
Cody Reiter	
Council Member Van Bramer.....	11

1
2
3
4
5
6
7
8
9
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P R O C E E D I N G S

THE CHAIR: Good morning.
Can everyone hear me?

A VOICE: Yes.

(Laughter.)

THE CHAIR: Thank you all for
coming this morning.

The hearing will come to order.

This hearing is on the proposed on
the proposed -- on the proposed establishment of
Industrial Business Zones, or IBZ actually, one
specifically within the Woodside neighborhood in
the Borough of Queens.

It was called by the Mayor of the
City of New York and the Industrial Business Zone
Boundary Commission pursuant to Title 22, Section
625 of the New York City Administrative Code and
pursuant to a public notice published in The City
Record on September 5th, 2013.

My name is Donald Giampietro, and
I am the Assistant Commissioner at the New York
City Department of Small Businesses and have been
designated to preside at this hearing.

The mission of this Commission is

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2 to preserve industrial and manufacturing jobs in
3 the City of New York. There are thousands of jobs
4 in the manufacturing and industrial-related sectors
5 that contribute so much to this New York City
6 economy.

7 The Boundary Commission was
8 convened initially in June 2012 in the cycle, in
9 order to consider proposals to modify and add to
10 the existing IBZ boundaries.

11 A public hearing and comment
12 period followed this initial meeting ending in July
13 2012. One comment received during that public
14 comment period called for the addition of an IBZ in
15 the Woodside area of Queens.

16 The hearing is convened today to
17 review the recommendation for that Woodside IBZ.

18 Members of the public wishing to
19 provide comment -- three-minute comment have three
20 minutes of speaking time. Please speak in to the
21 microphones clearly, and state your name and
22 organization or company.

23 Additional comments may be
24 submitted as hard copy at this public hearing or by
25 e-mail to Industrial at NYCEDC, dot, com. To be

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2 considered, recommendations must be received by
3 12 p.m. today. All comments will be available to
4 the public.

5 Thank you.

6 MR. RENZ: Yes.

7 Good -- good morning.

8 My name is Theodore Renz and I'm
9 here representing Community Board Five, because I
10 chair their Industrial Committee, find out how
11 you're doing. I have know, at least for years,
12 Miguela.

13 I want to thank the Boundary
14 Commission and particularly Miguela Craytor for her
15 hard work in trying to preserve manufacturing.

16 I'm here, not talking about
17 Woodside. I'm here -- I was asked -- as you know,
18 Ridgewood, we have requested, per SOMA, to be
19 included in the IBZ Program.

20 And we initially made this request
21 in 2006 when you initially met. And we were not
22 installed at that time.

23 And then, in 2012, when the next
24 round of discussions came about, we again inquired,
25 and -- and again put our names into the hopper, so

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to speak. And at this point, it -- it doesn't look like we're going to be recommended again.

I'd like to -- the Community Board did hold a public hearing in July and actually created a big buzz about industrial development or lack of it, or a retention in the -- in the Ridgewood community. And ten people came out and spoke at the public hearing at that time.

A few were against it, but most were in favor of it.

In reviewing the recommendations, I -- I just want to make clear that maybe it wasn't made clear that we are not looking for any new IBZ designation in SOMA. We want it to be included as an addition to the existing boundary IBZ that you have in Maspeth, which already has a foothold in Ridgewood.

If you look at the Maspeth map, probably ten to twenty percent of the area is holding in Ridgewood -- north Ridgewood. And by hooking up with the Maspeth IBZ, we would have a bona fide organization that could give us the support and capacity that the Ridgewood Local Development Corporation, which is the economic

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development group along with the Myrtle Avenue Business Improvement District in the Ridgewood area in Glendale, to help facilitate us to bring manufacturing -- sustained and retained manufacturing in our community.

As I mentioned, it created sort of a buzz word. We had gotten a couple of inquiries of some in the industry that do want to move to SOMA and we're trying to find locations. And of course, we've been unsuccessful in finding their needs. But there is now an interest, we believe still, in our manufacturing district.

At the very least if you do not include us, perhaps the name of that present IBZ should be changed to Maspeth's Ridgewood IBZ -- just a suggestion -- since Ridgewood already has a foothold in the -- in the existing IBZ.

And should you decide to bring us into the hopper, the map that I received, it seems that there was a little tweaking of removing it looked like what are existing houses in -- wholly within the M1 - 4 District on Irving Avenue between Cooper Avenue and Decatur Street. And it becomes Cooper Street when it crosses the line in Brooklyn.

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Those houses pre-existed, you know, zoning when it was changed in the '60's. And in fact, most of the housing that was renovated is probably illegal, because it was empty for more than two years.

Obviously, we're not going to recommend moving people out of their homes. But if you do include us, that should be brought back into the future. So --

And actually, I just found out yesterday that three properties in SOMA were sold to some developers in Brooklyn. One of them is Boro Kitchen. It's on -- it's on Cooper Avenue between Irving Avenue, and -- and Wyckoff Avenue. I forget the exact address right now. It was sold for 4.5 million.

And I talked to the owner actually late yesterday. He said -- I said what is he going to do? He says, well, he wants to build -- add a second story and maybe to bring in niche manufacturing, maybe he wants to bring in artist work stations. He doesn't know.

And another building was sold in Brooklyn and he plans to combine the structures.

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So there is interest, I believe so, in SOMA.

And I just want to, you know, reiterate the Community Board's point of view, because that's whose had I'm wearing right now, that we still want to be considered. And if any way you can get us in, please do.

And as I've said, we are not looking for a new IBZ. We have an existing IBZ that's funded by the City of New York, that provides service. We are already working between Jean Tanler (phonetic) very closely. And we have a working relationship. And we'd like to continue that with the added carrot and stick of having an IBZ.

Thank you.

THE CHAIR: Thank you.

MR. RENZ: Now, my is Internet down. I 'm not going to give you a written of this report. Is what I give suffices?

MS. CRAYTOR: Uh-huh.

MR. RENZ: Okay.

Thank you.

MS. CRAYTOR: Thank you.

THE CHAIR: Thank you.

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MR. RENZ: Goodbye -- goodbye.

MS. CRAYTOR: Bye.

MR. RENZ: Good luck and
congratulations.

MS. CRAYTOR: Take care.

MR. RENZ: Nice to see you again.
Take care.

CHAIRMAN GIAMPIETRO: Nice to see
you as well.

Thank you.

MR. RENZ: Bye.

MS. CRAYTOR: Bye.

Take care.

MR. RENZ: Bye.

MS. McSHANE: Thanks.

MR. RENZ: Take care.

Thanks.

(Laughter.)

MR. REITER: I don't have
testimony up here. I'm from Council Member
Van Bramer's office. He represents Woodside.

I don't know if you guys are able
to speak generally about the boundaries and kind of
the motivation behind the --

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MS. CRAYTOR: Can we go and close the meeting temporarily?

THE CHAIR: We will close the meeting temporarily.

(Whereupon, a recess was taken at 10:13 a.m. and the hearing continued at 11:37 a.m.)

THE CHAIR: Good morning.

We are resuming the public hearing on the Woodside section of Queens, regarding discussion pertaining to the IBZ Boundary.

Please state your name, organization you represent, for the record.

Thank you.

MR. REITER: My name is Cody Reiter. I'm here testifying on behalf of Council member Jimmy Van Bramer, who represents Woodside.

I want to point out a small technicality. Currently, the southern boundary along 38th Avenue extends in to the LIRR tracks. It includes a portion that is zoned R4 - 1, south of 38th Avenue and east of 55th Street. And I just wanted to make the -- the Commissioner aware of it.

And the Council Member is in support of the IBZ.

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Thank you.

THE CHAIR: Thank you very much.
Anything else?

MR. REITER: That's all.

(Whereupon, a recess was taken at
11:38 a.m. and the hearing continued at 12:00 p.m.)

THE CHAIR: And we're going to
resume the meeting.

Hello.

We're going to resume the meeting
to formally close the meeting. So it is 12, noon,
September 13th, 201. And we are formally closing
the Industrial Business Zone Boundary Commission
public hearing for Woodside, Queens IBZ.

Thank you.

(At 12:00 p.m., the proceedings
were concluded.)

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STATE OF NEW YORK)
SS.
COUNTY OF SUFFOLK)

I, STEPHANIE J. VALDER, a Shorthand
(Stenotype) Reporter and Notary Public within and
for the State of New York, do hereby certify that
the foregoing pages 1 through 14, taken at the time
and place aforesaid, is a true and correct
transcription of my shorthand notes.

IN WITNESS WHEREOF, I have
hereunto set my name this 16th day of September,
2013.

STEPHANIE J. VALDER