

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

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June 14, 2016
Start: 10:07 a.m.
Recess: 1:00 p.m.

HELD AT: 250 Broadway - Committee Rm.
14th Fl

B E F O R E: DONOVAN J. RICHARDS
Chairperson

COUNCIL MEMBERS: Daniel R. Garodnick
Jumaane D. Williams
Antonio Reynoso
Ritchie J. Torres
Vincent J. Gentile
Ruben Wills

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

Toby Moskovits, Developer
Heritage Equity Partners

Raymond Levin, Legal Counsel
Law Firm of Slater Beckerman

Anne-Sophie Hall, Architect
Gensler Grimshaw Architects

Jeremiah Kane
Architect, NYC

Winston Von Engel, Director
Department of City Planning, Brooklyn Office

Anna Slatinsky, Deputy Director
Office at City Planning, Brooklyn Office

Alex Summer, Team Leader
Office at City Planning, Brooklyn Office

Adam Friedman, Director
Pratt Center

Armando Chapelliquen
Association for Neighborhood & Housing Development

Leah Archibald, Executive Director
Evergreen

Geraldine Johnson, Security Officer
Member 32BJ SEIU

Rick Russo, Senior VP & CEO
Brooklyn Chamber of Commerce
Appearing for: Carlo A. Scissura
President & CEO, Brooklyn Chamber of Commerce

Rich Mazur, Executive Director
North Brooklyn Development Corporation

William Harvey, Artist, Musician and Designer
North Brooklyn Resident

2 [sound check, pause]

3 [gavel]

4 SERGEANT-AT-ARMS: Quiet, please.

5 CHAIRPERSON RICHARDS: All righty. Good
6 morning, everyone. I'm Donovan Richards, Chair of
7 the Subcommittee on Zoning and Franchises. Today, we
8 are joined by Council Member Vincent Gentile, Council
9 Member Antonio Reynoso, Council Member Dan Garodnick,
10 and someone who needs to be on this committee because
11 she is always here, Council Member Chin. I am also
12 joined by Council Member Steven Levin. We have two
13 items for our consideration today. We will be voting
14 on modifications to Land Use Item No. 361, the Water
15 Street POPS upgrades, and we will be holding a
16 hearing on three related items, Land Use Nos. 398,399
17 and 400, 25 Kent Avenue. We will first be voting on
18 modifications to Land Use Item No. 361 the POPS
19 streets upgrades. We will also be voting on
20 modifications to Land Use--oh, sorry. Actually,
21 that's a duplicate there. While this--this item is
22 in Lower Manhattan in Council Member Chin's district,
23 this proposal developed by the Alliance for Downtown
24 New York, Department of City Planning and EDC will
25 have facilitated the development of a new primarily

2 commercial space in the public arcades along Water
3 Street. The committee heard many comments during the
4 public hearing, and received extensive testimony and
5 as a resident of Water Street, I know Council Member
6 Chin took this input and feedback to heart. As a
7 result of her work we have a modified text amendment
8 in front of us, which is significantly improved.

9 Briefly, the subcommittee is recommending IT

10 modifications. Let's start with the first one for

11 arcades which add more than 7,500 square feet of

12 retail, the largest arcades along Water Street, the

13 Council will be modifying the proposal to require a

14 full ULURP to ensure appropriate oversight in--in

15 public review. Secondly, the subcommittee is also

16 recommending that banks and drug stores be restricted

17 along Water Street to 30 feet and 50 feet of frontage

18 respectively to ensure a mix of retail is provided

19 along Water Street. Three, for any program in these

20 public spaces, notification will be required to be

21 provided to the community board, borough president

22 and counsel 30 days in advance. Four, a series of

23 technical changes will ensure visual transparency,

24 proper lighting in public spaces. Five, the changes

25 also contain enforcement enhancements such as

2 restoring the compliance reporting provisions.

3 Furthermore, the Downtown Alliance has committed to

4 developing funding and implementing three years of

5 free community-oriented programming to enliven public

6 spaces within the Water Street Sub-district starting

7 this summer, and we'll work with Council Member Chin

8 to solicit content and programming ideas. To help

9 ensure that public spaces comply with the rules under

10 which they were built, the Downtown Alliance will

11 also conduct Annual Public Space Compliance surveys

12 within the Water Street sub-district. I want to

13 congratulate Council Member Chin and her staff on a

14 lot of hard work, and for sticking to her principles

15 and to thank than the Downtown Alliance, Department

16 of City Planning and EDC for working together to come

17 up with a significantly improved proposal. I will

18 now turn it over to Council Member Chin to make her

19 statement on this issue, and I want to congratulate

20 you once again on your hard work, and I congratulate

21 you.

22 COUNCIL MEMBER CHIN: Thank you. Good

23 morning. Today marks the first of three Council

24 votes on the Water Street Text Amendment, a proposal

25 that is a result of years of efforts and studies on

the part of the applicants. Alliance for Downtown New York, Department of City Planning, and New York City EDC. The goal of the proposal are laudable, to improve the pedestrian experience of the Water Street Corridor, to improve the public spaces in plazas, in arcades, and to promote badly needed neighborhood retail and innovative indoor public spaces. The process of reviewing this proposal has been significant, and has ignited a larger discussion around the nearly 500 Privately Owned Public Spaces or POPS in our city. I thank the Land Use Committee for scheduling and oversight hearing on this matter. I extend my thanks to members of Community Board 1. Some of you are here today, the Manhattan Borough President, City Planning Commission and my colleagues at the City Council especially Chair Donovan and also Land Use Chair Greenfield, and every member of the public who engaged with the review of this proposal. I heard you clearly and sought to make this proposal stronger in terms of community input, sensible ground rules and long-term oversight. The modified proposal seeks to strike a balance of community input and public oversight with regards to the infill our arcades while providing flexibility to achieve the

desired goal of improved public space, neighborhood retail, and pedestrian experience. The most significant changes to the proposal include increased level of community review in the unique spaces on Water Street. No action will be taken on Water Street without the community board, Borough President and City Council knowing about. This includes events as well as any potential changes to arcades and plazas. A new special permit will be required for in-fills larger than 7,500 square feet.

Authorizations and certifications for smaller spaces now have required community board, borough president and City Council referral to ensure that no project will be able to move forward without robust dialogue. With required compliance reporting and commitment to study and monitor the progress of changes on Water Street, we will have the data we need to help the city and community monitor and enforce quality in these new spaces. With this proposal the future of Water Street is vital than ever before. None of the proposed changes will happen right away. The process of investing in and making Water Street a destination for local residents and visitors alike will only happen through increased partnership between the

2 community, the city and local organizations dedicated
3 to promoting a vibrant space that is worth of this
4 district and residents. In conclusion, I would like
5 to thank the applicants for their careful
6 consideration of my concerns regarding this proposal
7 and for working diligently to assess them. I look
8 forward to seeing the same dedication applied to each
9 and every one of the proposed changes on Water
10 Street. I would like to also thank Roxanne Early, my
11 Land Use Director and staff members of the Council
12 Land Use Division, Raju Mann, Julie Rubin, Dylan
13 Casey and Chris Rice for their diligence and careful
14 review of every line of the text in this proposal,
15 and their thoughtful insight into modifications that
16 would crate something that is truly enhanced our
17 community. On that note, I really urge my colleagues
18 to vote in support of the modification of the
19 proposed text amendment. Thank you.

20 CHAIRPERSON RICHARDS: Thank you, Council
21 Member Chin and congratulations once again. Any
22 questions from members of the committee? All right,
23 seeing none, I will now call a vote to approve this
24 application with modifications. Counsel, call the
25 roll.

2 LEGAL COUNSEL: Chair Richards.

3 CHAIRPERSON RICHARDS: I vote aye.

4 LEGAL COUNSEL: Council Member Gentile.

5 COUNCIL MEMBER GENTILE: Aye.

6 LEGAL COUNSEL: Council Member Garodnick.

7 COUNCIL MEMBER GARODNICK: Aye.

8 LEGAL COUNSEL: Council Member Reynoso.

9 COUNCIL MEMBER REYNOSO: Aye.

10 LEGAL COUNSEL: By a vote of 4 votes in
11 the affirmative, 0 in the negative and 0 abstentions,
12 LU 361 is approved with modifications and referred to
13 the full Land Use Committee.

14 [background comments, pause]

15 CHAIRPERSON RICHARDS: All right, moving
16 on. I will now open the public hearing for Land Use
17 Items No. 398, 399 and 400, an application for a text
18 amendment to establish a new special permit in the
19 Kent--at--in the Kent Avenue Industrial Business
20 Incentive area, a special permit to modify the
21 permit--permitted floor area and public plaza
22 regulations, and a special permit to modify the off-
23 street parking requirements. Approval of this
24 application would allow for the development of a new
25 380,000 square foot building with a mix of

2 manufacturing and commercial uses. This item is in
3 Council Member Levin's district, and I will now ask
4 Council member Levin to make a statement.

5 COUNCIL MEMBER LEVIN: Thank you very
6 much, Mr. Chair. I'll keep my remarks brief, but I
7 do want to thank everybody that's been working on
8 this project for quite some time. I want to thank
9 the developers Heritage Equities and Department of
10 City Planning for engaging with the community,
11 engaging with our office as well as industrial
12 advocates. You know, we have an opportunity I
13 believe to--to have a new and innovative model that--
14 for New York City that has yet to exist. We are
15 taking our role here at the Council seriously, and
16 we're looking at the proposal recommendations from
17 the Community Board, the Borough President, the City
18 Planning Commission, and--and taking all that under
19 advisement. And we look forward to having a--a
20 robust hearing today to talk through a lot of the
21 issues. I think that there are still some issues
22 that to be sorted out here, but--but it's--this is an
23 exciting project to be considering in terms of what
24 it means for New York City to have new manufacturing
25 space to be created in IBZ that has largely been

2 decimated in terms of its manufacturing opportunities
3 and that--that translates to--to good manufacturing
4 jobs lost over the last couple of decades, and it--it
5 actually has highlighted some of the limitations that
6 we have seen within the IBZ structure. If any of you
7 guys are--are out in the community, you'll know that
8 this area has now become largely a night life and
9 hotel district. And--and that's not acceptable to us
10 here at the City Council, and we want to see that--
11 that our communities and manufacturing jobs that
12 exist in our communities are maintained and where at
13 all possible we can expand those. So with that, I'll
14 turn it back over to my chair. Thanks.

15 CHAIRPERSON RICHARDS: Thank you, Mr.
16 Council Member Levin. All right, we're going to call
17 the first panel up, Jeremiah Cane, 25 Kent; Toby Mos-
18 -Moscot--Moskovits, okay. That handwriting.
19 Heritage, 125 Kent. I believe this is Raymond Lee
20 Levin at Kent and Anne-Sophie Hall. Yes. [background
21 comments, pause]

22 TOBY MOSKOVITS: Is it on?

23 SERGEANT-AT-ARMS: [off mic] Yes.

24 TOBY MOSKOVITS: Push that?

2 CHAIRPERSON RICHARDS: Yes you may.

3 [bell]

4 TOBY MOSKOVITS: Thank you.

5 CHAIRPERSON RICHARDS: Please state your
6 name and the organization you're representative on--
7 on the record and I'll ask everybody who speaks to do
8 the same.

9 TOBY MOSKOVITS: Okay.

10 CHAIRPERSON RICHARDS: You may begin.

11 TOBY MOSKOVITS: I'm Toby Moskovits of
12 Heritage Equity Partners, a developer for 25 Kent
13 Avenue. Good morning. My name is Toby Moskovits.
14 I'm a third generation Williamsburg based
15 entrepreneur and the CEO of Heritage Equity Partners.
16 I'm joined today by my partner in this venture
17 Jeremiah Cane, who's sitting right over there. To
18 our recent partners and our Land Use Counsel Ray
19 Levin an architect and so he will--from Gansler who
20 is also a Williamsburg resident, and you'll hear from
21 them in a few minutes. In an era of historic firsts,
22 I am about to present to you a transformational
23 project that also offers some firsts of its own. 25
24 Kent is the first privately financed speculative
25 commercial building to be built in Brooklyn in

decades. It's truly the first mixed-use development that creates a substantial amount of industrial space without a public subsidy or designated tenants. And to my knowledge, it's the first time that a company owned by a woman is asking the New York City Council's support to develop the commercial property in Brooklyn. When my grandfather opened his business on the Williamsburg Waterfront, the factory, in the 1970s, he would have never imagined that I'd be sitting here today seeking approval for a project that will continue his legacy of entrepreneurship job creation and investment in our beloved neighborhood. 25 Kent offers my generation the opportunity to continue that tradition. The transformative nature of our project can't be overstated. It's the first building to be built by the private sector specifically geared to the innovators of this generation. Creative industries, media companies and makers all propelled by new technologies will collaborate in the same building, a building that offers new paradigms to the new economy. These are the sectors that are fueling New York City's economic resurgence, creating good paying jobs for the diversified workforce with a broad range of skills.

1 People with advanced degrees and some who have never
2 finished high school will find a job and access to
3 the middle-class at 25 Kent Avenue. Jobs in the
4 targeted sectors typically pay 30 to 40% on average
5 higher than jobs in other growing sectors in New York
6 and create upward mobility for--for the workers. And
7 we already have begun the process of ensuring that
8 these jobs are available to all communities of
9 Brooklyn and New York. These are all worthy goals,
10 but as is often the case, the worthier the goal, the
11 riskier the venture. There's a reason that despite
12 the best intentions of the IBZ rezoning of a decade
13 ago, not a single square foot of industrial space has
14 been built. Quite the opposite. It has occurred, as
15 Councilman Levin alluded to. It seems illogical
16 especially for an investor in a risk average industry
17 such as real estate to undertake a project of this
18 nature. And that's probably it has never been done
19 before. This fact was pointed out in the recently
20 issued Engines of Opportunity Report where on page 19
21 the New York City Council highlighted a compelling
22 case study of the very area that we're discussing
23 now. The Council was not alone in issuing its call
24 to action. Mayor de Blasio, our great Assemblyman
25

2 Joe Lentol and other public officials, civic leaders
3 and business advocates have all challenged New York's
4 real estate community to invest in the city's
5 economic wellbeing through the development of
6 buildings like 25 Kent Avenue. I hope that after
7 hearing the specifics of our proposed action as well
8 as the details of the spectacular design you'll offer
9 your support for this undertaking. Ray Levin is now
10 going to walk you through the action and he'll be
11 followed by Anne Sophie-Hall, who will explain a
12 little bit more about the design and the
13 technicalities of building and the space.

14 RAYMOND LEVIN: Good morning. My name is
15 Raymond Levin. I'm the counsel at the Law Firm of
16 Slater& Beckerman. We're counsel to the applicant
17 for the text change and special permits that you are
18 considering this morning. The text change that's
19 proposed creates two special permits. The special
20 permits are available in industrial business
21 incentive areas of which 25 Kent Avenue is the first
22 proposed to be mapped, and the text has the following
23 features that the Special permit would impose:
24 Mandatory creation and maintenance of industrial
25 space, light industrial space; height limit, which

1 currently do not exist. Potential for open space,
2 which the current project is proposing to do, and
3 arriving streetscape, and all this is done without
4 any additional density and no change in the
5 underlying zoning district. The history here, as the
6 council member alluded to, more than a decade ago
7 industrial business zones were created, including the
8 Williamsburg-Greenpoint Industrial Business Zone.
9 Developments in this particular IBZ have consisted of
10 mainly new hotels and night clubs, self-storage and
11 other non-manufacturing uses. Other can debate
12 whether those developments have merit [bell] or not,
13 but one thing is crystal clear that in the
14 Greenpoint, Williamsburg IBZ not a single square foot
15 of new privately financed manufacturing space has
16 been created. The actions that--that we're
17 requesting the--the Zoning Text Amendment, which I
18 have mentioned, created two special permits. One
19 allows a use change from community facility space to
20 commercial and industrial space and a second special
21 permit allows the reduction in the number of loading
22 docks and off-street parking requirements. In
23 addition, this project is agreeing to limit the
24 height of the building to 135 feet, and build and
25

2 maintain over a quarter acre of public space. In--in
3 taking advantage of the special permit, 29% of the
4 converted space, space that would have been used for
5 a community facility will be set aside for light
6 industrial use for the life of the project, and you
7 can see on this chart how that works out. This is a
8 relatively straightforward and modest proposal
9 although unique. It doesn't change the underlying
10 floor area ratio for--for this property. The special
11 permit in addition to requiring the light industrial
12 space and creating significantly more commercial
13 office space for the sector of the economy that is
14 currently growing the fastest, created a high limit
15 where there was none, open space where there was
16 none, employment where there is none. It also
17 creates the opportunity for a significant increase
18 in--in revenues to the city, and with that, I will
19 pass it on to the next speaker. Thank you very much.

20 SOPHIE HALL: Good morning and I'm Sophie
21 Hall. I'm with Gensler, the architect who has been
22 working on the project. I've been working on the
23 project since day one, and I also happen to be a
24 resident of the neighborhood. I've been living in
25 Williamsburg for 17 years. About the urban complex.

2 So, obviously the--the site is creating--is providing
3 an amazing opportunity to connect to the future and
4 the plans in Bushwick Inlet Park and the project is
5 providing a throughway and east/west connection at
6 ground level to provide the pedestrian connection.

7 More than--[pause]--in addition to this east/west
8 connection that's--we actually refer to 12-1/2

9 streets. The project was always planned at--at

10 ground level to be really porous to the urban fabric
11 and to the neighborhood. 12-1/2 streets is twice

12 connection from the neighborhood to the--in that

13 Bushwick Inlet Park, but also is there to create--to

14 link the two plazas that were created and--and

15 planned at each end of the--of the project of the

16 building kind of like book knocks and book ends to--

17 to engage with the community. In addition--in

18 addition to the east/west connection and to the plaza

19 to meet the throughway, and through the passage ways,

20 has been provided linking the--the two lobbies.

21 Again, trying to engage with the community at the

22 house of the project. The open space or including

23 two plazas we were just mentioning, this is a view of

24 one of the plazas. The two plazas are--you know,

25 provide up to 1,400 a 1,000 square feet of open

1 space, and in addition of--with the throughways and
2 the east/west connection and the midblock passage--
3 passages and additional 12,000 square feet of
4 pedestrian area weaving its way through the project
5 at ground level. The plaza or the plazas are planted
6 with about 12--12 trees, 3,200--200 square feet of
7 perennials and evergreens, and about 650 square feet
8 of fixed seating and more of our seating. The--the
9 open space at ground level are really planned and
10 designed to become a vibrant public space lined with
11 activated retail, cafes and shaded seating and this
12 is a view of what, you know, it will become. The--
13 the plan has been really to--to line all the--the--
14 the public area and the open space with activated
15 spaces. The design vision for the building itself,
16 the building was always designed to be contextual--
17 contextual to the neighborhood. The massing of the
18 building and the design of the facades are meant to
19 really recall the industrial heritage of the--of the
20 neighborhood whether it's materiality. And while
21 also addressing the needs of the future tenants with,
22 you know, increasing demand for access to daylight
23 and for obviously for an open workspace environment.
24 Back to the ground level. The--the massing of the
25

2 building has been, you know, crested to increase to--
3 for those two bars that were created--creating the--
4 the massing of the building to slide to really
5 increase the--the access to daylight for the internal
6 facades, and also to immediately integrate the--the
7 open plaza at both ends of the building. A view here
8 on the screen of 12-1/2 Street, but also revealing
9 the--a very specific feature of the--of the building,
10 which is we call it the link overlooking 12-1/2
11 Street. The link is this laced connector between the
12 two bars. This piece and this feature has been
13 planned to be collaboration space for the--for the
14 office space or--or floor plates. But also a between
15 (sic) for all tenants. Obviously, the--the intention
16 is for it be highly transparent, and again
17 overlooking the public space. The--the link, this
18 piece is also providing additional flexibility and
19 also an array of sizes for the floor plates to
20 accommodate the demand for, you know, modular floor
21 plate sizes for the future tenants to accommodate
22 also the growth through the life cycle of their
23 developments from this stage to maturity. A view
24 here of the second floor that has been planned to be-
25 -to house the light industrial space, and needless to

2 say that it's been planned with a lot of thought
3 with--to accommodate the requirements of the future
4 tenants. Between, you know, pre-pre-marketing and
5 outreach to tenants from the--from the developer and
6 the clients to the work that's again to have done in
7 the past with team and attendants. There's been a
8 lot of features, and attributes that have been
9 integrated to really respond to--to the tenants'
10 needs. That's specific light industrial uses in a
11 way that those tenants would not find in either a
12 virtual fit--a retrofitted building or a conversion
13 on those scale of construction. Just to cite a few--
14 a few of the--the attributes obviously the--the--the
15 tall floor to ceiling height, 16th floor that's 16
16 feet. Sorry. Floor to--floor to floor heights, the--
17 obviously open space and the--the structural grid has
18 been, you know, stretched out to--to accommodate for
19 30 feet columns of concrete, maximizing the open
20 space. Other features like obviously access to--
21 access to the freight elevators and the--obviously a
22 specification for those elevators. Also the
23 provision for knockout slab on the third floor in
24 case the tenant needs to--to use and--and integrate
25 equipment that has increased height. Obviously, also

2 accommodation for increased ventilation, and
3 electrical loads. There's an earmarked additional
4 utility vault that has been planned in case increased
5 capacity is needed. A view here of the--actually,
6 before I--I move to this, just to conclude on this,
7 and this is kind of a--my--my additional personal
8 thoughts and--and belief that really the--this--this
9 project is actually you are presenting in many ways
10 mixed-use developments, and I truly believe that the--
11 the mixed-use environment of the project will really
12 nurture and provide additional incentives to the--to
13 a light manufactured--manufacturing tenants. Between
14 the open space to the retail and--and, you know,
15 commercial ground floor, the--the location of the
16 light industrial tenants on the second floor, and the
17 commercial space above, all that environment really
18 creates tremendous support for cross pollination and--
19 and--and B2B (sic) collaboration. Review of the--of
20 the office space, I mean obviously, you know, the
21 trend is really for open space, open work space, and
22 that has been really planned by locating the calls
23 and again, this linked featured in the center to
24 really accommodate flexibility and more variety for
25 the--for the tenants. Obviously, also incredible

2 access to daylight and--and optimization of that as
3 well as, you know, a gold--the LEED Gold Standards
4 and System Reviewing (sic) features that, you know,
5 are all going to be incredibly important for the
6 tenants and also simply for the--for the development.
7 Just to--to name a few features that's, you know, are
8 all going to be incredibly important for the tenants
9 and also simply for the--for the development. Just
10 to--to name a few features obviously low view
11 materials are, you know, low and the lights automatic
12 switches, low water consumption consuming fixtures--
13 for plumbing fixtures and, you know, planning to
14 address water retention on the sites. And I think
15 that's really it for the main features.

16 CHAIRPERSON RICHARDS: Well, thank you so
17 much, and thank you Ms. Moskovits. Okay, did we
18 finish?

19 TOBY MOSKOVITS: Not yet.

20 CHAIRPERSON RICHARDS: Okay, go ahead.

21 TOBY MOSKOVITS: It's self-explanatory.

22 We have--we--we assembled a great time. You know, we
23 started the design with HWK and their local
24 architects are from the One PS for MOMA Architect of
25 the Year Award in 2012, and then we brought in

2 Gensler based on their experience and usability and
3 really making the space fit the various tenanting
4 needs and, you know, of course getting the design is,
5 you know, we have a lot of local knowledge. They've
6 been a developer and an owner of commercial space
7 around the country a family-owned business and, you
8 know, very knowledgeable and respectful of the
9 community and the community's needs.

10 CHAIRPERSON RICHARDS: Thank you and I
11 want to thank you and your team for your
12 thoughtfulness around developing this particular
13 property and, you know, we have some questions and I
14 know I'm not going to go into too many because
15 Council Member Levin is here, and I know he's going
16 to have questions as well. So I just wanted to get
17 into--so you said commercial/retail space. Can you
18 go through the square footage that you're thinking of
19 using for the industrial space compared to the
20 commercial and retail space?

21 TOBY MOSKOVITS: So you can see by the
22 slide here that--so essentially the, you know, the
23 [off mic] following square footage here, you know,
24 from a--from a business perspective we're

2 anticipating--[on mic] we're anticipating the ground
3 floor--

4 CHAIRPERSON RICHARDS: [interposing] Uh-
5 huh.

6 TOBY MOSKOVITS: --which you know, this
7 just goes a foot(sic). The ground floor, which is
8 about--it's about 40,000 square feet, and as you see
9 over here it looks like two separate buildings but it
10 really connects as you go further up. It would be
11 dedicated to retail, and the balance of the building
12 would be a combination of the--the office use and the
13 light manufacturing use.

14 CHAIRPERSON RICHARDS: Okay. So how much
15 for the right manufacturing?

16 RAYMOND LEVIN: It's about 64,000 square
17 feet.

18 CHAIRPERSON RICHARDS: The total square
19 footage of the building is?

20 RAYMOND LEVIN: It's about 380,000.

21 CHAIRPERSON RICHARDS: Okay, I got you.
22 Allrighty, great, and has there been any discussion of
23 perhaps expanding more space for manufacturing
24 opportunities in the building.

25 TOBY MOSKOVITS: So right--

2 RAYMOND LEVIN: [interposing] Yeah, there
3 has been--

4 TOBY MOSKOVITS: I'm sorry. You want to
5 respond?

6 RAYMOND LEVIN: Well, of the--there's has
7 been a lot of testimony about that.

8 TOBY MOSKOVITS: Basically the, you know,
9 amount--I'll repeat again--there hasn't been any
10 light manufacturing space put online. It's very, very
11 difficult to finance. It's very risky overall to
12 build spec office space. You know, this is--you
13 know, we've sort of pushed to the--the--the maximum
14 that we can sustain in our--in our building, which
15 has been described by many including City Planning as
16 sort of a test case. It's not clear to me that
17 others will even be able to achieve this level. It's
18 essentially 29% of all of the repurposed space. It's
19 29% of--of that former community facility, and
20 that's--

21 [background comments, pause]

22 RAYMOND LEVIN: Yeah, I mean that
23 inventory is exactly right. The--the number that
24 where we've--where we've ended up I believe
25 represents essentially the maximum amount that we

2 could in this project and still keep it economically
3 feasible for a--a project that is--is really
4 unprecedented and--and hasn't been done, and that's
5 largely because of the risk profile for this
6 speculative type of office development. It's not
7 like a residential project or something like that
8 where the--the market is certain. This is a-- a
9 different borough and office building. (sic)

10 CHAIRPERSON RICHARDS: Well, part of that
11 also has to do with the other use groups that have
12 been allowed to really get manufacturing areas. So,
13 you know, when we hear people say speculative things
14 may not happen or it's heard to finance, we just see
15 part of the problem was policy in the past that
16 certainly disabled manufacturing from succeeding in
17 New York City. Perhaps we lost a lot of that. So
18 we--we obviously are moving towards a new direction
19 to make sure correct those use groups that have been
20 allowed in many manufacturing districts, but I just
21 say that to say that we encourage, you know,
22 certainly to have more of a discussion on how much
23 further we can go, and in particular in this
24 particular area. So part of the special permit has
25 to do with eliminating parking. So how are we going

2 to accommodate individuals who are going to work with
3 this facility? How many people do you anticipate
4 working at this particular facility.

5 TOBY MOSKOVITS: So, we so far-

6 RAYMOND LEVIN: [interposing] I can--I
7 can answer that. We are anticipating about 1,500
8 permitted jobs in--in this building when it's fully
9 tenanted and occupied, and we're looking at 275 off-
10 street parking spaces. That number comes about from
11 studying other industrial/commercial areas such as,
12 you know, Dumbo and--and also the analysis that was
13 done for the nominal project. And a lot of the
14 people certainly in the new economy of business come
15 by public transit and--and--and advise me--

16 CHAIRPERSON RICHARDS: So the public
17 transit is going to run to this particular location?

18 RAYMOND LEVIN: Someday the L-Train. No,
19 I'm sorry. The L--the L-Train is six blocks away,
20 and although it may be out of service for 18 months,
21 at some point it will be--it will be back better than
22 ever. And--and bike, we've--we've provided for 150
23 spots for bikes with an area that could increase to
24 300 spaces depending on demand. So I think that the
25 parking regulations in M Zones, and I know there have

2 been a lot of studies going on by City Planning.
3 The--one of the drawbacks is the very high parking
4 requirements, which come from--are generated from a
5 different era. And so what we've done is looked at
6 the actual parking, and loading requirements in areas
7 with a business mix such as what we're proposing, and
8 that's how we came up with that number.

9 CHAIRPERSON RICHARDS: The City Planning
10 is always trying to get rid of our parking, but it's
11 okay. So let's--let's go into plaza space. I'm
12 sorry, you're going to get in trouble. They're going
13 to--they're going to say you were bad today, Donovan.
14 [laughter] So let's get into plaza space just a
15 little bit. So who will be operating this plaza
16 space? Will there be programming going in particular
17 in the plaza space, and can you just go through the
18 square footage of the plaza space again?

19 RAYMOND LEVIN: Well, plaza--there are
20 two plazas on--on either end of the building.
21 They're each about 7,000 square feet. There are for
22 passive congregating. People from the building and
23 surrounding community. They are connected through
24 the building with this what is called 12-1/2 Street,
25 which will lead to Bushwick Inlet Park, which we're

2 all hoping we'll see fully developed, and on the
3 other end they're a block away from the McCarren
4 Park. So it sort of forms this connection both the--
5 the Bushwick Inlet and McCarren have active
6 activities in them. These two plazas are planned as
7 more green space and congregating space for the mix
8 of build--people in building and also the community.
9 So they're--they're--to that extent, they're not
10 programmed with, you know, events. Whether--whether
11 they will be in the future sort of depends on the--on
12 the tenant initiatives. They will be maintained by
13 ownership of the building.

14 CHAIRPERSON RICHARDS: So I would hope
15 you're going to work with the local council members
16 and ensure that the local community also has access
17 to plaza space--

18 RAYMOND LEVIN: [interposing] Certainly.

19 CHAIRPERSON RICHARDS: --and that there
20 is opportunity to link, you know, not only the people
21 in the building, but the local community and that's
22 what--

23 RAYMOND LEVIN: [interposing] That's
24 right.

2 CHAIRPERSON RICHARDS: --you know, we
3 just went through a vote on the arcades in
4 particular, and which that was a very important part
5 of the puzzle in--in passing that particular text
6 amendment. So we would hope to make sure that there
7 is some sort of link between the local--

8 RAYMOND LEVIN: [interposing] Most
9 certainly. It's fully open to the public absolutely.

10 TOBY MOSKOVITS: We have a very close
11 relationship with the--Adam Pearlman (sic) through
12 the Open Space Alliance. We've been very supportive
13 and we've had some discussions with them. So that's
14 the intention.

15 CHAIRPERSON RICHARDS: Okay, let's get
16 into--so you're going to be leasing a lot of the--any
17 particular space out or how do you envision ensuring
18 that local manufacturers in--in--in particular people
19 who have been around in Brooklyn who have been priced
20 out of other areas have an opportunity to actually do
21 manufacturing in your particular building?

22 RAYMOND LEVIN: I mean I detected--I'll
23 answer we have to have 64,000 square feet for light
24 industrial. That's a requirement, and there's going
25 to be notice of that space in--in both recorded

2 documents or anybody who--who comes to that building
3 will know about it. We're--we're going to have
4 notice of that in our leases. So there's a lot of--
5 that's the type of land survey. It's going to be
6 64,000 feet, and it can't be used for anything other
7 than light industrial uses, and then others can talk
8 about it.

9 CHAIRPERSON RICHARDS: That was very
10 technical.

11 RAYMOND LEVIN: That was very technical.

12 CHAIRPERSON RICHARDS: So--so how are we
13 going to ensure.

14 TOBY MOSKOVITS: [interposing] I'll give
15 you the non-technical. Do you want to showing this
16 again?

17 CHAIRPERSON RICHARDS: So they are in
18 particular, you know, not-for-profits I'm sure who do
19 this work everyday. How are we going to ensure that
20 local organizations who have been doing this sort of
21 work in Brooklyn and around the city have an
22 opportunity to make sure that their clientele, these
23 people have an opportunity to work especially local
24 people who like I said, are looking for this
25 particular space, who may not have had the

2 opportunity elsewhere, and what are the rents going
3 to look like? Will this be affordable space for
4 people? So can you speak a little bit to that?

5 RAYMOND LEVIN: I mean I think there's--
6 there's two things. One is the--the point that you I
7 think raised earlier and rather silly was that so
8 much of the pressure on these light industrial users
9 has come from the other uses in these areas? And--
10 and it's not just the night life uses and the
11 [coughs] and hotel uses and things like that, but
12 also from actually other sort of industrial segments
13 that maybe have grown faster like the film and
14 television industry. Things that are excluded by the
15 specific uses. And so the--the one I think real
16 important affordability measure here is those--is
17 indeed those use restrictions. But as far as, you
18 know, working with the various non-profits in the
19 community, and--and collectively making sure that we
20 are both reaching out to these local manufacturers
21 you're referring to, that's a conversation that we
22 certainly look to continue to have going forward.

23 CHAIRPERSON RICHARDS: Okay.

24 ROSE-ELLEN MYERS: And also the--I mean
25 we've done a lot of outreach. We--we have a program

1 running at the local high school of architecture and
2 design where we have them working in our company as
3 interns but also making connections with other
4 companies. Gensler has been very active, and intends
5 to further foster all sort of job training
6 opportunities in the--the future home of the
7 Northside Town Hall, which, you know, we've been
8 active in, and Jeremiah, Raymond's son, has gotten
9 involved in as well, you know, with the goal of
10 really creating spaces where in the visuals within
11 the community can come to access job opportunities,
12 and access job training.

14 CHAIRPERSON RICHARDS: So who will be
15 operating this space? Will you be working with
16 industrial business service providers? Have you
17 reached out to them? Has there been any discussions
18 with people--individual proprietors who do this on a
19 day-to-day basis to ensure that this particular, you
20 know, portion being that, you know, like as you said,
21 you know, this is a risk, right? So we want to make
22 sure this is a--a successful model moving forward. So
23 are you working with and in particular with providers
24 or individuals who have the expertise so that we can

2 make sure the space is used efficiently, and--and we
3 can get, you know, the best usage out of it.

4 TOBY MOSKOVITS: So, you know, just to
5 echo--echo Ray's comments, you know, our intention
6 and, you know, from a business perspective we want
7 the space filled. But what I would describe right
8 now is we're in an information gathering mode. We've
9 had a number of discussions for example with
10 Manufacture NYC. That's a group out the Liberty View
11 Building. They're the for-profit and non-profit
12 model bringing technology into manufacturing. There
13 are others that we've had some discussions with.
14 We've had a number of meetings with Evergreen. We're
15 in an information gathering mode, and the goal is to
16 figure out it's a very large space. It's over 60,000
17 square feet. There may be different relationships
18 in various parts of the spaces to accommodate the
19 greatest diversity of tenants and bringing the
20 greatest level of opportunity.

21 CHAIRPERSON RICHARDS: All right. So I
22 just want to focus on the--

23 TOBY MOSKOVITS: [interposing] We've had
24 some discussions with the group, you know, for
25 example, the people at GMAC (sic) and others.

2 CHAIRPERSON RICHARDS: Okay. So,
3 affordability is going to be very important to this
4 committee, and I'm just putting that out there very
5 early. We want to ensure that, you know, people who
6 have been left out historically out of this
7 conversation have an opportunity to actually utilize
8 this space. So I just want to put that on the record
9 as we move forward that this something that's going
10 to come up repeatedly in terms of the light
11 industrial use that you're going to do in your
12 building.

13 TOBY MOSKOVITS: I'm hope so.

14 CHAIRPERSON RICHARDS: And then I--I just
15 want to get back into hiring. So 1,500 jobs are
16 permanent jobs in the building.

17 TOBY MOSKOVITS: Well, that's an estimate
18 based on if you're in the smallest amount of use
19 employment in the space. (sic)

20 CHAIRPERSON RICHARDS: All right, so can
21 you just go into what type of jobs do you anticipate,
22 and--and if you can also go into what type of
23 commercial usage, and I know it's very early.

24 TOBY MOSKOVITS: Sure.

2 CHAIRPERSON RICHARDS: We're very early
3 in the process, but what commercial and retail usage
4 do you envision at this site as well?

5 TOBY MOSKOVITS: So--Go ahead?

6 RAYMOND LEVIN: Okay.

7 TOBY MOSKOVITS: So, we we're--

8 RAYMOND LEVIN: Go ahead.

9 TOBY MOSKOVITS: We're really looking at
10 other buildings that have come online in other
11 neighborhoods in Brooklyn. You know, our residential
12 buildings will have local retail. That's what is
13 drawing tenants and drawing visitors to the
14 neighborhood on--on the retail side, and on the
15 commercial side, it's going to be a mix of companies
16 that are home grown in the borough, companies that
17 have been grown to great success like the Etsys of
18 the world, and then outside companies looking to
19 harness a great employee base in the borough. And
20 we're referencing the--your comment and your question
21 about the transportation. We actually anticipate a
22 lot of decisions. When a company chooses to come to
23 be in Brooklyn it's driven by employees living in the
24 neighborhood, and we actually think it would--a
25 building like this would play a role in alleviating

2 strain in some of those modes of transportation,
3 primarily the L-Train. And people would literally be
4 walking to work or--or biking to work.

5 CHAIRPERSON RICHARDS: My--

6 TOBY MOSKOVITS: [interposing] It's going
7 to reflect the diversity of companies that are right
8 now situated anywhere from, you know, Dumbo into the
9 Navy Yard and into Industry City and elsewhere in the
10 borough.

11 CHAIRPERSON RICHARDS: So let's get into
12 local hiring since we're there, and since you're
13 saying, you know, our goal is to ensure local
14 communities in this live/work environment. So how do
15 you anticipate to work to make sure the--are--are
16 there any local hiring goals that have been set?

17 TOBY MOSKOVITS: So, as I said, we're in
18 the exploratory phase. We've been proactive over the
19 last two years working with the local high school,
20 and we see that as a model to create opportunities to
21 engage with the community. You know, I've had the
22 opportunity recently to sit on a panel with David
23 Ehrenberg from the Navy Yard, who was what is the
24 biggest challenge he faces in his tenant space, and
25 he spoke about job training. And even what used to

1 be a traditional manufacturer like--like role,
2 requiring knowledge of new technologies. And, you
3 know, the way we see it what we've done with the--the
4 high school, which is very grassroots bringing others
5 in the community to get involved, it's--it's going to
6 be a model for us. We have other companies that are
7 looking to get involved as well trying to make sure
8 that it's--it's not just skills in a vacuum, but it's
9 skills that are very relevant into real life
10 applicability, and bringing people. Anne-Sophie, for
11 example, is serving as a mentor. You know, I'm--I'm
12 serving as a mentor. A number of my employees, you
13 know, Ray's team has come into the high school as
14 well, and looking to further evolve this, and partner
15 with other non-profits like Evergreen, like
16 Manufacture, NYC that has a phenomenal track record
17 now helping entrepreneurs start their businesses.
18 You know, the number that's been thrown out by the
19 Mayor--I think it's 400--\$400,000 or more, the
20 creation of jobs. We have to look at some of the
21 data that's come out. The Center for an Urban Future
22 talks about the average employee, the number of
23 employees in a typical light manufacturing company.
24 It's 20 to 30 people. A lot of what has to be
25

2 transmitted and--and taught is entrepreneurships as
3 well as skills, and we're looking to make an impact
4 and get others to follow our lead. And our
5 commitment to the West Side Town Hall was driven by
6 that as well, the ability to partner with local non-
7 profits. NAG is involved and others to create spaces
8 where that connectivity can happen between local
9 schools and--and adults, and then local business--
10 businesses and--and others, and get the non-profits
11 in the community to create that kind of dialogue
12 within our building and beyond.

13 RAYMOND LEVIN: Yeah, I think it's also
14 important to note that on the construction side of
15 this project we're working with Small Business
16 Services to--through the MWBE program as well.

17 CHAIRPERSON RICHARDS: Okay, so I'm going
18 to want to hear goals as we move forward just in the
19 beginning of the conversation, and also we want to
20 ensure even as we develop this site that we're
21 creating good jobs that are really going to uplift
22 local communities, and in particular low-income
23 communities that surround this particular area that
24 has not seen the investment. And the investment is
25 coming up, but many of these individuals are also

2 being pushed out of their communities because of the
3 pressures, the market pressures coming in. So we
4 want to ensure that, you know, even as you come in
5 that we're creating an opportunity to really lift up
6 the communities and surround the communities here.
7 So good jobs, good paying jobs--

8 TOBY MOSKOVITS: [interposing] Are doing
9 ten--as I mentioned--

10 CHAIRPERSON RICHARDS: --as--as, you
11 know, as we move forward.

12 TOBY MOSKOVITS: --the industry that we
13 anticipate, you know, occupying our building
14 typically pay 30% or 40% higher than a lot of
15 comparable jobs, and the--the gap is really skills.
16 It's not a college education, and we think we've made
17 some good in-roads with the work we've done with the
18 high school and the--the intent to continue to
19 replicate that.

20 CHAIRPERSON RICHARDS: Right.

21 TOBY MOSKOVITS: To everybody the
22 opportunity to access this building, you need to have
23 these kinds of jobs.

24 CHAIRPERSON RICHARDS: And we definitely
25 appreciate your work with the high school. I think

2 that's great. I'm going to go to Council Member Levin
3 now, but--and I'm go--but before we go to Council
4 Member, I'm going to call a vote to allow Council
5 Member Williams to vote on the POPS upgrades. But I
6 also just want to put it out there, and just
7 emphasize once again the importance of ensuring that
8 we're uplifting our local communities as we move
9 forward through this process. Alrighty, so with that
10 being said, I'm going to call the vote on Land Use
11 Item No. 361 to allow Council Member Williams to
12 vote. Counsel, please call the vote.

13 LEGAL COUNSEL: Continued vote on LU 361,
14 Council Member Williams.

15 COUNCIL MEMBER WILLIAMS: I vote aye.

16 LEGAL COUNSEL: The vote stands at 5 in
17 the affirmative, 0 in the negative and 0 abstentions.

18 CHAIRPERSON RICHARDS: Alrighty, thank
19 you. We will now go to Council Member Levin.

20 COUNCIL MEMBER LEVIN: Thank you very
21 much, Mr. Chairman and I want to thank you all for--
22 for being here to testify. I'm going to also ask the
23 Department of City Planning to--I'm going to ask a
24 few questions of DCP as well. So starting with--and
25 I--you know, I don't want to rehash everything that

2 you've already gone over, but you have on--on there
3 the--within the office space allowed under the
4 special permit, 160,000 square feet for general
5 offices and 160,000 square feet for a limited office.
6 Can you explain the difference between a general
7 office and a limited office?

8 JEREMIAH KANE: Well, the--the--the
9 general office is what's allowed in the M12 district,
10 which allows office space, various retail uses, and
11 allows what we've seen happen in the--in this area
12 over the last decade, which allows the hotels and the
13 entertainment uses. The more limited use, which you
14 can achieve by providing the light industrial space
15 eliminates the--the hotels, eliminates mini-storage,
16 eliminates many of the entertainment uses. So it's a
17 more restricted --

18 COUNCIL MEMBER LEVIN: [interposing]
19 Sorry, can you explain a little bit more? What do
20 you mean the--the entertainment uses? What--what
21 would be--which--which en--entertainment uses would
22 be excluded as part of the limited office?

23 JEREMIAH KANE: I'd have to look that up.
24 I don't have it right in front of me.

2 COUNCIL MEMBER LEVIN: But you right--
3 okay, so--the proposal that you're putting forward
4 would not include any of those anyway even in the
5 general office space. For example, you're not
6 looking to do a hotel in the general office or--

7 JEREMIAH KANE: [interposing] Correct.

8 COUNCIL MEMBER LEVIN: --a mini-storage
9 or entertainment. Whatever those entertainment uses
10 are.

11 JEREMIAH KANE: Well, the restaurants are
12 limited in that--in that extra, the incentive space.

13 COUNCIL MEMBER LEVIN: Right, but you're--
14 you're not doing a--a restaurant on the third floor
15 of the building, right? So, you're--there's retail
16 space on the first floor that allows for--for that
17 plan.

18 JEREMIAH KANE: [interposing] Yeah, no,
19 our--our--our proposal conforms with the special
20 permit requirements. Yes, sir.

21 COUNCIL MEMBER LEVIN: Right, okay, and
22 can you explain a little bit because what--what is--
23 what is it about the existing zoning that is not an
24 appealing development scenario for this proposal?

25 TOBY MOSKOVITS: You have to apply them.

2 JEREMIAH KANE: Right, yeah, you--you--

3 COUNCIL MEMBER LEVIN: [interposing] Why
4 don't you want to do the--what don't you want to
5 develop that?

6 JEREMIAH KANE: Why don't we--why don't
7 we want to build a hotel with--with a night club?

8 COUNCIL MEMBER LEVIN: No, not a hotel.
9 There's--there's other building scenarios that you
10 could do. You could do--

11 JEREMIAH KANE: [interposing] We could a-
12 -

13 COUNCIL MEMBER LEVIN: --384,000 square
14 feet of office space now.

15 RAYMOND LEVIN: No, we can do--we can do-
16 -

17 COUNCIL MEMBER LEVIN: [interposing] et
18 cetera.

19 JEREMIAH KANE: --300--380,000 square
20 feet of space now. More than half of it with the
21 community facility use. So more than half of it
22 would be an ambulatory care type facility. Yes, we
23 could. That is what could be done assuming that was
24 financeable. Just like the proposal that's before us
25 whether that's financeable.

2 COUNCIL MEMBER LEVIN: So I'm sorry, so--
3 so that's--we'll, you're talking about community
4 facility use, and I could ask this of City Planning
5 as well, but community facility use allowed in an M1
6 IBZ that's it? Ambulatory care is the only option
7 there?

8 JEREMIAH KANE: Medical offices yeah.

9 COUNCIL MEMBER LEVIN: Okay.

10 TOBY MOSKOVITS: And we've got one.

11 COUNCIL MEMBER LEVIN: Okay, so that--
12 that's--that-that makes a development scenario either
13 unfeasible or not appealing. Very--

14 JEREMIAH KANE: [interposing] Well, the
15 building across, which combines a hotel and retail
16 and some commercial space applied that part of their
17 development would be community facilities. I don't
18 know whether it's opened and tenanted yet, but--

19 COUNCIL MEMBER LEVIN: This is the--?

20 JEREMIAH KANE: William Vale.

21 COUNCIL MEMBER LEVIN: The hotel?

22 JEREMIAH KANE: Yeah.

23 COUNCIL MEMBER LEVIN: Right.

24 JEREMIAH KANE: That development project.
25

2 COUNCIL MEMBER LEVIN: Right, right.

3 Yeah, I think we as developers would view that mix of
4 the ambulatory care with the offices is often--I mean
5 it's a difficult sort of mix to--to make work
6 functionally.

7 JEREMIAH KANE: Uh-huh, right, and I--I
8 mean that's--conceptually that's--I've been, you
9 know, on the same page with that for some time. I
10 just want to make it clear for the record that
11 that's--that's what we're talking about in terms of
12 an as-of-right development under this--under this
13 current.

14 COUNCIL MEMBER REYNOSO: Can you--can you
15 repeat that? I don't think that that's necessarily
16 true. Can you just clear that up? The ambulatory
17 care is not the only type of type--the only use that
18 can be used on this site. You could also use a not-
19 for-profit space. This can be used--you can use this
20 site. The daycare center is just so full. There's a
21 lot of community-based facilities outside of
22 ambulatory care that I think could be used on this
23 even though you want to run a daycare center.

24 TOBY MOSKOVITS: [interposing] I think--I
25 think what Jeremiah was saying is that so many uses.

2 For example, one of the challenges that William Vale
3 is facing is they can't lease it to--no education.
4 They will have a--be able to get a liquor license.
5 You know, what Jeremiah was simply saying is that
6 ambulatory care has a lot of requirements in terms of
7 access with--

8 COUNCIL MEMBER REYNOSO: [interposing] He
9 also said that that's the only thing that can go
10 here. Yeah, so if you guys are one team.

11 JEREMIAH KANE: [interposing] I--I know
12 you're wonder, but there's a--

13 COUNCIL MEMBER REYNOSO: You guys are--
14 you guys are one team. I just want to make sure
15 we're here because you're on the record.

16 TOBY MOSKOVITS: [interposing] I
17 actually--I actually--

18 COUNCIL MEMBER REYNOSO: You know, we
19 shouldn't--we should speak to--to the facts.

20 JEREMIAH KANE: I'd have to--

21 TOBY MOSKOVITS: [interposing] You have
22 to--you have to added and extra--

23 JEREMIAH KANE: I could actually--

24

25

2 TOBY MOSKOVITS: Yeah, you have to raise-
3 -you have to raise comments. It's a non-profit as
4 well. It's a non-profit as well.

5 JEREMIAH KANE: There's a--I think
6 there's a--

7 COUNCIL MEMBER LEVIN: But I could--I
8 could get Planning to answer the question.

9 JEREMIAH KANE: Yes, all right.

10 COUNCIL MEMBER LEVIN: Can City Planning
11 come up and answer this question.

12 [pause]

13 COUNCIL MEMBER REYNOSO: For anything
14 else they would need a--a--a BSA permit.

15 Should.

16 COUNCIL MEMBER REYNOSO: Go ahead and
17 just state your name.

18 WINSTON VON ENGEL: Winston Von Engel,
19 the Director of the Brooklyn Office of the Department
20 of City Planning. So the current zoning allows for
21 obviously commercial and light manufacturing uses as
22 well as community facility uses such as medical
23 facilities, but also houses of worship, and also has
24 a parking requirement. It's approximately--

2 COUNCIL MEMBER LEVIN: [interposing] So,
3 just--sorry. If you could just take one step back.
4 So you're saying houses of worship, ambulatory care.

5 WINSTON VON ENGEL: Right.

6 COUNCIL MEMBER LEVIN: Anything else?

7 [background comments]

8 WINSTON VON ENGEL: Other uses would be
9 discretionary by the Board of Standards and Appeals,
10 and it would include a school.

11 COUNCIL MEMBER LEVIN: Okay, so BSA would
12 have to approve the school?

13 WINSTON VON ENGEL: Correct.

14 COUNCIL MEMBER LEVIN: And a day care
15 facility.

16 WINSTON VON ENGEL: I believe so yes.

17 COUNCIL MEMBER LEVIN: Are there types of
18 not-for-profit space?

19 WINSTON VON ENGEL: If it's commercial in
20 nature, it would be considered commercial.

21 COUNCIL MEMBER LEVIN: Commercial, but it
22 wouldn't be--so that would not then be allowed in the
23 community facility space or it would?

24

25

2 WINSTON VON ENGEL: It depends on the
3 nature of the exact use. Right, so, you know, a--a
4 school is a school.

5 COUNCIL MEMBER LEVIN: Uh-huh.

6 WINSTON VON ENGEL: Maybe a not--not-for-
7 profit might be operating the school. That would not
8 be allowed unless it was a trade school, which is a
9 commercial use, in which case it would be allowed.

10 COUNCIL MEMBER LEVIN: How about not-for-
11 profit offices?

12 WINSTON VON ENGEL: Those are offices and
13 those would be allowed.

14 COUNCIL MEMBER LEVIN: Okay, as part of
15 the community facility that they are?

16 WINSTON VON ENGEL: No, it's part of the
17 commercial use.

18 COUNCIL MEMBER LEVIN: It's part of the
19 commercial use. I'm talking about--I'm talking about
20 the any facility, any--any facility that's there.

21 WINSTON VON ENGEL: [interposing] One
22 thing. So we--we will--we will provide the committee
23 with a list of community facility uses, which are
24 extremely--

2 COUNCIL MEMBER LEVIN: [interposing]

3 Yeah, we're talking about the--I was talking about
4 the--

5 WINSTON VON ENGEL: -- which are
6 extremely limited.

7 COUNCIL MEMBER LEVIN: --community FAR.
8 What's allowed in that community building.

9 WINSTON VON ENGEL: [interposing] Very,
10 very--it's limited to houses of worship as well as
11 medical facilities as of right.

12 COUNCIL MEMBER LEVIN: That's it, as of
13 right?

14 WINSTON VON ENGEL: That's as--yes.

15 COUNCIL MEMBER LEVIN: Got you. Okay,
16 all right. I just wanted to get that cleared up.
17 Okay. In terms of the--the--the first floor is--is--
18 is entirely retail, is that correct?

19 TOBY MOSKOVITS: Well, there--there are
20 two entrances to the building. They are based in
21 lobby space, and then there's a--a range of loading
22 elevators. We'll go back and look at them. There's--
23 --there are requirements in terms of loading--loading
24 docks and what-not. So, you see there are a lot of
25 cuts in the building.

2 COUNCIL MEMBER LEVIN: Where are the
3 loading docks?

4 TOBY MOSKOVITS: No.

5 [background comments]

6 COUNCIL MEMBER LEVIN: Okay.

7 TOBY MOSKOVITS: It's along North 13th.

8 COUNCIL MEMBER LEVIN: Okay, the loading
9 dock. Okay, and that's--so there's one loading dock?

10 ANNE-SOPHIE HALL: Three.

11 COUNCIL MEMBER LEVIN: Three loading
12 docks.

13 TOBY MOSKOVITS: To give you a frame of
14 reference--

15 ANNE-SOPHIE HALL: [interposing] Three
16 loading bays.

17 COUNCIL MEMBER LEVIN: Free loading bays.

18 ANNE-SOPHIE HALL: [off mic] And then the
19 access to the property.

20 COUNCIL MEMBER LEVIN: Okay.

21 TOBY MOSKOVITS: Basically half. It's
22 approximately on an 80,000 square foot site about
23 40,000 of it is retail, which is a relatively small
24 amount of retail?

25 COUNCIL MEMBER LEVIN: Okay.

2 TOBY MOSKOVITS: And it's designed in the
3 site because we've cut open--by choice, you know,
4 we're created a 12-1/2 Street that's a thoroughfare
5 (sic), and then we have the loading docks.

6 ANNE-SOPHIE HALL: [off mic] The loading
7 docks and that's access--you can have connection to
8 the rest of the building where they--whether they
9 have to be, and for the rest here--(sic)

10 COUNCIL MEMBER LEVIN: Uh-huh.

11 ANNE-SOPHIE HALL: --you--

12 COUNCIL MEMBER LEVIN: So those loading
13 docks then will--will be used to--if--if--if a--an
14 industrial--light industrial business on the second
15 floor then is--is getting equipment up, that is done
16 or product up and down is--that's being done through--
17 -through elevator banks over their--

18 ANNE-SOPHIE HALL: [off mic] You can
19 pull to there. (sic)

20 COUNCIL MEMBER LEVIN: --loading dock on
21 North 13th.

22 ANNE-SOPHIE HALL: [off mic] Yes.

23 COUNCIL MEMBER LEVIN: What about on the
24 southern building?

25 ANNE-SOPHIE HALL: [off mic]

2 COUNCIL MEMBER LEVIN: Okay, so they're--
3 they are going to be--doing loading in and out on--on
4 the 13th and a half--the 12-1/2 Street. The--the
5 mid--the mid-block?

6 ANNE-SOPHIE HALL: [off mic] Along the
7 road and along the University (sic). Not on 13th.

8 TOBY MOSKOVITS: [off mic] Loading not
9 necessarily. (sic)

10 TOBY MOSKOVITS: Yes, yes.

11 COUNCIL MEMBER LEVIN: So--but the--the
12 light industrial is for--is--is in all buildings, is
13 that right? The second floor light industrial is in
14 all buildings right?

15 TOBY MOSKOVITS: [off mic] Yes, sir.
16 It's around 2nd and owner's Yes.

17 RAYMOND LEVIN: [interposing] No, no,
18 it's-- Right, the--right now the--where the
19 industrial space is currently contemplated is both on
20 the 13th Street side of the second floor and then
21 above on the third floor.

22 COUNCIL MEMBER LEVIN: Oh, okay. So it's
23 second and third in one of the buildings? So say if
24 you were going to look at these as--

2 RAYMOND LEVIN: [interposing] Two
3 buildings.

4 COUNCIL MEMBER LEVIN: Two buildings.

5 RAYMOND LEVIN: They will all be in the
6 north building right.

7 COUNCIL MEMBER LEVIN: They will all be
8 in the north building.

9 ANNE-SOPHIE HALL: [off mic] Right, the
10 way--the way to map it out is we can say it's based
11 on that test from the loading lock to the freight
12 elevator up.

13 COUNCIL MEMBER LEVIN: Okay, okay, so
14 that's--that's--that's important.

15 ANNE-SOPHIE HALL: Yes.

16 COUNCIL MEMBER LEVIN: So--so the
17 southern building is going to be entirely commercial
18 and retail?

19 RAYMOND LEVIN: Yeah, and--and

20 COUNCIL MEMBER LEVIN: [interposing] No,
21 I mean no--no light manufacturing on that.

22 RAYMOND LEVIN: It's all--it's all one
23 building, just to be clear. It's connected in the
24 middle. It's sort of there's two bars for one--

2 COUNCIL MEMBER LEVIN: [interposing]
3 Right, but so that--but I'll get to that in a second.
4 Let's just talk about it as two separate buildings
5 for the moment here.

6 RAYMOND LEVIN: All right.

7 COUNCIL MEMBER LEVIN: So--so the second
8 and third floor that's where you're meeting your
9 entire FAR requirement on the second and third floor
10 of the northern building. Is there any light
11 manufacturing as part of the--the link?

12 TOBY MOSKOVITS: [off mic] Yes, Uh-huh.

13 COUNCIL MEMBER LEVIN: There is. Okay,
14 so that's going to be able to--to have light
15 manufacturing.

16 TOBY MOSKOVITS: [off mic] On the third
17 floor.

18 COUNCIL MEMBER LEVIN: On the third
19 floor.

20 [background comments]

21 TOBY MOSKOVITS: The building links--the
22 building links up on the third floor.

23 COUNCIL MEMBER LEVIN: Okay, and so--
24
25

2 TOBY MOSKOVITS: [interposing] We
3 connect the floor just to give right height on the
4 entrance of that floor.

5 COUNCIL MEMBER LEVIN: I see. Okay, so
6 then on that third floor, the linked portion is going
7 to also--

8 TOBY MOSKOVITS: [interposing] Yes.

9 COUNCIL MEMBER LEVIN: --be light
10 manufacturing?

11 TOBY MOSKOVITS: Yes, yes.

12 COUNCIL MEMBER LEVIN: But the south--
13 south building will not have light manufacturing on
14 the third floor?

15 TOBY MOSKOVITS: Not as currently
16 contemplated.

17 COUNCIL MEMBER LEVIN: Okay.

18 TOBY MOSKOVITS: [off mic] It's adjacent
19 to it, but it's not in part of the rezoning. (sic)

20 COUNCIL MEMBER LEVIN: Okay.

21 TOBY MOSKOVITS: There can be staircases
22 that go up in the middle and yeah.

23 COUNCIL MEMBER LEVIN: Okay. Now in
24 terms of how you're then constructing the building in
25 terms--and one thing that we've heard is that

2 industrial advocates are somewhat concerned about the
3 strength of the--the--the floor plates or the floors
4 in-and, you know, they've--they've advocated for--for
5 ground floor light manufacturing because of things
6 like heavy printers, or other types of--of heavy
7 equipment. How do you address that concern both on
8 the second and third floors of the north building,
9 but also then if you're using the link, which seems
10 to have not have the type of structural support of
11 the rest of the building, how does that--how does
12 factor in?

13 ANNE-SOPHIE HALL: [interposing] Those
14 are--

15 COUNCIL MEMBER LEVIN: Can you get a--can
16 you get a big heavy printer on that link without it
17 like caving in?

18 ANNE-SOPHIE HALL: The structural light
19 load on the area--for the areas that are not out for
20 the light industrial use--

21 COUNCIL MEMBER LEVIN: [interposing] Uh-
22 huh.

23 ANNE-SOPHIE HALL: --has been provided to
24 200 pounds per square foot, which is adequate for--
25 for that type of--

2 COUNCIL MEMBER LEVIN: How does that
3 compare to other industrial buildings, say--

4 ANNE-SOPHIE HALL: [interposing] That's--

5 JEREMIAH KANE: [interposing] Yeah.

6 COUNCIL MEMBER LEVIN: --the Navy Yard
7 or--

8 JEREMIAH KANE: Yeah, it's--it's--

9 ANNE-SOPHIE HALL: [interposing] It's
10 comparable.

11 JEREMIAH KANE: --I mean there are some
12 that are almost exactly that amount, but by and large
13 it's more than you would at these other locations.
14 In fact, we went out and benchmarked the Navy Yard
15 industry. Say the--

16 COUNCIL MEMBER LEVIN: [interposing]
17 Yeah.

18 JEREMIAH KANE: --some of the other light
19 industrial areas of the city that are still there.

20 COUNCIL MEMBER LEVIN: [interposing]
21 Well, that's just stated buildings. (sic)

22 JEREMIAH KANE: Yeah, exactly and it's
23 not just on live load, but on ceiling height, on the
24 column grid, on the--

2 COUNCIL MEMBER LEVIN: [interposing]
3 Right.

4 JEREMIAH KANE: --flexibility of the
5 power systems, and so we have designed something in
6 addition to being sort of brand new and robust in
7 that respect--

8 COUNCIL MEMBER LEVIN: [interposing] Uh-
9 huh.

10 JEREMIAH KANE: --from a pure sort of
11 industrial spec standpoint, we think we have really
12 some of the best space that there is for this town.
13 So--

14 COUNCIL MEMBER LEVIN: Okay, so you think
15 that it--it--there's--are there--are there other--are
16 there limitations that you've identified outside of
17 use group limitations that--that would--that would
18 make your--that would--that would make your space
19 less suitable for--and allowed use group than say an
20 alternative location at Industry City or the Navy
21 Yard?

22 JEREMIAH KANE: I--I think that our space
23 would be the opposite.

24 TOBY MOSKOVITS: [interposing] Yeah.

2 JEREMIAH KANE: There--there will be use
3 groups that are more suitable for ours than--than
4 those.

5 COUNCIL MEMBER LEVIN: Okay. You
6 mentioned the knockout slab. That's--so that would
7 be--

8 ANNE-SOPHIE HALL: That's a structural
9 provision--

10 COUNCIL MEMBER LEVIN: [interposing]
11 Okay.

12 ANNE-SOPHIE HALL: --meaning that right
13 now the double height is not provided because we
14 don't know the requirements, but the structural--
15 engineering--the structural engineer is making sure
16 that the design engineering can accommodate for
17 enough outside meaning that they are areas on the--of
18 the slab throughout that portion of the third floor
19 that can be reserved for, you know, knocking out and
20 putting a hall in the floor to be able to accommodate
21 that double heights.

22 COUNCIL MEMBER LEVIN: The double height?

23 ANNE-SOPHIE HALL: Yes.

24 COUNCIL MEMBER LEVIN: Double height
25 ceiling?

2 ANNE-SOPHIE HALL: Uh-huh. Yep.

3 COUNCIL MEMBER LEVIN: How does that
4 affect your FAR if it's not--can you do a knock-out
5 slot and it still counts as floor area?

6 ANNE-SOPHIE HALL: Well, we--

7 JEREMIAH KANE: [interposing] No.

8 COUNCIL MEMBER LEVIN: It doesn't. So
9 you could--if you were to knock out a half of a
10 floor, you'd have to make it up elsewhere?

11 ANNE-SOPHIE HALL: No, it would--I mean
12 at his point it would be a loss.

13 JEREMIAH KANE: [interposing] No, no, no,
14 no. If--if you knock--if you knock out floor, it
15 would--it would affect--affect the fourth floor,
16 which would be office space. The industrial space
17 would not be affected, if that's what you're asking.

18 COUNCIL MEMBER LEVIN: No, no, Ray, no.

19 TOBY MOSKOVITS: You know, we would be
20 using it here with you. No. It would be no.

21 JEREMIAH KANE: [interposing] It would--
22 it would--it would reduce the office space, not the
23 industrial space.

24 COUNCIL MEMBER LEVIN: Got it. Okay.

25

2 JEREMIAH KANE: Because if you--if you
3 had a--a--a 32-foot high piece of equipment.

4 COUNCIL MEMBER LEVIN: That. Oh, so that
5 would then be--you would be knocking out the floor of
6 the fourth floor, not the floor of the third floor?

7 JEREMIAH KANE: You got it.

8 COUNCIL MEMBER LEVIN: Got it. Okay.
9 You mentioned, sorry the work that Gensler had done
10 in the past around light manufacturing spaces. Can
11 you detail what some of those are.

12 ANNE-SOPHIE HALL: Yeah, we--we've done
13 extensive work in industries--in industries for
14 example.

15 COUNCIL MEMBER LEVIN: Okay.

16 ANNE-SOPHIE HALL: And we're working with
17 various tenants to actually retrofit them after the
18 fact in the same buildings, which is, you know, Etsy
19 and Blue Ray Print and so on and so forth. So, we're
20 actually, you know, after the fact heard their kind
21 of complaints about rising in a building that's
22 actually pre-existing and having to--

23 COUNCIL MEMBER LEVIN: [interposing] Say-
24 -say that last. You've heard complaints about what?

2 ANNE-SOPHIE HALL: The complaints about
3 having to--to arise and--and be setting out a
4 building that's already existing--pre-existing and
5 having to deal with existing conditions. So, all
6 that, you know, and--and starting really at the very
7 beginning from the actual planning of the building,
8 and as we were mentioning and Jeremiah mentioned
9 again the, you know, the structural grid, the 30x30
10 feet grid is actually not really a, you know,
11 expanded, and we've pushed that as far as we could to
12 provide open space the floor-to-floor heights. You
13 know, as long as it's for our features, the location
14 of the cars, the location of the freight elevators
15 and so on and so forth. So, yeah.

16 COUNCIL MEMBER LEVIN: The chair
17 mentioned the issue of--of affordability and how
18 that--how that is addressed as part of this--as part
19 of this development. And I'm--I'm--I'm wondering if
20 you could speak to the--how you are approaching that
21 issue of--because there is--there is--as the Chair
22 said there's a--there's a need for--for lack of a
23 better word, blue collar manufacturing jobs in the
24 neighborhood. So, and--and those are in large part
25 the jobs that have--that are under--under strain,

2 under stress that--that those businesses are the ones
3 that are--have been kind of struggling to be able to
4 keep their space in--in North Brooklyn for various
5 reasons. And I'm not necessarily saying that this is
6 a development site that needs to address all of those
7 issues or take on all of those issues as, you know,
8 you're only one development at 64,000 square feet of--
9 --of light manufacturing space. So you--you couldn't
10 possibly address all of those issues with one
11 development. But--but I think that there are--I see
12 there are a lot of eyes on this development because
13 it's the first one doing it, and I think that a lot
14 of--a lot of people are--are--are wrestling with how
15 to approach this. Is this a precedent setting
16 development? Is it an experiment? Is it a
17 prototype? There's--there's a lot of responsive--
18 I'm sorry. There's a lot of--of responsibility that
19 you've taken on just in terms of--of--of making, you
20 know, making a go of it on a--on a kind of--on--on--
21 on the speculative project. I mean it's--it's--it's
22 a challenge. Nobody has really done this, but--but
23 at the same time, people are looking at it and saying
24 what--what precedent would this establish. And so
25 how are you--and--and I think that one of the issues

2 that we've--as--as a number of the issues have been
3 brought to us I think that if I were to boil it down
4 to a single concept that that concept is--is
5 affordability and how do we work to ensure that we
6 are creating light manufacturing space that is
7 available to those businesses--those types of
8 businesses [bell] that as you said, are--are
9 employing people that may not have a college degree,
10 but--but are really important to our economy and we
11 want to make sure that public policy is geared
12 towards supporting those types of industries.

13 JEREMIAH KANE: Well, you've--you've
14 limited the--the--the special permit limits. There
15 is no competition for the 64,000 square feet from
16 other than industrial businesses who you're looking
17 to foster. I mean the reason that this neighborhood
18 has changed so dramatically is that the competition
19 economically has had other uses that are--provide
20 more return. Here you've eliminated that. So,
21 you're--you've got a limited number of users. Now,
22 the--the text limits the number of users to the
23 industrial users that City Planning and also the City
24 Council since the Land Use staff was involved in--in
25 fashioning those uses, or the uses that--that there

2 are believed to provide the jobs that you're talking
3 about, and there's no competition from anybody else.
4 There's 64,000 square feet of those. And we're
5 assuming that the--that--that those rents are going
6 to be subsidized by the commercial space. We all
7 know that the commercial space is going to generate
8 higher rents than industrial space. What those are
9 and how they play out in the future in the market
10 conditions and all those kind of things. But there
11 are 64,000 square feet that have to be for the uses
12 you're talking about. And so, we're assuming that
13 those--that--that the jobs that you're talking about
14 are coming with those uses that you're talking about
15 because those are the only--the only ones that can be
16 there. So I think that the--the--the--the--the
17 controlling of rents, if that's what we're talking
18 about, the controlling of rents is by limiting that
19 space just to those uses. And also having that space
20 occupied, and if there's--and if the rents have to be
21 subsidized, which they may very well to be because of
22 the limited kind of uses, we're assuming that the
23 office space will be able to carry it. And that's
24 part of why this bill--this project is a--a risky
25 project. And as you said, it's--it's--it's--whether

2 it's precedence setting or not and--or not, depends
3 on whether it's successful or not. And we're trying
4 to make it successful, and we're hoping that it will
5 be successful, and we've all worked on the zoning,
6 both the staff of the Council and City Planning and
7 ourselves to hopefully come up with a paradigm that--
8 that will be successful. But it will be the first
9 building ground up unsubsidized by government to be
10 done in--in Brooklyn in--in decades. So--so the goal
11 that you've asked us to look at we believe is
12 inherent in the structure of special permit that's
13 before you.

14 COUNCIL MEMBER LEVIN: Okay. I think
15 over the next couple of weeks we'll continue to be,
16 you know, talking--talking about the issue and
17 obviously, you know, as--as moving forward from--
18 between the hearing and--and the vote.

19 JEREMIAH KANE: We're around.

20 COUNCIL MEMBER LEVIN: Me, too. I--I
21 want to ask the Department of City Planning a couple
22 of questions. [background comments] All right, I'll
23 wait for them to--to question them as the next panel.
24 All right, thank you very much for--for being here
25

2 for the presentation. I'll turn it over to my other
3 colleagues.

4 CHAIRPERSON RICHARDS: All right, we're
5 going to go to Council Member Reynoso, and then Chair
6 Greenfield who is here and ask questions as well.

7 TOBY MOSKOVITS: Well, was this space
8 given?

9 CHAIRPERSON RICHARDS: Stay. Yeah,
10 you're going to stay.

11 JEREMIAH KANE: You have questions that
12 you want to add.

13 COUNCIL MEMBER REYNOSO: How are you guys
14 doing?

15 JEREMIAH KANE: We can say we're still
16 smiling.

17 CHAIRPERSON RICHARDS: Stay in the hot
18 seat.

19 COUNCIL MEMBER REYNOSO: [laughs] The
20 seat is usually not that hot. So just the first
21 thing and unsubsidized is a concerning way to explain
22 exactly what you're getting. True, you're not
23 getting any dollars maybe from the city of New York,
24 but the fact that this re-zonings is happening and
25 the ULURP process is happening, you are getting

2 rewarded through height, through limited--through
3 limited uses allowing for only 64,000 of these--of
4 the floor area to be manufacturing, and--and really
5 allowing for this party to be feasible in itself is a
6 subsidy. So, you know, when they say un--it's non-
7 subsidy, that's like developer talk. That isn't
8 necessarily general New Yorker talk. We're doing--
9 we're doing something that is going to allow you to
10 benefit, and in turn it is a subsidy in my eyes.

11 JEREMIAH KANE: Correct. We are--we are
12 being allowed to have additional commercial space,
13 which we hope to rent in order to provide for the
14 light industrial space, which you're looking to see
15 happen. So without--without those two things you
16 have--right now you have the two FAR--

17 COUNCIL MEMBER REYNOSO: [interposing]
18 And that's our subsidy to you is allowing to do that?
19 Is the city--

20 JEREMIAH KANE: [interposing] And our
21 subsidy to you is providing you the light industrial.

22 COUNCIL MEMBER REYNOSO: [interposing]
23 Right.

24 JEREMIAH KANE: So, it's--it's--it's--
25

2 TOBY MOSKOVITS: [interposing] And I
3 would--I would that the--

4 COUNCIL MEMBER REYNOSO: [interposing]

5 Well, let's--let's talk about--about that as well.

6 We have over 300,000 square feet, which you're giving
7 us less than what 17--less than 17% of it is going to
8 be manufacturing. So, when you look at the whole
9 site, let's be perfectly honest, and then the ideal
10 sites for manufacturing even though this would be new
11 space, would be on the ground floor not necessarily
12 on the second and third floor. And then the majority
13 of the jobs that you are going to be receiving out of
14 the 1,500, which is what you're claiming we could get
15 on this site are going to be jobs that are not going
16 to go to folks that traditionally work in
17 manufacturing businesses, but truly is that great
18 equalizer when it comes to being able to pay a decent
19 wage for people with low education but a high skill
20 level, right? The manufacturing is what gets us
21 those jobs, and when we talk about competition, of
22 course, through the rezoning that happened in 2005 or
23 2006 we've been left with almost no ability to--to
24 hang onto industrial in any parts of these areas
25 especially in North Brooklyn. I know we've been

2 struggling and even in my parts of the district over
3 another side of the Meeker--of Meeker Avenue. But I
4 just want to be very clear that we've set forth and
5 uncompetitive scenario for manufacturing in the--in
6 the choices we've made through policy and land use
7 decisions, right? So, we've built this environment
8 so that you have to come here, and--and ask for
9 something to compete. I want to be very clear that
10 that is a fault of the city of New York that is
11 planning. But I do want to speak to 64,000. You--
12 you can do more, though. You have 159,848 square
13 feet of as of right and uses where you don't
14 necessarily just need commercial space or office
15 space. The people that I represent are not going to
16 be in those offices that way. That's not where their
17 jobs are. They would be in the 64,000, the 16%. But
18 out of the 159 and the 156 incentive uses, you're
19 going to make them all exclusively office space?

20 TOBY MOSKOVITS: Can you repeat the
21 question.

22 COUNCIL MEMBER REYNOSO: Yes, incentive
23 uses of which 100--1.96 FAR or 41% of the project is
24 going to be office space, right? Incentive uses?

2 JEREMIAH KANE: Yeah, in all likelihood.
3 Yes.

4 COUNCIL MEMBER REYNOSO: Yes, and then
5 the as of right M uses, yeah, we can go there. The
6 159,848 square feet, which is about 2 FARs is also
7 going to be office space.

8 JEREMIAH KANE: The--the--

9 TOBY MOSKOVITS: That's in--in place.

10 JEREMIAH KANE: The majority of the--the
11 majority of the building is going to be office space,
12 that's correct.

13 COUNCIL MEMBER REYNOSO: Right, so--but
14 in the--in the as of right M uses there is
15 opportunity there to continue to put--to provide more
16 manufacturing if you were to see fit?

17 JEREMIAH KANE: That's correct and--and
18 as--as you know, there are--in terms of new
19 industrial space and certainly in this area, there
20 hasn't been any.

21 COUNCIL MEMBER REYNOSO: Right. You
22 can't be getting it. The second part, the industrial
23 uses, the affordability, you guys keep talking about
24 it, but you never even put a number to the square
25 footage. What is the per--per--per square foot cost

2 that you're going to be charging for the
3 manufacturing spaces?

4 JEREMIAH KANE: You know, the--one of the
5 things that's unique about that space is we don't--we
6 don't--whatever--we're going to be charging the
7 market for those particular uses.

8 COUNCIL MEMBER REYNOSO: What is the
9 market in--in your eyes?

10 JEREMIAH KANE: I'm not sure. You know,
11 that's part of the risky nature of that industrial
12 space. We've heard that--

13 COUNCIL MEMBER REYNOSO: [interposing]
14 How long have you been working on this project?

15 JEREMIAH KANE: For three years.

16 COUNCIL MEMBER REYNOSO: And in those
17 three years you didn't do any comps regarding the
18 square footage and what it would cost and around the
19 area of manufacturing?

20 TOBY MOSKOVITS: [interposing] And there
21 are no--there are no--

22 JEREMIAH KANE: [interposing] Because
23 there are no comps.

24 TOBY MOSKOVITS: [interposing] May I
25 spent to it. There are no comps in this market--

2 COUNCIL MEMBER REYNOSO: [interposing] I
3 see.

4 TOBY MOSKOVITS: --for new construction,
5 new light manufacturing.

6 COUNCIL MEMBER REYNOSO: Right so then--

7 TOBY MOSKOVITS: [interposing] It's all
8 what's around these owner-occupied spaces.

9 COUNCIL MEMBER REYNOSO: So then the
10 second--so then part of that question is if there are
11 no comps you're going to have to set forth a price
12 that you believe is the market rate. So that's
13 something that's going to be done through your
14 discretion, and at your discretion have you made any
15 decisions as to what that that price might be.

16 JEREMIAH KANE: We have not.

17 COUNCIL MEMBER REYNOSO: You have not and
18 I think that the community--

19 TOBY MOSKOVITS: [interposing] It's --the
20 commitment that we're making to our lenders is that
21 we will try to find the highest and best use within
22 the zoning paradigm, and--and what-- To answer--
23 answer your questions and to echo what Jeremiah has
24 said, right now there aren't comps in the market.
25 That's why virtually no one is going down this path.

2 I'm one of the few developers who has gone into
3 markets with no comps. The entire lending system and
4 the financing system is built around comps, and
5 that's why the risk here, as perceived by the parties
6 who have to give us money to build this building, and
7 why virtually no one has done it, is very hard. We
8 don't know what the office rents are going to be.
9 There are very few office users around us. We
10 certainly don't know what the light manufacturing
11 rents are going to be, and that's part of the risk
12 and part of the challenge.

13 COUNCIL MEMBER REYNOSO: So, with your
14 finance--so in the financing portion of this--this
15 conversation, you guys are talking to the folks that
16 are--your lenders, and you're not giving them comps
17 on what you think you're going to be able to net
18 from rents at the industrial end of business and the
19 commercial rent? I just don't see that as being
20 feasible.

21 TOBY MOSKOVITS: [interposing] With the--

22 COUNCIL MEMBER REYNOSO: I feel like you
23 gave them something. You gave your lenders some--

24

25

2 TOBY MOSKOVITS: [interposing] We are--we
3 are referencing rents in other parts of the markets,
4 and there are--

5 COUNCIL MEMBER REYNOSO: [interposing]
6 Exactly.

7 TOBY MOSKOVITS: --there are very--there
8 are virtually no--very few comps in this--in this
9 area.

10 COUNCIL MEMBER REYNOSO: But you can't--
11 you can't tell a lender there's no comps so we're
12 just not going to give you an amount.

13 TOBY MOSKOVITS: [interposing] So--

14 COUNCIL MEMBER REYNOSO: You bring--and
15 somewhere there's something you've done that it
16 showed what you expect to net in rent or generate in
17 these properties. Though--

18 TOBY MOSKOVITS: [interposing] We are
19 pointing to comps. So example, the--the market now
20 in Dumbo that's in the \$55 to \$65 per square foot
21 rent for office. There--there are a range of rents
22 in the--on the light manufacturing side in the \$20
23 square foot range and the \$30 square foot range in
24 some of the buildings in Industry City, and those are
25 the rents that we are--we are presenting.

2 COUNCIL MEMBER REYNOSO: Okay, so--

3 TOBY MOSKOVITS: [interposing] We don't--
4 we do not know yet what we have in the light
5 manufacturing--

6 COUNCIL MEMBER REYNOSO: [interposing]
7 Today you've already answered my--you've done a very
8 good job without having to do all that first three
9 minutes. I'm just saying we think we can net about
10 \$55 a square foot for the commercial, and we're
11 thinking about like \$20 to \$30 for the manufacturing.
12 A lot of people just want to know what the
13 affordability levels are so that they--if there is
14 interest, they can go and look into it. I just
15 wanted to ask that--that's--that's important.

16 TOBY MOSKOVITS: [interposing] For the
17 record, we have not yet priced our space. I'm
18 telling you what the market rents are in related
19 areas but not in this space. In this area, there are
20 no specific rents.

21 COUNCIL MEMBER REYNOSO: Got that.
22 Perfectly fine. As long as we have a range of what
23 you guys are thinking about charging. It's--it's
24 important. I'm--I'm extremely concerned about man--
25 the manufacturing being on the second and third

2 floors. Without it being on the first floor that it
3 would an elevator used. The type of manufacturers
4 are also going to be limited because of that. So you
5 guys are--you're already starting with a use group
6 that's smaller than traditional, which I'm a fan of
7 because it's not hotels and night life. But because
8 it's so hard to find manufacturing spaces already,
9 now being on the second and third floor is going to
10 even convince that market or the amount of people
11 that can be in your property to an even smaller group
12 of people. And I want to make sure that we can work
13 together to figure out exactly who can go there
14 should this project happen, and that you are working
15 with local folks to make that happen.

16 TOBY MOSKOVITS: I would just comment
17 that the Navy Yard, which Sherwin drove into and
18 we've been to many times has light manufacturing on
19 multiple levels as does Industry City. I've been to--
20 as I mentioned--Manufacture New York, which is
21 specifically targeting this--this part of the economy
22 trying to foster growth of new light manufacturing
23 that, you know, companies in the fabric and clothing
24 space they're also--their spaces are spaces located
25 on the second and third floor. So all over the city

2 there are light manufacturers that are not on the
3 ground floor.

4 COUNCIL MEMBER REYNOSO: I'm not saying
5 it's impossible. I'm saying it's more difficult. The
6 ideal is first of all in manufacturing. That's all
7 I'm saying. Most of my other questions are to the
8 Department of City Planning. So, Chair, thank you
9 for the time today.

10 COUNCIL MEMBER RICHARDS: Thank you.
11 We're going to go to Chair Greenfield and let me just
12 announce the Landmarks Public Siting and Maritime
13 Committee meeting on East New York Savings Bank
14 Designation is happening, and going forth. So if you
15 get to that that would be nice. We'll go to Chair
16 Greenfield.

17 COUNCIL MEMBER GREENFIELD: Thank you,
18 Mr. Chairman. For the record, I think the Stated
19 today is at 1:30. So hopefully, we can wrap up
20 before then as well. So, a lot of competing
21 information here happening at this hearing. I just
22 want to try to get some of the core--core issues
23 addressed. So who is--raise your--raise your hand if
24 you're the developer here. There's a lot of folks
25 here. Okay, developers thank you very much. So,

2 Toby, you're the developer. As the developer, what's
3 the most profitable use of this site in terms of
4 guaranteed use? If you're looking at the site right
5 now as a developer and an investor, and you're saying
6 I'm going to develop the piece of property. Speaking
7 bluntly, we've got quite a few loopholes within the
8 manufacturing areas. You could probably do a whole
9 host of things from hotels to night life to office
10 space. What would be the most profitable guaranteed
11 use of this space?

12 TOBY MOSKOVITS: A hotel.

13 COUNCIL MEMBER GREENFIELD: A hotel.

14 Okay. Prove that to me. Are a lot of people are
15 building hotels in the neighborhood?

16 TOBY MOSKOVITS: I'm building one a block
17 away.

18 COUNCIL MEMBER GREENFIELD: Oh, there you
19 go. Excellent and who else has built hotels
20 recently. [laughter]

21 TOBY MOSKOVITS: Tom, Dick and Harry.
22 There's one coming up on--with the William Vale,
23 which by the way, there's no height restriction in
24 the neighborhood, and I'm sorry to take a little
25 credit, but I invented a height restriction, and the

2 height restriction that we've approached City
3 Planning with about four years ago was based on our
4 study of the local buildings. So the William Vale,
5 as I understand it, at 250 feet, but I haven't
6 measured it myself. On the corner of North 10th and
7 Wythe, is--the Huckston group is putting up a hotel,
8 and as far as I know, there have been a couple of
9 others. The Wythe Hotel exists, and there are a
10 couple of sites that have recently been sold. Rumor
11 has it they're looking at hotels, and I'm not at the
12 DOB and I'm--I don't know if plans have been filed.

13 COUNCIL MEMBER GREENFIELD: They haven't
14 told me either. So why aren't you building a hotel
15 here? You're developers. Developers are all about
16 making money. Why aren't you building a hotel?

17 TOBY MOSKOVITS: So that's--that's
18 actually--I'll tell you a little story. So first of
19 all, my--my grandfather was a Polish-Jewish
20 immigrant, and he had a factory on the corner of 10th
21 and North 10th. My dad was born in the DP camp. So
22 basically a first generation New Yorker, and I've
23 always been active in entrepreneurship. I come from
24 a family of entrepreneurs, and what I recognized when
25 I became active in the neighborhood, and I've

2 developed residential property, and I was one of the
3 first people to focus in this area was that there was
4 a need for commercial space, and I managed-- It was--
5 it was hard work first to convince, you know, people
6 around me, you know, with City Planning we very early
7 on we met with Steve and we met with Joe to talk
8 about the ways to create economic feasibility
9 because, as you--as you point out around me nobody
10 was building space like this, and most of the owners--
11 A lot of the buildings, even the old Bass (sic) which
12 is the building on Corner of North 13th and 14th,
13 it's semi-utilized as people wait to see what happens
14 in the neighborhood. And I managed to find myself a
15 great partner in Rubenstein, who is also committed to
16 economic development and believed in the vision of
17 the space, and got the support of Steve and--and Joe,
18 and the local community very--very early on. But
19 there were many easier, simpler, less risky paths to
20 take, and other than this one.

21 COUNCIL MEMBER GREENFIELD: So anybody on
22 the panel. I'm just curious. When was the last
23 ground up new office space in this neighborhood?

24 TOBY MOSKOVITS: Not in my lifetime. I
25 just turned 39, but maybe before I was--

2 RAYMOND LEVIN: [off mic] I was born in
3 '39.

4 COUNCIL MEMBER GREENFIELD: Yes.

5 RAYMOND LEVIN: The best we've been able
6 to tell we've done some research it's approximately
7 50 years ago we expected to office site this.

8 COUNCIL MEMBER GREENFIELD: Ray, you've
9 got gray hair, so we're turning to you.

10 JEREMIAH KANE: And I always lived in
11 Brooklyn so--

12 CHAIRPERSON RICHARDS: And it's still in
13 his time.

14 TOBY MOSKOVITS: An historian for the
15 Brooklyn Chamber when I talked--for the Brooklyn
16 Borough President's Office, with him I don't
17 remember, he may have told me--he mentioned 40 plus
18 years when I asked him about this.

19 COUNCIL MEMBER GREENFIELD: Okay, good.
20 So this is--

21 TOBY MOSKOVITS: [interposing] And that
22 was probably four--four years ago.

23 COUNCIL MEMBER GREENFIELD: --so this is
24 helpful. So--so here's what's happening just to put
25 it in context. We have an area that's supposed to be

2 manufacturing. Manufacturing unfortunately is not
3 happening because folks are--folks including yourself
4 admittedly are, in fact, coming in and they're
5 building for other uses such as hotels, night life,
6 restaurants, bars, all of which are nice uses, but it
7 wasn't really what we would have hoped for. In fact
8 this is why the Council is in the process of working
9 with City Planning to change that. We're hoping to
10 have restrictions on manufacturing spaces to try to
11 keep the spaces for manufacturing, but the reality is
12 that you could right now build a hotel as of right,
13 and you wouldn't have to come before us. The reality
14 is that we do have a need for new office space in
15 Brooklyn. There are a lot of start-up companies
16 especially in Brooklyn that enjoy the thriving
17 Brooklyn culture. I never thought I'd be allowed to
18 see this because as a native born and a proud
19 Brooklynite, but Brooklyn is now cool, and cooler
20 than the other boroughs. It's nice to say the other
21 boroughs in relation to it. I'm sorry, Mr. Chairman,
22 it's just a fact, but we can dispute this. WE can
23 dispute this later.

24 COUNCIL MEMBER RICHARDS: We may have to
25 vote this down. [laughter

2 COUNCIL MEMBER GREENFIELD: Right, sure.
3 You know, feel free to do that, but when it gets
4 kicked up to the full committee, I think it will do
5 just fine, and so--

6 CHAIRPERSON RICHARDS: [interposing]
7 But it has to make it through this one.

8 COUNCIL MEMBER GREENFIELD: And so I'll
9 pull it as the Chairman, but thank you. [laughter]
10 So, the--the reality is that--that we do have a need
11 for office space, and we do have a need for
12 manufacturing. When was the last time we had new
13 manufacturing space built in this neighborhood?

14 TOBY MOSKOVITS: I think it's at least 50
15 years based on the anecdotal base that he sent me
16 pulled together.

17 COUNCIL MEMBER GREENFIELD: Okay, so
18 good. So my point is that I think the purpose of--of
19 the application is good, and I think that we
20 recognize that we're trying to accomplish something
21 here that you're still a developer. So I'll have to
22 make money. The relative amount of risk we still
23 want to try to achieve a goal, which is you want to
24 build manufacturing. Then there are still legitimate
25 questions to be asked, and so I think one of the

2 questions that many of the advocates have asked is
3 they are concerned about what sort of precedent this
4 sets. But my understanding is, and I want to clarify
5 this point, is that City Planning has tailored this
6 application, and with this I'm going to turn to the--
7 the graying lawyer, Ray. City--City Planning had
8 tailored this application. It only applies to this
9 site right now, is that correct?

10 RAYMOND LEVIN: That is correct.

11 COUNCIL MEMBER GREENFIELD: Okay, so this
12 is very limited, right? I mean so as an attorney
13 he's been doing this for how long? How many years
14 have you been doing this, Ray? Fess up.

15 RAYMOND LEVIN: Fess up?

16 COUNCIL MEMBER GREENFIELD: Yeah.

17 RAYMOND LEVIN: What year is this?

18 Forty-five.

19 COUNCIL MEMBER GREENFIELD: 2016.

20 RAYMOND LEVIN: Forty-five.

21 COUNCIL MEMBER GREENFIELD: It happens to
22 be I wasn't expecting 45. So you do look great, just
23 for the record.

24 RAYMOND LEVIN: Thank you.

2 COUNCIL MEMBER GREENFIELD: Yes.

3 [laughter] And--and--

4 RAYMOND LEVIN: I'm very progressive, you
5 know, grade school.

6 COUNCIL MEMBER GREENFIELD: Progressive
7 genetics.

8 RAYMOND LEVIN: Grade school.

9 COUNCIL MEMBER GREENFIELD: Yes, that's--
10 yeah, great. You graduated law school at the age of
11 three. So, seriously speaking, the--the reality is I
12 think you would agree counselor that if something is
13 very site-specific, which is exactly what this is--
14 perhaps even a little bit unusual, in fact, how site
15 specific this is, which we might ask City Planning
16 about in a moment. Then it does not apply citywide
17 and it's not necessarily intended to apply citywide,
18 is that correct?

19 RAYMOND LEVIN: That's correct and--and
20 even when it appeared to cover more area since it
21 only created a special permit, anyone who wanted to
22 take advantage of it would have to go through the
23 ULURP process on their own. So--and right now we
24 were the only party who was going through the ULURP
25

2 process for the special permit, but now its cut back,
3 and just us. We stand alone.

4 COUNCIL MEMBER GREENFIELD: And so,
5 counselor, just to be clear as well, you could have
6 come in and you could have asked, which other
7 developers routinely ask, if this subcommittee and
8 our full committee for much more space. You're not
9 actually asking for that. The only thing you're
10 asking for is just a different use of the space that
11 you would as of right be permitted to build. Is that
12 correct?

13 RAYMOND LEVIN: That's correct.

14 COUNCIL MEMBER GREENFIELD: Okay, so
15 that's--that the same. You've voluntarily--you cap
16 the size of the buildings, right. We're going to
17 call it the Moskovits cap because you say you
18 invented it, Toby. I hope the--

19 TOBY MOSKOVITS: [interposing] I just
20 restricted it. (sic)

21 COUNCIL MEMBER GREENFIELD: --historians--
22 --yes, that Moskovits had restrictions. That's what
23 I'm referring to, the height caps that I hope
24 historians will prove you correct on this one. So,

2 is that--is that, in fact, the case? That's
3 voluntary--

4 RAYMOND LEVIN: [interposing] There is--
5 there is a height restriction, yes sir.

6 COUNCIL MEMBER GREENFIELD: Okay. So I
7 think--I--and then just as a final point, which deals
8 with the affordability of the space, which I think is
9 an important point that's just been referred to as
10 well. I mean there's no way you can force people to
11 use this industrial space, right? Am I missing
12 something like there's--you don't have a mechanism
13 where you can be like you better use this space of
14 we're going to be mad? Right, I mean, you're going
15 to put it out there on the market, and if you don't--
16 if the space doesn't rent for whatever you're asking
17 for then you're going to have I imagine lower your
18 rents, right.

19 TOBY MOSKOVITS: That works usually.
20 Yes.

21 COUNCIL MEMBER GREENFIELD: No, I'm being
22 serious about this, though.

23 TOBY MOSKOVITS: Oh, I understand.

24 COUNCIL MEMBER GREENFIELD: No because
25 my--my point is we don't know what the market will

2 bear on this space, and quite frankly from my
3 perspective if the market actually wants industrial
4 space, it's a good thing. I--generally we would hope
5 this is the case. I don't want a situation where
6 developers think that they can't build industrial
7 space because people aren't going to rent it. And so
8 I'm going to have a slight disagreement with my
9 colleague on this one because certainly I'd love for
10 the city to come in and subsidize some space.
11 Absolutely, but at the same time, I don't want
12 developers to think that manufacturing is a losing
13 proposition. I want for there to be a healthy
14 environment where we can build manufacturing and it
15 can be competitive, and as you pointed out hopefully
16 your office is going to subsidize indirectly whether
17 you like it or not--

18 TOBY MOSKOVITS: [interposing] Right.

19 COUNCIL MEMBER GREENFIELD: --you're
20 subsidizing a space because you're not going to keep
21 the space empty.

22 TOBY MOSKOVITS: Right.

23 COUNCIL MEMBER GREENFIELD: Can you
24 convert it into an office?

25 TOBY MOSKOVITS: No.

2 COUNCIL MEMBER GREENFIELD: Can you
3 convert it into a hotel?

4 TOBY MOSKOVITS: Certainly.

5 COUNCIL MEMBER GREENFIELD: Can you
6 convert it into a bar, counselor? No, you're stuck
7 with the industrial space, which as far as I'm
8 concerned is a good thing. I think we do have
9 questions. I think, though, to be fair I think the
10 questions are for City Planning, and so I'm going to
11 wait for City Planning to come in. I do have
12 concerns that were raised about the jobs. I'm not
13 familiar with all the issues, but I think some folks
14 mentioned that they wanted some details regarding the
15 jobs and the kind of jobs that were created, and
16 because you don't have all those issues, I'm going to
17 take that up with offline, and I know that we're not
18 voting today. Am I correct, Mr. Chairman. It's just
19 the hearing. So we're going to have time to explore
20 that, but overall, I'm happy that you're willing to
21 take a risk. It's not my dime on the line. Not--not
22 a single taxpayer dollar is going to be on the line
23 over here? Am I correct, Mr. Rubenstein and Mr.
24 Moskovits. Thank you for taking the risk. I
25 certainly hope it's successful. I want it to be

2 successful. I think it's good for Brooklyn and for
3 manufacturing and for business and for office spaces,
4 and I think that there are some questions, and I
5 think those should be directed toward City Planning.
6 That's what I intend to do when they come up, and
7 hopefully, be able to vote on the budget before 1:30
8 as well. Thank you, Mr. Chairman.

9 CHAIRPERSON RICHARDS: Thank you, and--
10 and I just want to piggyback off this, and Queens is
11 a hot and thriving market outside of Brooklyn.

12 TOBY MOSKOVITS: Are you living in Queens?

13 CHAIRPERSON RICHARDS: So, you--you want
14 to--

15 COUNCIL MEMBER GREENFIELD: [interposing]
16 It's about the hot, which is cooler.

17 CHAIRPERSON RICHARDS: [interposing] Ms.
18 Moskovits lives in Queens.

19 COUNCIL MEMBER GREENFIELD: Which is
20 cooler, Mr. Chairman.

21 CHAIRPERSON RICHARDS: She lives in
22 Queens.

23 COUNCIL MEMBER GREENFIELD: Do you live
24 in Queens?

2 CHAIRPERSON RICHARDS: Alrighty, she
3 lives in Queens.

4 COUNCIL MEMBER GREENFIELD: Oh, hold on,
5 I have to reassess my [laughter] my refrain of this
6 application, Mr. Chairman. Thank you.

7 CHAIRPERSON RICHARDS: But is--but is--is
8 possible that you saw the writing on the wall because
9 you're doing a hotel, which is totally contradictory
10 to what you're doing here. So is it possible that
11 City Planning--

12 COUNCIL MEMBER GREENFIELD: [interposing]
13 Give them points for honesty, Mr. Chairman.

14 CHAIRPERSON RICHARDS: And--and I--I
15 really appreciate that. Is it--but is it possible
16 that you're foreseeing some new policy coming down
17 the line, and this is what pushed you to put the
18 manufacturing in this building?

19 RAYMOND LEVIN: It could be true.

20 TOBY MOSKOVITS: Well, no it's--but I
21 foresaw--but I think that, you know, I'll tell you a
22 little story. So, Jose Lantol was a--a real
23 gentleman, a friend of the--

24 CHAIRPERSON RICHARDS: [interposing] He
25 is a real gentleman and he--I think he was at the

2 announcement around last summer, David? Wasn't he
3 here with us on the industrial side?

4 COUNCIL MEMBER GREENFIELD: Yes.

5 CHAIRPERSON RICHARDS: And so he was.
6 Okay.

7 COUNCIL MEMBER GREENFIELD: He--he was
8 there.

9 TOBY MOSKOVITS: After we met with--with
10 Council Member Levin to tell him about our plan, then
11 we went to see, you know, Mr. Lentol, and he stood
12 up. Ray was there and actually knows the story
13 probably, and he kissed my hand. And he said, Where
14 did you come from? And he said for many years I've
15 been asking, you know, the City Board League to think
16 about incentives to get people to do--do this, which
17 is build commercial space. So, you know, I--my
18 background is in entrepreneurship. I used to be a
19 venture capitalist--

20 COUNCIL MEMBER GREENFIELD: [interposing]
21 I want you to know, Toby, by the way, if there--if
22 there's a tabloid in the audience, the only headline
23 tomorrow will be Assemblyman Kisses Developer's Hand.

24 TOBY MOSKOVITS: [interposing] They
25 better--

2 COUNCIL MEMBER GREENFIELD: I'm just
3 telling you for the record.

4 TOBY MOSKOVITS: --they better, yeah,
5 I've heard this story. So he created it.

6 COUNCIL MEMBER GREENFIELD: [interposing]
7 That's what's going to end up happening over here.
8 So-

9 TOBY MOSKOVITS: [interposing] Well, I
10 think it's your headline.

11 COUNCIL MEMBER GREENFIELD: --be careful
12 with the kind of stories that you're telling, Ms.
13 Moskovits.

14 CHAIRPERSON RICHARDS: There are some
15 tabloids who will put that on the first page.

16 TOBY MOSKOVITS: And--and I--I think--I
17 think the bottom--the bottom line was that, you know,
18 I--I--I also observed a lot of companies talking
19 translation. In some cases sitting out in the open
20 in cafes in the neighborhood, and people constantly
21 calling me saying we need a little bit of space. You
22 know, where could we set up shop, and this was sort
23 of a rational--rational thing. Now, somebody asked
24 me and said and if you would have foreseen how
25 difficult this path has been, because we really

2 started this over four years ago. I would probably
3 not. For the mice you're not supposed to think about
4 the red lights. You're supposed to think about the
5 green lights. So, you know, I like to thin that most
6 certainly the city was contemplating what to do with
7 the space. You know, I wasn't--wasn't aware that I
8 had no political connections. I know--you know, the
9 first time I met Council Member Levin and--and MR.
10 Lentol--

11 CHAIRPERSON RICHARDS: And he kissed your
12 hand on the first meeting?

13 TOBY MOSKOVITS: He did but [laughs]

14 CHAIRPERSON RICHARDS: Okay. Okay.

15 TOBY MOSKOVITS: But--

16 CHAIRPERSON RICHARDS: Okay, I got it.
17 Okay.

18 TOBY MOSKOVITS: But I think in
19 connection with this project so we--we--we, you know,
20 I--

21 COUNCIL MEMBER GREENFIELD: [interposing]
22 So I want to ask about this--I want to ask the
23 second.

24 TOBY MOSKOVITS: --we didn't have the
25 wherewithal to--

2 CHAIRPERSON RICHARDS: He's gotten
3 married, by the way, you know.

4 TOBY MOSKOVITS: Congratulations.

5 CHAIRPERSON RICHARDS: He definitely
6 can't state it on the record.

7 TOBY MOSKOVITS: So I hope that answers
8 the question.

9 CHAIRPERSON RICHARDS: We're going to go
10 to Council Member Levin.

11 COUNCIL MEMBER LEVIN: Thank you very
12 much Mr. Chair. I just want to ask a question
13 because it--the issue has come up of building service
14 workers and--and whether or not there will be a
15 framework for building service workers for prevailing
16 wage or a requirement for prevailing wage as part of
17 the in-service workers agreement, and the reason why
18 I--I believe it's relevant is because if you look at
19 the 205 Greenpoint and Williamsburg Rezoning, that
20 was in some ways the residential version [coughs] of
21 this action except that it was much bigger, but it
22 was right nearby. Brooklyn at that point in 2005
23 wasn't quite the--the--the hot borough that it is
24 today, and that was a--that was a provision as part
25 of the Green--Greenpoint-Williamsburg 2005 Rezoning

2 was that building service workers would--would have a
3 provision for prevailing wage if--if the density
4 bonus was to--was to--to be taken by those
5 developments in those residential buildings. And I
6 just want to--so there's some precedent in the
7 neighborhood going back now 11 years, and I wanted to
8 see if there's a--how you wanted to--how you're
9 hoping to address that issue. This is something that
10 obviously you're aware of and has come up twice as
11 well.

12 RAYMOND LEVIN: Yeah, I--I, you know, the
13 focus that we've had in a lot of the discussion today
14 had to do with the, you know, viability of the light
15 manufacturing space. So obviously cost is important.
16 This is a real time experiment the result of which we
17 hope will be the creation of light manufacturing
18 space by the private sector for the first time in
19 decades. Decisions are still being finalized.
20 Things that add to the cost diminish the likelihood
21 that space can be affordable, but we're open to--t
22 meeting.

23 COUNCIL MEMBER LEVIN: One other thing
24 that was--what was brought to my attention since our
25 last round of questions, apparently the--at Industry

2 City as to the comp--I think when Council Member
3 Reynoso was--was--was speaking, that they are getting
4 around \$30 a square foot for office space, not for
5 their--not for their light manufacturing so--so their
6 light manufacturing is--is--is lower than this.

7 TOBY MOSKOVITS: [interposing] Yeah, but
8 again, as--as is clear I mean there are--they have
9 existing buildings. We're--we're building ground up
10 from landfill in a flood zone.

11 COUNCIL MEMBER LEVIN: Uh-huh.

12 TOBY MOSKOVITS: And the--the cost of
13 the base building is--is prohibitive.

14 RAYMOND LEVIN: I'm--I'm sure--I'm sure
15 the Council can find from EDC what rents are going
16 for. That may be all right--

17 COUNCIL MEMBER LEVIN: [interposing]
18 Yeah.

19 RAYMOND LEVIN: You know, even though,
20 you know, they're city-owned and don't pay taxes and
21 stuff, but you can get a sense of what those
22 companies are paying. I don't--

23 COUNCIL MEMBER LEVIN: [interposing]
24 Right.

25 RAYMOND LEVIN: --we don't--we don't--

2 COUNCIL MEMBER LEVIN: I mean and the
3 reality is that the Navy Yard is, you know, is a city
4 entity and they're, you know, a city affiliated
5 entity, and--and does receive significant subsidy in
6 a number of different ways.

7 RAYMOND LEVIN: Yep.

8 COUNCIL MEMBER LEVIN: And other
9 organizations like GMBC. They--they received their
10 building for a dollar. So, it's--and, you know,
11 that's--that's their main equity is--is in that
12 building. So, it's--it's a fair point to say that
13 this is, you know, I think Council Member Reynoso
14 brought up that the conversion--I believe that the
15 conversion of the FAR from not particularly usable
16 community facilities base to very usable commercial
17 office space represents a benefit to the development.
18 That's what the--this--that's what this zoning action
19 is--

20 RAYMOND LEVIN: [interposing] Yeah.

21 COUNCIL MEMBER LEVIN: --but I take your
22 point that as of now there is no direct subsidy in--
23 actually one of the questions is--is there an
24 opportunity for--for our tax incentive through the
25 ICAP program or anything along those lines?

2 RAYMOND LEVIN: Yes and that's an as of
3 right program, correct. Yes.

4 COUNCIL MEMBER LEVIN: Okay. So there
5 would be a tax on this?

6 RAYMOND LEVIN: [interposing] And--and
7 this is--and this is also a Brownfield site. So
8 there are Brownfields that assist.

9 COUNCIL MEMBER LEVIN: There--there are
10 certain tax benefits that--that--that could be
11 achieved through those means?

12 RAYMOND LEVIN: Right.

13 COUNCIL MEMBER LEVIN: Okay. So, okay.
14 I--I--I think that's it for my questions. I do have
15 questions for--for DCP, but I appreciate you're
16 answering the questions candidly.

17 CHAIRPERSON RICHARDS: Alrighty, with--

18 COUNCIL MEMBER REYNOSO: [off mic] We
19 just want to make a lot of consenting people.

20 CHAIRPERSON RICHARDS: Yes.

21 COUNCIL MEMBER REYNOSO: [on mic] Because
22 we all got to vote. I know we want to get going.
23 It's just--and for the panel here, all the Council
24 Members is the comps are very important because
25 should they put it up to \$35 to \$40 a square foot

2 when nowhere in the city of New York anything is
3 comparable to that, and we see a vacant industrial
4 piece of this property, and someone can make a case
5 through financial hardship. I'm--I'm using this
6 property as a comp that they--that they can convert
7 their properties outside of industrial to something
8 else because they can't make it happen. I just want
9 to be clear comps are nowhere near \$30 to \$40 in--in
10 North Brooklyn who is one of the--the highest rates
11 manufacturing space. We're closer to \$17 to \$21
12 maximum.

13 RAYMOND LEVIN: I don't--no, I'll--I'll
14 believe--first of all, I don't believe that we--that
15 that was the number that we quoted. Secondly--

16 COUNCIL MEMBER REYNOSO: [interposing]
17 No, you said \$20 to \$30.

18 RAYMOND LEVIN: Secondly the--the--

19 COUNCIL MEMBER REYNOSO: [interposing]
20 You said \$20 to \$30?

21 RAYMOND LEVIN: No, I didn't tell you
22 that?

23 COUNCIL MEMBER REYNOSO: You guys are one
24 team, by the way. You guys got to stop pointing at
25 each other. You're on the same time.

2 TOBY MOSKOVITS: [interposing] That's one
3 of the things we didn't say \$35 to \$40. We said \$20
4 to \$30.

5 WINSTON VON ENGEL: Yeah, he said \$30 to
6 \$40. He said that.

7 COUNCIL MEMBER REYNOSO: All right, it's
8 \$20 to \$30.

9 WINSTON VON ENGEL: And the Board of
10 Standards and Appeals would not grant--you could not
11 get a variance based on that because it's self--it
12 would be a self-created hardship. So I think that
13 the Board of Standards and Appeals is off the table.

14 COUNCIL MEMBER REYNOSO: [interposing] Are
15 you kidding me.

16 WINSTON VON ENGEL: It's got to be--no,
17 I'm not kidding you.

18 RAYMOND LEVIN: No, he's right.

19 COUNCIL MEMBER REYNOSO: No, it's not.

20 RAYMOND LEVIN: You be calling it on a
21 hardship.

22 COUNCIL MEMBER REYNOSO: No, no, they'll-
23 -they'll use comps and they've been doing it in North
24 Brooklyn for as long as I've been--It doesn't matter-

25 -

2 RAYMOND LEVIN: [interposing] These are
3 already rezoned. Over here they would have been
4 creating their own hardship.

5 COUNCIL MEMBER REYNOSO: Not them. I'm
6 talking about anyone that's looking.

7 RAYMOND LEVIN: No, I know but in
8 fairness, Council Member referring to their
9 particular site. On their particular site how would
10 they go to the Board of Standards and Appeals and
11 tell them that this is an application that they
12 filed, the they thought would be successful, but now
13 they want to convert.

14 COUNCIL MEMBER REYNOSO: I didn't say
15 that.

16 RAYMOND LEVIN: How do you know that they
17 would be successful?

18 COUNCIL MEMBER REYNOSO: I didn't say
19 that they would go to the Board of Standards and
20 Appeals. I'm saying that their--their action can be
21 used to justify another applicant saying that they
22 put in the same comps for manufacturing of \$20 to \$30
23 in a place where no one is netting more than \$17 and
24 \$18 and then use that as a financial hardship, and
25 use them as a comp. Not their application. I'm

2 talking about the other folks that are across the
3 street when they lose the opportunity to build a
4 hotel. That's all I'm saying. So the comps are very
5 important.

6 RAYMOND LEVIN: [off mic] We should look-
7 -we should look and invite them what may be on in
8 other places that are publicly accessible. You can
9 get the rents and, and we'll look and see what they
10 are.

11 CHAIRPERSON RICHARDS: Alrighty. Well, I
12 want to thank you for your testimony, and thank you
13 for your thoughts on this. We look forward to
14 continuing in a dialogue with you and urge you to
15 stay in touch with Council Member Levin, but once
16 again just to highlight some of the issues that were
17 brought up today, affordability in terms of space,
18 good paying jobs, building service workers definitely
19 should have a place at the table. And--and ensuring
20 that the public space and other things, and I know
21 there are environmental benefits that we spoke of
22 yesterday. I think this will be a Gold Leaf--

23 TOBY MOSKOVITS: LEED.

24 CHAIRPERSON RICHARDS: A LEED Gold
25 building. Sorry. So I'm very happy about that. So

2 I think we're moving in the right direction, but
3 there's still a lot of work to--to do and we just
4 want to underscore that this is a very important
5 piece of the puzzle because you're going before we
6 even enact new policies in particular on this issue.
7 And now we will have questions for City Planning on
8 that, but we will ask you to please continue to stay
9 in touch with us. Ms. Moskovits, congratulations.
10 It is good to see a woman sitting in the chair coming
11 in this room today who is leading the conversation.

12 TOBY MOSKOVITS: And a Queens residents.

13 CHAIRPERSON RICHARDS: And a Queens
14 residents.

15 TOBY MOSKOVITS: Yes, it is both I guess.

16 CHAIRPERSON RICHARDS: Yes, exactly.

17 Yeah, you know, we like peace. [laughs] Thank you.
18 City Planning come on up. [background comments] Oh,
19 the hot seat. You're really on the hot seat. We
20 have Alex Summer the New York City Department of City
21 Planning, Brooklyn Offices. [mic squeals] Anna, DCP
22 and Winston, DCP. [background comments] Winston, you
23 should probably be on the hottest seat. You ready?

24 COUNCIL MEMBER REYNOSO: We're all
25 Brooklyn, you guys.

2 CHAIRPERSON RICHARDS: All Brooklyn oh
3 it's even going to be more fun that I thought. So
4 why are here? Why are we having a discussion about
5 an application today before we enact new policy?
6 There you go, the first question.

7 WINSTON VON ENGEL: So first of all, my
8 name is Winston Von Engel. I'm the Director of the
9 Brooklyn Office of Department of City Planning, and
10 I'm joined here by Anna Slatinsky, who is the Deputy
11 Director of the Brooklyn Office at City Planning and
12 Alex Summer, who is a team leader in our office, and
13 we're here from the Department of City Planning
14 representing the City Planning Commission and it's a
15 report on the 25 Kent Avenue applications. Right,
16 and as you know, there are--there are three actions
17 before you. There is a zoning text amendment that
18 applied--originally applied to a 14-block area.

19 CHAIRPERSON RICHARDS: And we got that.
20 In the interest of time--

21 WINSTON VON ENGEL: [interposing] Okay.

22 CHAIRPERSON RICHARDS: --why are putting
23 the cart before the horse.

24

25

2 WINSTON VON ENGEL: Well, this is a--in
3 good part an--an application that was driven by a
4 private developer here who in line--

5 CHAIRPERSON RICHARDS: [interposing] In
6 conjunction with City Planning?

7 WINSTON VON ENGEL: In conjunction
8 because we heard from other property owners who were
9 similarly interested in this project. The City
10 Planning Commission has saw it fit that because of
11 the experimental nature of this project, and the
12 pilot that it represents that it should be reduced to
13 just a one-block area, the site of the proposed
14 development.

15 CHAIRPERSON RICHARDS: But I'm not
16 understanding why we're doing a pilot when we're
17 supposed to be enacting new reforms. So where are we
18 at with the ULURP group reform stuff that we
19 announced last year? When do we anticipate to really
20 get this process started, and we've been having
21 discussion for a few on this. When are we going to
22 receive something from City Planning, an update?

23 WINSTON VON ENGEL: Well, we've been
24 working with your Land Use Division staff on
25 preparing both the study for North Brooklyn area, as

2 well as the hot text amendment, and I believe those
3 are forthcoming by the end of the year if not the
4 beginning of the next year.

5 CHAIRPERSON RICHARDS: Why not the end of
6 this year? So you heard what the former--Ms.
7 Moskovits is a great person said she built a hotel.
8 She's building a hotel. So why are we not moving
9 faster on this?

10 WINSTON VON ENGEL: We are moving fast on
11 that.

12 CHAIRPERSON RICHARDS: Alrighty, can we
13 get into the affordability question, and--and is EDC
14 and SBS in particular in any of these conversations
15 because I am concerned about the affordability
16 portion for particular, you know, parties who may be
17 interested in coming in to utilize this particular
18 facility, the 46,000. Am I right, 46,000 square
19 feet?

20 WINSTON VON ENGEL: 64,000.

21 CHAIRPERSON RICHARDS: 60--sorry--64,000
22 square feet, and why didn't City Planning push for
23 more industrial space for this?

24 WINSTON VON ENGEL: The industrial--so it
25 is \$64,000--it's \$64,000 square feet of new light

2 restrictive light industrial space. It cannot be
3 used for a commercial office. It cannot be used for
4 any other commercial uses except light industrial
5 uses required industrial uses. This--a single amount
6 of restrictive industrial space represents 15% of all
7 of the industrial space that currently exists in this
8 14-block area. So even though this site only
9 represents about 7%, it is double the amount of
10 industrial space here.

11 CHAIRPERSON RICHARDS: So once again, I'm
12 just a little taken aback at why we're having a
13 discussion on a pilot program to day when we should
14 be stalling this, in my opinion, until we have
15 complete policy where we can move forward.

16 WINSTON VON ENGEL: Again, it's a private
17 application. This--this project is--

18 CHAIRPERSON RICHARDS: A private
19 application in conjunction with you?

20 WINSTON VON ENGEL: In conjunction with
21 us because at one time when this was originally
22 conceived other property owners in the near--in--
23 within that 14-block area had expressed an interest
24 in also participating in it. And they may, in fact,
25 still continue to be interested in it. However,

2 because of the concern about what the precedent might
3 be for this entire 14-block area, we together with
4 the City Planning City Planning Commission curtailed
5 the applicability of this application to just this
6 one block area.

7 CHAIRPERSON RICHARDS: Okay, I'm going to
8 turn it over to Chair Greenfield. Then Council
9 Member Levin, and then Reynoso. I'll be right back.

10 COUNCIL MEMBER GREENFIELD: How are you,
11 sir?

12 WINSTON VON ENGEL: Great.

13 COUNCIL MEMBER GREENFIELD: Great to see
14 you again, my friend.

15 WINSTON VON ENGEL: It's good to see you.
16 It's good to see you, Chairman.

17 COUNCIL MEMBER GREENFIELD: Every time
18 you're here there's always some sort of excitement,
19 but it just means you guys are doing a lot of stuff,
20 and it's good. We've--we've never complained for a
21 government agency that actually likes to do a lot of
22 work. So, we're grateful for that. So thank you
23 Winston. So, just--just--just some bigger picture
24 questions, and some sort of more generic questions.
25 So this is an area that is currently being studied by

2 this Office of City Planning, Department of City
3 Planning

4 WINSTON VON ENGEL: We are studying a
5 number of areas including--

6 COUNCIL MEMBER GREENFIELD: [interposing]
7 Yeah.

8 WINSTON VON ENGEL: --North Brooklyn, and
9 this is one of the areas that we're--we're looking
10 at. I'm always looking at--Anna Slatinsky, who is
11 actually leading the North Brooklyn Study. Go ahead.

12 ANNA SLATINSKY: Is that right?

13 WINSTON VON ENGEL: Try now.

14 ANNA SLATINSKY: Yeah, it's on now.

15 COUNCIL MEMBER GREENFIELD: You'll see a
16 red dot.

17 ANNA SLATINSKY: Okay, great.

18 COUNCIL MEMBER GREENFIELD: Yeah.

19 ANNA SLATINSKY: So, just--just to
20 clarify, the--the Department of City Planning is
21 undertaking a number of initiatives around industrial
22 pulse, and some of them are really citywide in scope,
23 and some are focused on very specific geographies.
24 So among the citywide actions that are being
25 developed now are the limitations on hotels and mini-

1 storage that were alluded to earlier. Those we are
2 really working as--as quickly as we possibly can to
3 get those into the public review process. Hopefully,
4 but the end of this year. That's what we're working
5 towards. In terms of the area specific studies that
6 are currently underway, we are really focused on the
7 North Brooklyn Industry Innovation Plan, which covers
8 the North Brooklyn IBZ, and some surrounding areas.
9 It's about a 900-acre area that we are subjecting to
10 some very serious analysis as well as robust public
11 outreach. We've talked already to over 50 businesses
12 in the area, and we have our second public outreach
13 meeting actually on Thursday--Thursday evening to
14 present our work in progress in the form of a draft
15 agreement (sic) for that area. The opportunity that
16 the North Brooklyn Study represents is really a way
17 for us to think through in detail all of the
18 concerns, and all of the questions and different
19 policy directions that have been proposed on--on a
20 more conceptual level, and really work through those
21 in a real place. Obviously, there are things jumping
22 in a lot of different parts of the city, a lot of
23 them in Brooklyn industrial areas, the North Brooklyn

2 Study will really give us some insights and some
3 tools that will be usable in other--in other places.

4 COUNCIL MEMBER GREENFIELD: Okay, but
5 getting back to my original--this is all very
6 helpful--I'm just curious about the original question
7 that this area is within the area that you are
8 studying?

9 ANNA SLATINSKY: No, this area is not
10 within the North Brooklyn Study.

11 COUNCIL MEMBER GREENFIELD: It's not with
12 the North Brooklyn area?

13 ANNA SLATINSKY: No, the North Brooklyn
14 Study area is focusing on the North Brooklyn IBZ and
15 some marginal areas that are right next to it. This
16 area is just separate. We won't know it for IBZ and
17 it's not part of the specific IBZ.

18 COUNCIL MEMBER GREENFIELD: But this is
19 part of the Williamsburg IBZ, correct?

20 ANNA SLATINSKY: There--there are two
21 different IBZs.

22 COUNCIL MEMBER GREENFIELD: That's right.

23 ANNA SLATINSKY: Right, so this--this
24 proposal is part of the Greenpoint, Williamsburg IBZ,
25 which is a total of what, 17-block area?

2 WINSTON VON ENGEL: It may be
3 approximately.

4 ANNA SLATINSKY: Approximately. It is--
5 it is not connected to the North Brooklyn IBZ, which
6 is a much larger industrial area on the shore of
7 Newtown Creek.

8 COUNCIL MEMBER GREENFIELD: Okay. I'm a
9 little bit confused perhaps. So I'm going to just
10 try to clarify it. This is--

11 COUNCIL MEMBER LEVIN: [interposing] I'm
12 confused and this is my district.

13 COUNCIL MEMBER GREENFIELD: Yeah, well,
14 there you go. So, this is part of the Greenpoint--
15 Greenpoint/Williamburg IBZ.

16 ANNA SLATINSKY: That right.

17 COUNCIL MEMBER GREENFIELD: The city of
18 New York is currently studying and at the best of the
19 City Council the restrictions on IBZs including
20 hotels and storage use. So, you're saying this is
21 not part of the study? I mean so you're studying a
22 whole city, right? So this is part of what you are
23 studying, correct?

24 ANNA SLATINSKY: Sure.

25 COUNCIL MEMBER GREENFIELD: Or incorrect?

2 ANNA SLATINSKY: It's--sure. The
3 Greenpoint/Williamsburg IBZ is part of the citywide
4 study that's looking at the hotel and mini storage--

5 COUNCIL MEMBER GREENFIELD: [interposing]
6 Yes.

7 ANNA SLATINSKY: --limitations.

8 COUNCIL MEMBER GREENFIELD: Great.

9 ANNA SLATINSKY: That study is looking
10 again at these issues very broadly--

11 COUNCIL MEMBER GREENFIELD: [interposing]
12 Sure.

13 ANNA SLATINSKY: --rather than taking the
14 kind of detailed block-by-block--

15 COUNCIL MEMBER GREENFIELD: [interposing]
16 Extra study--

17 ANNA SLATINSKY: --by this quote.

18 COUNCIL MEMBER GREENFIELD: --that North
19 Brooklyn has gathered.

20 ANNA SLATINSKY: That's correct.

21 COUNCIL MEMBER GREENFIELD: Okay. So
22 there's a study and an extra study. Very good, so it
23 is being studied. No, it's just important to
24 understand the context on it. So good. So let's--
25 let's talk about the--the--that bigger picture, the

2 changes that you are looking to do that would be
3 applicable for this particular IBZ, right? Is there
4 anything in this application that would not fit in
5 with those potential changes? Right, you understand
6 the question is that would be a concern obviously,
7 right? So, you don't want anyone to quote, unquote
8 "gain the system." Even though, quite frankly, they
9 can because you can just build a hotel there right
10 now. But in a perfect world we want to make sure.
11 So those concerns in terms of the ability to build a
12 hotel or storage, would they have that ability in
13 this particular Application A, and are there any
14 other changes that you're considering that would not
15 be applicable in this situation? So I guess for
16 those who are following at home, and don't do this
17 for a living like the way you and I do is the
18 question we're really asking is are we giving them
19 something now, they wouldn't get in a few months from
20 now?

21 ANNA SLATINSKY: I think I understand
22 your question, and what I would just confirm is that
23 from the beginning this particular development was
24 not proposing to build either a hotel or a mini-
25 storage on the site. The City Planning Commission

2 did modify the proposal to make it very clear that
3 along with the special permit hotel use and--and min-
4 storage use could not be part of the program.

5 COUNCIL MEMBER GREENFIELD: Okay. So
6 then the answer to my question is no. We're not
7 giving them anything now. [mic squealing] Where is
8 that echo? Does someone else have a--Yeah, is that--
9 are the other ones off over there as well?

10 WINSTON VON ENGEL: No.

11 ANNA SLATINSKY: [off mic] Not on--not
12 on mine.

13 COUNCIL MEMBER GREENFIELD: Oh, no, not
14 yours. Sorry.

15 ANNA SLATINSKY: I can turn it on?

16 COUNCIL MEMBER GREENFIELD: You can turn
17 yours back on. Just if there was another one on I
18 think it causes an echo. Yes.

19 COUNCIL MEMBER LEVIN: Just use one at a
20 time.

21 COUNCIL MEMBER GREENFIELD: Yeah, you can
22 only turn one on at a time. I'm sorry. We're the
23 New York City Council. It's not Google, and I'm
24 proud of that. So I apologize.

2 ANNA SLATINSKY: [interposing] But it's--
3 it's nice remembering.

4 COUNCIL MEMBER GREENFIELD: Okay, yes,
5 yes, yes. So I think--I think we're just going to
6 let--it's Anna, right?

7 ANNA SLATINSKY: Anna.

8 COUNCIL MEMBER GREENFIELD: Anna, I'm
9 sorry. Anna. I don't see it that way. Write your
10 name down. I don't get the pronunciation.

11 ANNA SLATINSKY: You and every substitute
12 teacher I ever had in my life.

13 COUNCIL MEMBER GREENFIELD: Yes, I'm
14 sorry to bring back those flashbacks. I apologize.
15 So Anna, so just to be clear. We're not giving them
16 anything better than what the rules will be hopefully
17 with the support of the City Council and the support
18 of the City Planning. We've been working on this
19 together, and we issued a report, and you've agreed
20 with it. We had a press conference with the Mayor.
21 We were all there. We're not giving these developers
22 anything that they would not be able to get in terms
23 of what we're--let's phrase it differently. We're
24 not taking--we're not--we're not giving them

2 something that they wouldn't necessarily be able to
3 get when we changed the rules. That's my point.

4 ANNA SLATINSKY: That's correct, that's
5 all--

6 COUNCIL MEMBER GREENFIELD: [interposing]
7 Is that a fair char--characterization?

8 ANNA SLATINSKY: It is consistent with--

9 COUNCIL MEMBER GREENFIELD: [interposing]
10 Yes.

11 ANNA SLATINSKY: --the anticipated
12 limitations--

13 COUNCIL MEMBER GREENFIELD: [interposing]
14 Good.

15 ANNA SLATINSKY: --on hotels and--

16 COUNCIL MEMBER GREENFIELD: [interposing]
17 I think that's an important point because us as a
18 Council we wouldn't want to let people sort of sneak
19 in under the wire, and get something better. Imagine
20 that the folks at City Planning who are of great
21 integrity and care as much about this city of ours as
22 we do. You wouldn't want that to happen either.
23 Okay, good. So that's important. So then I just
24 have a couple of questions. I know my colleagues
25 also have some more questions. I'm going to turn it

2 over. There are a lot of questions in terms of
3 precedent setting, right, you know, and--and many
4 groups specifically. We'll give them a shout-out
5 because they're very persistent, and actually--well,
6 and actually-- They're very persistent. So we'll
7 give them a shout-out. There are a lot of groups out
8 there who say well hold on a second. You know, what
9 are you doing over here? You're setting a precedent.
10 This is what's going to happen in the whole city.
11 And my colleague Antonio is nodding along right?
12 Tomorrow morning you're going to do this everywhere.
13 Is that the--is that the case--is--is that, in fact,
14 the case? Is that not the case? Was this sort of an
15 experiment? How do we know if the experiment is
16 going to be successful. I mean certainly as I
17 pointed out before we're very happy that, you know,
18 it's good that it's not happening on our dime because
19 there's no guarantee for the split. Give us a little
20 bit more about that. Give us some reassurances that
21 the Department of City Planning has not currently
22 decided to wholesale change the entire manufacturing
23 plans in the city of New York.

24 ANNA SLATINSKY: Well, I would certainly
25 note that even if we did have that plan, which we

2 don't, we would have to come to you folks to get your
3 approval for it.

4 COUNCIL MEMBER GREENFIELD: That's what
5 I'm asking. [laughs]

6 ANNA SLATINSKY: But that's--that's what
7 I bring to them. As I said, no, that is not the
8 plan. The concept of using commercial space or
9 other--or other--other development space in order to
10 help get some new industrial space created is one,
11 which has really been percolating for several years
12 now. And this is the first example of a real solid
13 proposal that actually is finding a way to make a
14 suitable at least that's what they're striving for.
15 The question around combining industrial space with
16 commercial development, or even residential
17 development are still open in many ways, and--and we
18 are watching this potential development very
19 carefully to see how it goes, and we're also
20 subjecting the concept to our own scrutiny in the
21 form of analysis that--that we are doing of the
22 feasibility of this kind of development. And the
23 kinds of questions that it raises from the standpoint
24 of individual development, from the standpoint of
25 particular neighborhoods. The North Brooklyn Study

1 is one of the areas that we are kind of using to
2 think through this idea, are there places in that
3 neighborhood where we think this type of development
4 would be appropriate. That's a question, not an
5 assumption. If so, what would that development look
6 like? What--what would be--be the industrial uses?
7 What would be the commercial uses? At what scale
8 might those might those be appropriate? Those are--
9 those questions are all going to have to have to be
10 grappled with in relation to--to what the goals are
11 for that area of overall, and for the specific parts
12 of that area. So, it is not an approach that we are
13 assuming is important on any kind of wide scale. But
14 the potential to facilitate the creation of new
15 industrial space is one that we take seriously. We
16 want to continue asking those question.

18 WINSTON VON ENGEL: I just want to
19 emphasize that emphasize what the Commission said,
20 right. In the last paragraph the Commission
21 emphasizes that the subject's special permits are
22 solely--solely for this job, are free and that there
23 is no intention of replicating this text or this
24 exact model I should say, across other industrial
25

2 neighborhoods citywide. So that is the stated
3 opinion of the City Planning Commission.

4 COUNCIL MEMBER GREENFIELD: Yeah, I know.
5 Winston, I know what City Planning said, but we know
6 who really runs Brooklyn. So that's why, Winston,
7 we're asking you as the--as the Brooklyn Director and
8 someone who-- No, it's the truth, right? You deal
9 with these decisions day to day. So you--would you
10 concur from your perspective--would you concur with
11 that assessment, which is that this is a--a one-time
12 deal. You're assessing this to see where it goes.
13 This does not reflect the change in City Planning's
14 policies.

15 WINSTON VON ENGEL: It is exactly as Anna
16 just said. It is a one--

17 COUNCIL MEMBER GREENFIELD: [interposing]
18 Is that a yes?

19 WINSTON VON ENGEL: That's a yes.

20 COUNCIL MEMBER GREENFIELD: Okay.

21 WINSTON VON ENGEL: Yes, that's a yes.

22 COUNCIL MEMBER GREENFIELD: Okay, for my
23 purposes it satisfies me as the Chair of the Land Use
24 Committee. I have colleagues that have many other
25

1 questions that they would like to ask you. So we're
2 going to turn it over to then Council Member Levin.

3
4 COUNCIL MEMBER LEVIN: Thank you very,
5 Mr. Chairman. So, and I--I know you kind of spoke
6 about his, but I just kind of want to get it in a--a
7 little bit more plain English. So, this project was
8 in the pipeline for a while, right? DCP is working
9 with the applicant, and then at a certain point DCP
10 decides to join the applicant to expand the
11 applicability of the special permit. Goes through
12 the beginning portion of the ULURP process. At a
13 certain point, City Planning--the City Planning
14 Commission, the Department of City Planning decides
15 to--to roll that back. Can--can you explain just a
16 little bit about what went into the thinking of why
17 it was--why it was rolled back? Because I--I--my
18 understanding is that other owners in the 14-block
19 area of the IBZ were looking forward to--to this
20 covering the entire 14-block area. In addition to
21 that, my understanding is that there's something that
22 prevents them from then also applying for this exact
23 same special permit on their own. You know, next
24 month, right. So is it--is it all--is that--is the

2 difference all that great, and what went into the
3 decision to--to roll it back?

4 WINSTON VON ENGEL: So the decision to
5 roll back was based by--was made by the Commission
6 based on the testimony that it heard, that it heard
7 from the other property owners, but it also heard
8 from other advocates and--and--and interested parties
9 who are concerned about the additional applicability,
10 the additional geography.

11 COUNCIL MEMBER LEVIN: What, well maybe
12 drill down on that a little bit. What--what were the
13 concerns according to--from what's--according from--
14 according to--to City Planning's perspective. What
15 were the other concerns?

16 WINSTON VON ENGEL: Their concerns was
17 what they heard in the testimony that his might be
18 precedent setting for the rest of the area that it
19 might--

20 COUNCIL MEMBER LEVIN: And that was--that
21 was a potential problem? That was--?

22 WINSTON VON ENGEL: That's based off it
23 because this was an experiment. This was a pilot.
24 This was always presented as an experiment, as a

2 pilot that it should be limited just to this one
3 area.

4 COUNCIL MEMBER LEVIN: Because why?
5 What--I mean what--what was the--what have been the--
6 what would have been the harm in--in leaving the 14-
7 block area and sites?

8 WINSTON VON ENGEL: I think it's--I
9 believe the Commission said that it was concerned
10 about just expect--having it apply to simply that
11 larger area. They wanted to limit to this one as--
12 because of the experimental nature because of the--
13 the pilot, because it is new and untested. For those
14 reasons, they believe more--they were more
15 comfortable with a smaller geography.

16 COUNCIL MEMBER LEVIN: So let me ask you
17 would--do you see--say--say another owner in that 14-
18 block area so--so--so say this--I'm not saying it is
19 going to pass. I just saying hypothetically say it
20 does pass, and there are certain parameters, and an
21 owner submits an application to DCP for a special
22 permit, along the exact same lines. Does DCP then
23 look at that future permit and say we just did it
24 here. Yes, we will accept that, or does it--or does
25 it go through a whole--a whole review about the

2 applicability even though it's two lots away? If it's
3 a--if it's a precedent, it's, you know, in--in other
4 words this is going to be a precedent in one way or
5 another.

6 WINSTON VON ENGEL: Well, it's an
7 experiment, right and that's what--

8 COUNCIL MEMBER LEVIN: [interposing] But
9 do you allow another experiment along the same lines
10 before--before this because this building is not
11 going to built for another few years.

12 WINSTON VON ENGEL: Right.

13 COUNCIL MEMBER LEVIN: So it's going to a
14 while before we see the outcome.

15 WINSTON VON ENGEL: It's not for us to
16 decide whether or not this is appropriate. We are a
17 minister--we are ministerally reviewing an
18 application. Just technically speaking any other
19 property owner could technically, theoretically,
20 legally apply, but they would have to add a zoning
21 text amendment some--exactly like 25 Kent has to make
22 their development site eligible for applying for the
23 two special permits. Right.

24 COUNCIL MEMBER LEVIN: Got it.

2 WINSTON VON ENGEL: That is what is being
3 curtailed here, and rather than us at the Department
4 of City Planning making the determination that this
5 is appropriate or not, we are reviewing it for its
6 context and--and not--I'm sorry. Not for it's
7 context, but we're reviewing it for its technical
8 completeness, right. Does it meet the technical
9 requirements. Whether or not we agree with an
10 application--

11 COUNCIL MEMBER LEVIN: [interposing] It's
12 not relevant.

13 WINSTON VON ENGEL: It's not relevant.
14 We are obligated to process it, and the decision
15 makers are really the community board and the borough
16 president, the City Planning Commission and you as
17 well as the public a large to determine whether or
18 they believe applications is appropriate.

19 COUNCIL MEMBER LEVIN: Okay. This issue
20 of--so--so you're--you believe you can say it now
21 because it is the stated policy of this
22 Administration that with regard to disallowing hotels
23 and big bucks stores in the underlying zoning that
24 that will--that that process will be--the public
25

2 review process will be underway by the close of this
3 calendar year. Is that your--

4 WINSTON VON ENGEL: I'd--I'd have to
5 confirm with you and get back to you.

6 COUNCIL MEMBER LEVIN: Okay because my
7 big concern is that we will see another hotel. Every
8 hotel that we have built in this area is another lost
9 opportunity, and we have enough hotels, and we have
10 enough night clubs. And, so I'm concerned that--what
11 I would like to see DCP do is send a very clear
12 message to--to everybody that that is happening. I
13 mean the--the Mayor said it was going to happen.

14 WINSTON VON ENGEL: Yep.

15 COUNCIL MEMBER LEVIN: I want to make
16 sure that folks know that this is going to happen,
17 and it's going to happen soon, and we're not going to
18 be dragging our feet.

19 WINSTON VON ENGEL: Absolutely not, and
20 the--we are committed to doing this special--
21 proposing a special permit to limit hotels and IBZs
22 as well as self-storage mini storage, and the only
23 question here today is about the timing of--of that
24 application and that's the one thing. I don't want
25 to misstate anything here on record.

2 COUNCIL MEMBER LEVIN: Right.

3 WINSTON VON ENGEL: So I'd like to get
4 back to you.

5 COUNCIL MEMBER LEVIN: I--okay, I would
6 like to say for the record--

7 WINSTON VON ENGEL: [interposing] To have
8 a better conversation.

9 COUNCIL MEMBER LEVIN: --if you can do it
10 next week, I would be happy. Really, the sooner the
11 better, and I can't make--I can't express that
12 strongly enough. It is the sooner you can do it, the
13 better it is because there will--we do not want to
14 see another hotel go in the ground in these IBZs that
15 are just being decimated, and we've seen it happen
16 before our eyes, and--and that's one of the reasons
17 why we're here today.

18 WINSTON VON ENGEL: Okay.

19 COUNCIL MEMBER LEVIN: Just a quick
20 question about how--I don't know if you're--if you
21 feel like you can speak to this about the--the role
22 of this development and the role of the City
23 government in trying to create a--an affordable
24 environment for manufacturing space. And whether you
25 see this proposal, this experiment as having--having

2 a role in providing a--is it--are--do you look at it
3 from policy perspective as that we need to be
4 providing light manufacturing alone, or whether we
5 need to be providing affordable light manufacturing?

6 ANNA SLATINSKY: So, you know, we're--
7 we're working on understanding the profile of
8 challenges that industrial business is facing in the
9 city. As I mentioned, we've talked to 50 businesses
10 in North Brooklyn to understand what the challenges
11 they face in their operations, and some of those
12 challenges are around affordability of space. With
13 this proposal, you know, it's really--it's really a
14 watermark in a lot of ways because it is actually
15 requiring industrial space. There are very few other
16 zoning tools that actually require industrial space
17 to be created and maintained, and--and no samples
18 that attach price limitations for a space. So, I
19 think that as this project is an experiment, it's a
20 pilot, as Winston said, the facts that this would
21 actually oblige a property owner to provide light
22 industrial space, targeted at these businesses that
23 we are looking to--to promote. That's a really big
24 deal, and--and that in and of itself should be a
25 substantive step taken towards addressing the

2 viability of--of industrial manufacturing businesses
3 in these areas.

4 COUNCIL MEMBER LEVIN: So, I want to ask
5 one last question here that there are other cities
6 that have tried to do this, and tried to figure out
7 the right way to do this, and for example I mean
8 we've talked about San Francisco where they have
9 required I believe it's 30% of the floor area and
10 that that is Counted out to an industrial business
11 provider. These might be--I'm sorry if they don't
12 specifically correct of them, but that's my general
13 sense of it. And that--and that is Counted out to an
14 industrial--not-for-profit industrial business
15 provider top program the space. Why--why is that not
16 the appropriate model here?

17 ANNA SLATINSKY: Okay. I'm going to pass
18 it over to Alex, but I would just observe to start
19 out that--that space actually has not been built or
20 tenanted yet. So it's--it also is an experiment.

21 COUNCIL MEMBER LEVIN: Yeah.

22 ANNA SLATINSKY: And--and differences go-
23 -in some ways share some characteristics with New
24 York. In other ways it's--it's very different. So
25 we're not assuming that it's a directly comparable

2 situation, and we are watching to see how their
3 program goes--

4 COUNCIL MEMBER LEVIN: [interposing]
5 Right.

6 ANNA SLATINSKY: --and I believe they are
7 watching to see how ours goes.

8 COUNCIL MEMBER LEVIN: Right and I--I
9 would--if I were to characterize it, I would say that
10 if they're both experiments that's a more aggressive
11 experiment than what we're contemplating here. My--
12 my-if I were to characterize it as--in--in terms of
13 that framework of--of how they're proposing it.

14 ALEX SUMMER: And not to, you know, as
15 Anna mentioned, there was a--there's some significant
16 differences between New York City and San Francisco.
17 But there's also a--a significantly different program
18 set up in that development. And it was much smaller
19 space that's counted out, and again that one was also
20 heavily subsidized by the public sector--sector, and
21 so I think one of the attempts here is to try and
22 create exciting opportunities subsidized by the
23 private market, and see if this is an experiment that
24 can work.

2 COUNCIL MEMBER LEVIN: So that-so they're-
3 -we're talking about a significant public investment
4 into that space?

5 ALEX SUMMER: That's correct, yeah. Uh-
6 huh.

7 COUNCIL MEMBER LEVIN: What are some of
8 the other--you mentioned differences. What are some
9 of the other differences that--you said there are
10 differences between New York and San Francisco and
11 that--Were you talking kind of in more of the macro
12 economy or--?

13 ALEX SUMMER: Because macro wise there's
14 caps on commercial office space production so that
15 that affects the value of office space in that city.
16 And then it might grow on the site level. There is
17 fewer use restrictions in--in that industrial space
18 that they were acquiring and things like that.

19 COUNCIL MEMBER LEVIN: Fewer--fewer use
20 restrictions. In other words, they were allowing
21 more use groups.

22 ALEX SUMMER: [interposing] The wider
23 groups.

24 COUNCIL MEMBER LEVIN: A wider range of
25 use groups, presumably more kind of-

2 ALEX SUMMER: There is--there is movie
3 theaters and things like that, entertainment, some
4 entertainment.

5 COUNCIL MEMBER LEVIN: That can be part of
6 their industrial space?

7 ALEX SUMMER: Yes.

8 COUNCIL MEMBER LEVIN: Okay.

9 ALEX SUMMER: This is micro office,
10 retail space. So similar to what we have with the
11 shared office space office would have been allowed.

12 COUNCIL MEMBER LEVIN: Okay.

13 ALEX SUMMER: So there's--there's
14 difference. It's--it's a model that might work for
15 San Francisco. I just want to--

16 COUNCIL MEMBER LEVIN: [interposing] Sure.

17 ALEX SUMMER: --say that it's different.

18 COUNCIL MEMBER LEVIN: It's different.

19 Okay. All right. Thank you.

20 CHAIRPERSON RICHARDS: Council Member
21 Reynoso.

22 COUNCIL MEMBER REYNOSO: Thank you,
23 Chairs. Thank you and nice to see you again. We're
24 spending a lot of time together, which is good. It's
25 like a family. So you got--I assume you guys already

2 know what I'm going to be asking. One, I-I think the
3 difference between--whatever you do here is an
4 experiment is what you guys will consider the
5 foundation of what you're doing to be proposing for
6 manufacturing citywide is what I think people are
7 trying to say, right? Like wow, 25 Kent is specific
8 to 25 Kent. The actions that you're taking on 25
9 Kent speak to your interest for the rest of IBZs I
10 guess, and is that--is that true or not, and--and the
11 second thing is I agree that this is--that you guys
12 are going to do something different everywhere that
13 you go. Hopefully, that's my--that's what I think
14 your role is. I am not one of the folks that is
15 concerned that this is going to be the standard, but
16 what is a groundwork. It's a--it's a general sense
17 of what you guys are thinking when you present this.
18 That's the best way that IBZ was, and the
19 manufacturing world fears that this is how DCP thinks
20 of manufacturing. So we can expect this to come down
21 the pipeline.

22 WINSTON VON ENGEL: The--the answer to
23 your first question is no, this is not going to be--
24 this--we're waiting for this experiment to see how it
25 pans out, but it every area--

2 COUNCIL MEMBER REYNOSO: [interposing]

3 Good.

4 WINSTON VON ENGEL: --but every area
5 around the city, every IBZ around the city is a
6 little different or a lot different actually from
7 this IBZ. And so it may not--

8 COUNCIL MEMBER REYNOSO: [interposing]

9 Chair--so when the Chair--and I'm sorry--so when the
10 Chair, and I'm sorry. I've got limited time. So
11 when the Chair said--not--not the--the Land Use Chair
12 said that you--that this would be no different had it
13 happened maybe two years from now. The plans that
14 you have or that you're going to put in place for
15 IBZs that this would not necessarily--they're
16 different project let's say two years later. Because
17 you--

18 WINSTON VON ENGEL: [interposing] That's
19 not what I said.

20 COUNCIL MEMBER REYNOSO: So can you
21 explain what you--can you repeat what you said so
22 that I can make reference to.

23 COUNCIL MEMBER GREENFIELD: I appreciate
24 that. I'm right here so I'm happy to do that.

25

2 COUNCIL MEMBER REYNOSO: Yeah,
3 absolutely. I tried to best to convince, Winston.

4 COUNCIL MEMBER GREENFIELD: [interposing]
5 What I--what I said was that we as a city and as a
6 Council and--and with the cooperation of the Mayor
7 and the Department of City Planning we are setting
8 restrictions on what we would like to see in IBZs,
9 and to Council Member Levin's point, I agree with
10 Council Member Levin. We cannot see those
11 restrictions soon enough, which is that we would like
12 to restrict the usage of hotels and storage
13 facilities. There's nothing in this application that
14 would not be subject to those very same restrictions.
15 That was my point. And I do think that that was an
16 important because I think--I think people we need to
17 have confidence that no one is trying to sneak in
18 under the wire to changes things even though quite
19 frankly people are doing that every day by building
20 those out. (sic)

21 COUNCIL MEMBER REYNOSO: So but since I
22 misunderstood what he said, but agree with his
23 statement that we need to do everything we can with
24 hotels and so forth. I do want to say that what--
25 what would happen two years from now that is

2 happening now is that leverage that these developers
3 use by citing that they would put a hotel instead of
4 manufacturing to have these type of applications
5 moved through. What's happened now is that we know
6 that Moskovits bought the hotel on site, and could
7 have easily built a hotel here, and we can't have
8 this permit happen fast enough so that we can stop
9 people from doing that. So I do want to say that,
10 you might have gave them an out making them look like
11 a Robin Hood almost by not doing a hotel instead of--
12 instead of this--this business sense or whatever the
13 commercial space. And that really gets me
14 frustrated. I don't think that the Moskovits has
15 any--did anything wrong here. They're absolutely
16 playing by the rules that were laid out to them.

17 CHAIRPERSON RICHARDS: [interposing] She
18 said she built the hotel.

19 COUNCIL MEMBER REYNOSO: She built the
20 hotel--

21 CHAIRPERSON RICHARDS: [interposing]
22 That's the only thing.

23 COUNCIL MEMBER REYNOSO: --so disagree
24 with her--I disagree with what they're voting, but I
25 don't disagree with the fact that they have the right

2 to build it, right? And you're allowing that to
3 happen. DCP is allowing that to happen, right? So
4 my frustrations are really with you because we all
5 agree--I think there's universal agreement by the
6 Mayor by the Council by DCP by Toby who is building a
7 hotel, but there shouldn't be hotels in these areas.
8 That it is not a--a location that is conducive to an
9 industrial environment. But we have to wait to the
10 end of this year possibly or to the beginning of next
11 before we finally see something going through in
12 which we all already agree on. Why does it take so
13 long, and now the study can speak to other things,
14 but the one thing we already know that we don't need
15 a study for is that hotels and mini storage is--are
16 bad for manufacturing and expanding industrial uses.
17 So why do we even have to wait time waiting?

18 WINSTON VON ENGEL: Because with any land
19 use change especially one that affects such a large
20 area, everything needs to be considered. You want to
21 dot the I's, you want to dash whatever you do with
22 the T's. No, you need to do the ground work in order
23 to make your--application successful, and I should
24 just point, also point out that actually in
25 reflection of--of Chairman Greenfield's question and

2 statement about it, is that in this special permit
3 applications are actually prohibiting hotels from
4 begin--if this take advantage of this special permit
5 and building under this special permit, the moment
6 they go into the ground and file plans and building
7 the foundation, they are bound by the special permit.
8 They are prohibited from any hotel.

9 COUNCIL MEMBER REYNOSO: [interposing] I
10 know because we all agreed that that's should happen.

11 WINSTON VON ENGEL: Right, but--and on--
12 and on a technicality the special permit that we are
13 developing together with you and--and the Land Use
14 Division is a discretionary review of whether or not
15 hotel--a hotel should be permitted in a location.
16 Not prohibit hotels, right, but a discretionary
17 decision making process by which hotels can be
18 evaluated whether or not they are appropriate in a
19 particular location.

20 COUNCIL MEMBER REYNOSO: So, now
21 Moskovits has a property in my district and there's
22 interest in that to develop into a commercial office
23 space, something that I would love to have a
24 conversation about.

25 WINSTON VON ENGEL: [interposing] Uh-huh.

2 COUNCIL MEMBER REYNOSO: But what I don't
3 want anyone to do is dangle the fact that they might
4 build a hotel instead as leverage to get these things
5 done. We should be doing it because it's good
6 policy, not because we're scared that something like
7 a hotel will go up. We're not allowing need to--to--
8 that leverage still exists and it's making it very
9 difficult for me to stop people from building hotels
10 in my district, and you know that very well. So the
11 longer we take to do something that we already know
12 should be done, the--the more hotels and the more
13 leverage these developers have to use against us.
14 And mademoiselle already their architect, and by the
15 way I don't believe they're going to do it. I think
16 it's all for show, and this is on the record. I'm
17 not concerned mademoiselle. They already have
18 renderings of a hotel on that site to scare me into
19 building it for residential, and I'd rather have
20 residential than a hotel. So I'm just letting you
21 know what people are doing, what these developers are
22 doing because we haven't worked fast enough. We
23 haven't worked fast enough, and I don't know why we
24 are waiting any longer for that. And--and I know
25 you've got to cross your T's and dot your I's.

2 WINSTON VON ENGEL: Yes.

3 COUNCIL MEMBER REYNOSO: You could have
4 done that a long time ago, though, once--and we're
5 good. It's 2-1/2 years almost three years. We're
6 done. We know what we need to do. Let's get it
7 down.

8 CHAIRPERSON RICHARDS: Thank you.

9 Alrighty. DCP, appreciate it.

10 WINSTON VON ENGEL: Thank you very much,
11 Mr. Chairman.

12 CHAIRPERSON RICHARDS: Thank you. Thank
13 you for your testimony today. Let's get this ball
14 moving faster. All right, I'll call the next panel.
15 Armando, Adam, Pratt Center, Leah Evergreen,
16 Geraldine Johnson, 32BJ. Geraldine, oh yeah, Johnson.
17 (sic) All right, Clerk, I'm going to ask you put two
18 minutes on the clock.

19 CLERK: Okay.

20 CHAIRPERSON RICHARDS: We have to vote.

21 [background comments, pause]

22 CHAIRPERSON RICHARDS: Pratt is getting
23 all the developer's secret.

24 ADAM FRIEDMAN: I'll bet you it's
25 tagged.

2 FEMALE SPEAKER: It's all there today.

3 ADAM FRIEDMAN: If you would start it.

4 Take it away.

5 CHAIRPERSON RICHARDS: Adam, were you
6 getting any developer secretes?

7 ADAM FRIEDMAN: I tried.

8 CHAIRPERSON RICHARDS: Yeah, you tried.

9 Okay.

10 ADAM FRIEDMAN: Okay.

11 CHAIRPERSON RICHARDS: Alrighty. Adam,
12 you may begin. We're going to give each person two
13 minutes--

14 ADAM FRIEDMAN: I will do my--

15 CHAIRPERSON RICHARDS: [interposing] So
16 get very straight to what we need to do because we
17 have to vote in a little while.

18 ADAM FRIEDMAN: This is a challenge.

19 I'll do my best.

20 CHAIRPERSON RICHARDS: I have faith in
21 you, Adam. I know you could do it.

22 I'm Adam Friedman, Director of the Pratt
23 Center, and thank you for the opportunity to testify.

24 I'd like to start by actually commending City

25 Planning for wrestling with the issue of how do we

2 create more production space, and we endorse the idea
3 of a cross-subsidy model using the hotness in the
4 office market to subsidize production space in select
5 areas. However, for that kind of mixed-use strategy
6 to be effective, you have to be able to--

7 COUNCIL MEMBER GREENFIELD: [interposing]
8 So, can you just break for a moment and just focus on
9 the first part of your statement. Just soak it in
10 for one second. Commend City Planning. Okay, that's
11 great.

12 ADAM FRIEDMAN: [interposing] I take it
13 back.

14 COUNCIL MEMBER GREENFIELD: But--but,
15 however.

16 CHAIRPERSON RICHARDS: [interposing]
17 Well, you got the but. But and however.

18 COUNCIL MEMBER GREENFIELD: Well, you got
19 the however. You got it said quickly. We just
20 wanted that to soak in for a moment. Commending City
21 Planning. Okay, yes, I got that part. Thank you.
22 Please continue, Adam.

23 ADAM FRIEDMAN: My two minutes are up.
24 [laughs] That's an old trick.

2 COUNCIL MEMBER GREENFIELD: Now, we'll
3 put the time back on clock--

4 ADAM FRIEDMAN: [interposing] However,

5 COUNCIL MEMBER GREENFIELD: --absolutely
6 not.

7 ADAM FRIEDMAN: All right, thank you.

8 COUNCIL MEMBER GREENFIELD: Yes.

9 ADAM FRIEDMAN: In select areas.

10 However, for that strategy to work, the city has to
11 be able to enforce in the face of tremendous
12 pressure, financial pressure for the developer to
13 convert--convert the remaining space, and let's face
14 it, the city has no capacity to enforce use
15 restrictions. Historically it's been DOB has
16 responded to complaints. That hasn't worked. In
17 this instance, City Planning has proposed signage and
18 a self-regulating--a self-reporting requirement
19 through the website, and it's like an incentive or an
20 invitation to be deceptive. For the space to be kept
21 affordable, you have to use a non-profit owner or
22 manager as we do with affordable housing. I heard
23 there was some rebuttal about the differences with
24 San Francisco and New York. I think those are really
25 minimal. I think an absolutely minimal amount of

2 cash was put into the San Francisco deal. There was
3 no capital funding. I think it you really looked in
4 the weeds you'd find that this is very, very
5 analogous. DCP needs to totally rethink and--and the
6 enforcement issue because in a way, as you were
7 getting at, the city and the community has already
8 partially paid. Let me respond to some of the issues
9 that came up, though, about this is a great team,
10 right. And, this is--this is a great team. They have
11 a great vision. They want to build production space.
12 they want to do mixed-use development. I believe
13 that. This may be the greatest team since the Dutch
14 left New York. The problem is ownership changes, and
15 I have seen properties all over the city where a
16 visionary started with--with a mixed-use model, and
17 he lost control of the building. So the issue is not
18 the vision of the team or the--or the greatness of
19 the team because business models change. So we have
20 to embed it in the law. Second, about the issue, how
21 narrowly defined is this? Are we only talking about
22 one block here. What's really going on, though, is
23 how are we signaling the market, and I think what DCP
24 just testified to if there's a private application,
25 they're just going to scrutinize it to see if it

2 meets the technical standards and not on the merits.
3 So we have--in fact, we are opening up, you know,
4 development to this type of model. And then I think
5 the Chair raised the question would the developer be
6 getting something different if they had--it the city
7 had waited for the rest of the industrial policy to
8 be in place. At numerous points during the community
9 board hearing, DCP said that they would not--that
10 they were concerned that the developer might walk.
11 They can do hotel development as of right, and
12 they're not pushing on the amount of space or they're
13 not pushing on the affordability because they didn't
14 want to make--they didn't want to try and cut too
15 hard a deal. So I think the answer is yes, you would
16 be getting a different deal if you had waited for
17 the--the rest of the industrial policy to be in
18 place. Thank you.

19 COUNCIL MEMBER GREENFIELD: Just--just a
20 point of personal privilege if I may, Mr. Chairman.
21 He used this as an opportunity--

22 CHAIRPERSON RICHARDS: [interposing] Yes,
23 you may.

24 COUNCIL MEMBER GREENFIELD: Thank you,
25 because you raised it, Adam, in terms of the--

2 following the intent of--of rezonings is that we are
3 going to be having a hearing on June 23rd about POPS,
4 and POPS, Privately Owned Public Spaces. Okay.
5 Anyway, and--and how they are utilized or--or
6 unfortunately are not being correctly utilized as
7 well. So we agree with that, our general philosophy
8 and we're going to use this as a quick promo for our
9 hearing that's going to be coming up in [coughs] nine
10 days. Stay tuned. Okay.

11 CHAIRPERSON RICHARDS: You may continue.
12 Thank you for that commercial break.

13 COUNCIL MEMBER GREENFIELD: Thank you for
14 allowing me to share my self emotion.

15 ARMANDO CHAPELLIQUEN: Good morning Chair
16 Richards and members. My name is, as you mentioned
17 before, Armando Chapelliquen with ANHD, the
18 Association for Neighborhood and Housing Development.
19 Thank you for the opportunity to provide testimony
20 today. I've provided written testimony you guys can
21 take a look at. I'll go through some of the main
22 points even though a number of them have already been
23 brought up, or will be brought up by others. But I
24 guess before I even jump into that, since we're doing
25 thanks. I really do want to thank this subcommittee,

1 the larger committee as we as the Council as a whole
2 for its leadership on this issue. I really do think
3 that industrial policy has moved as much as it has in
4 the past year because of the advocacy from the
5 Council especially as was cited before with Engines
6 of Opportunity in terms of different models that
7 could be applied, and just to jump into this
8 specifically I know there were questions about
9 precedence and the scale for the proposal and all of
10 that, and--and DCP is right. This--this proposal was
11 amended and--and altered throughout the course of the
12 project. What was once going to be a 14-block area
13 is now a one-block area, and I think similar to how
14 they mentioned through the course of this process.
15 This application is an experiment. It's--it's an
16 experimental model. It's a prototype. You can use
17 whatever terminology you want because ultimate, we
18 don't know if it's going to work. There's a lot of
19 unknowns here, but I think one of the things that
20 missing with this proposal currently is that there's
21 no--there's no guarantee that this will be evaluated
22 on its merits or what those merits would be before
23 it's mapped in other neighborhoods, which is I think
24 one of the reasons why industrial manufacturers
25

2 across the city are concerned about it. If this
3 model is a good model then that's great, but it
4 should be something that either DCP or EDC or the
5 Council does some oversight on to evaluate. This
6 actually was successful in creating affordable
7 manufacturing space for businesses in the
8 neighborhood. S o it's a model that should be applied
9 in other places. But there's no framework of that in
10 the current proposal as it stands, and just jumping
11 onto some of the other amendments that were made on
12 this proposal, the requirement of signage and a
13 website, you know, that's good in terms of having
14 public information available, but at the same time,
15 there's no oversight. There's no authority. There's
16 no government agency that's actually going to be
17 doing any level of oversight on this building aside
18 from the framework that's already in place with the
19 Department of Buildings. And ultimately, I think
20 we've been talking about this a lot currently, and
21 we'll probably hear about it some more. Is the fact
22 that the underlying problem here isn't so much that
23 the IBZ is looking for mixed-use space. It's looking
24 for user reform. User reform has been the problem
25 that was brought up over a year ago. It was part of

1 the--it was part of the discussion in the Industrial
2 Action Plan, and even though the announcement was
3 made specifically citing hotels, specifically citing
4 big box storage, there's been no movement on it.
5 There's been no ULURP on it, and while we're hearing
6 that now it might be happening before the end of this
7 year or the beginning of next year, why was the
8 announcement made then a year ago or almost a year
9 ago saying that these things are going to be limited?
10 While that's a good thing for the Mayor and the
11 Council to make that announcement, unfortunately,
12 Council Member Reynoso I think mentioned before it's--
13 --it's a lost opportunity, or actually Council Member
14 Levitt--Levin had mentioned that it's a lost
15 opportunity with every hotel that goes up. And the
16 additional point that I would just like to raise is
17 give that we have this opportunity to talk about new
18 zoning tools, this specific model of this Industrial
19 Business Incentive Area or IBIA it's--it's a--it's a
20 new tool. It's a new type of zoning tool that could
21 be used in other neighborhoods, but it's mixed-use
22 and even in part of the Engines of Opportunity Report
23 there is different tools that were mentioned, and one
24 of them specifically was an industrial--a core
25

2 industrial zoning tool. We haven't seen any
3 conversation on that. We haven't seen any movement
4 on that, and I would encourage the--the Council to
5 use this moment of focus especially on industrial
6 issues to advance that cause. Thank you very much.

7 CHAIRPERSON RICHARDS: Thank you.

8 LEAH ARCHIBALD: Hello. My name is Leah
9 Archibald and I'm the Executive Director of
10 Evergreen. We're the local development corporation
11 that works with businesses in industrial North
12 Brooklyn to help them grow so that we can keep
13 working class jobs in our community. I will--I will
14 be brief. You know, we--our organization is really
15 supportive of the mixed commercial manufacturing
16 concept, and believe it's a huge opportunity if it's
17 done correctly, not only to add more commercial
18 space, which we know there is demand for, but also to
19 add more manufacturing space or at least have no net
20 loss of manufacturing space. So, you know, there's--
21 this is a big opportunity not just for our community
22 like in--in the Greenpoint/Williamsburg IBZ but, you
23 know, to create a model citywide that can work in
24 other--in other spaces beyond our Industrial Business
25 Zone. So it's really important that, you know, the

1 text amendment be done just--just right because, you
2 know, again we're--we are--you know, we--we talked
3 about models in other cities. There's models in San
4 Francisco and there's a model in Portland, but the
5 truth is we're kind of making this up as we go along
6 right now. So, there's--there's--it's--there's an
7 opportunity to be, you know, leaders not just in our
8 city, but really on a national and international
9 level. So this is no pressure you guys, but it's a
10 big deal, right. So, you know, and in our
11 organization, you know, I just continue to go back
12 to, you know, the same three things, you know, that
13 we are concerned about. We--we are concerned about
14 the affordability of the space in a mixed-use
15 development and the monitoring and enforcement, you
16 know, that was mentioned by my colleagues. You know,
17 we think we want this to succeed. We want it to be a
18 success, and we'd like to see it replicated in areas
19 where it's appropriate, and it might not be
20 appropriated everywhere, right, and the core M3, you
21 know, the next waste transfer station might not be
22 where we'd like to see this replicated. But there--
23 there are industrial areas that, you know, this pilot
24 could work in, but we want it to be perfect. We want
25

2 it to be perfect to--to result in affordable
3 sustainable manufacturing space as well as commercial
4 space.

5 CHAIRPERSON RICHARDS: Thank you.

6 GERALDINE JOHNSON: [off mic] Good after-
7 -[on mic] I'm sorry. Good afternoon, Council
8 Members. My name is Geraldine Johnson, and I'm a
9 security officer and union member. I'm here testi--
10 testifying on behalf of my union, 32 BJ SEIU, who
11 represents over 70,000 building service workers
12 across the city. We work in residential and
13 commercial buildings in the five boroughs. My union
14 works hard to ensure that new development creates
15 high quality building service jobs. This is why I'm
16 here today. I want to urge Heritage Equity Partners
17 to commit that it will create high quality building
18 service jobs that provide industry standard wages and
19 benefits, access to training, retirement security and
20 opportunities for career advancement. This is
21 especially important in Brooklyn. Until recently, I
22 was a life-long Brooklyn resident who called Bed-Stuy
23 home. Through the years I've seen my borough become
24 more and more expensive with rising housing costs.
25 It's become very difficult for working people like

2 myself and other 32BJ members to afford to say in
3 their homes. In fact, I recently moved to Far
4 Rockaway, Queens where I'm able to find more--where I
5 was able to find more affordable housing. The
6 live/work option should not be something only wealthy
7 people with the highest paying jobs at 25 Kent can
8 afford. This is why this project needs to create
9 good quality jobs that will allow working people to
10 afford to call Brooklyn and New York City home. I
11 worked as a security officer for 33 years, and have
12 been a union security officer for the last three
13 years. After joining the union, I did not have to
14 live paycheck to paycheck. I have high quality
15 health benefits so I don't have to worry that falling
16 sick--sick will make me lose my job or fall in debt.
17 The security and cleaning jobs that 25 Kent creates
18 should be good quality jobs that give the building
19 service workers this kind of stability. This is why
20 we're asking Heritage Equity Partners to commit to
21 creating good jobs and setting a strong example for
22 new commercial development in Brooklyn. Thank you.

23 CHAIRPERSON RICHARDS: I want to thank
24 you all for your testimony. I have a question. So
25 how do we ensure that--and I just to--I don't know if

2 Adam wants to speak to this or Armando. How do we
3 ensure that the space is actually affordable for
4 individuals who may have interest in this site? How
5 do you foresee--what is the recommendation, if
6 anything? Evergreen, you can also chime in, too, on
7 how do we create affordable space?

8 ADAM FRIEDMAN: Thanks. I think the
9 strategy that's been put forward so far is through
10 use group limitations. The problem with that is who
11 decides whether something is in a use? You know,
12 really the developer, the manager of the property has
13 exercises at discretion, and the curatorial decision
14 that tenanting decision really needs to be vested in
15 a third party, a non-profit that is mission drive.
16 And there could be--and this is the case in San
17 Francisco. There should be negotiations up front
18 saying that this is what the structure of the deal is
19 going to be whether it's a condo or it's a--a long-
20 term lease or it's a management model. This is the
21 rent level that you have to achieve, and that's
22 something that can occur now during the negotiation
23 process. So that by the time you have to vote, you
24 have some security that there's going to be a manager

2 in place, and terms of that sublease or that condo
3 are clearly specified.

4 CHAIRPERSON RICHARDS: If anybody else
5 wants to comment.

6 ARMANDO CHAPELLIQUEN: Just--just to kind
7 of draw a parallel because I think we can learn some
8 lessons from the affordable housing side of things.
9 When you look at mixed--mixed housing where you have
10 affordable units and market rate units, the market
11 rate units are subsidized. The affordable units, and
12 it was kind of alluded to earlier that in this
13 development or in this model you have the commercial
14 unit or the commercial space is essentially in many
15 ways subsidizing the manufacturing and industrial
16 space. But the difference is that on the affordable
17 housing side we have a sense of what is going to be
18 the rent in the affordable space and the affordable
19 units. We don't have any sense of what is going to
20 be the affordable, or what's going to be the rent in
21 the industrial space. I know there is a--there was
22 an exchange previously about it in terms of what's
23 going to be the rent in the commercial space, or
24 what's going to be the rent in the manufacturing
25 space. But, I don't think there was ever any

2 resolution in terms of the number that was actually
3 set. And I think that not--not even so much with
4 this specific project, but also more broadly, there
5 needs to be a general understanding of what is
6 actually affordable industrial rents. And that's
7 part of not just this conversation, but a larger
8 conversation about industrial policy moving forward.

9 LEAH ARCHIBALD: Yes, and I would say,
10 you know, it is--it's--it is, it's hard. It's
11 complex. It's--it's a many sided guy. You know, but
12 another thought on maintaining affordability would
13 be, you know, as was mentioned earlier, you know,
14 taking a look at comparables, and it is to affordable
15 (sic) as the applicant pointed out because there
16 isn't new build or not--there isn't--there isn't any
17 privately new built manufacturing space. But I do
18 think, you know, you can look to the--the new
19 construction in the Navy Yard, and GMBC's new
20 construction to kind of draw some parallels about,
21 you know, what--what's affordable for actual
22 production jobs.

23 CHAIRPERSON RICHARDS: Council Member
24 Levin.

2 COUNCIL MEMBER LEVIN: No, I just want to
3 thank this panel very much for your testimony, and
4 for committing to work with us, and trying to figure
5 out the solutions to this very complicant--
6 complicated and complex problems. We're excited to
7 be able to--to work on this issue. This is something
8 that I think we're--we're looking towards achieving
9 public policy goals that we've long wanted to be able
10 to achieve. We have to kind of work out the details.
11 I want to thank everybody here for--for your
12 continued advocacy and for--and for working to come
13 to a good solution on these issues. And just Ms.
14 Johnson, I just want to say that while we're going to
15 miss you in--in Bed-Stuy in Brooklyn, you do have a
16 great council member on the watch there. [laughter]

17 CHAIRPERSON RICHARDS: Do you know who
18 that person is?

19 GERALDINE JOHNSON: [off mic] Robert
20 Cornegy.(sic)

21 CHAIRPERSON RICHARDS: That's right.
22 You're in the right graces. He's going to fight hard
23 for you.

24 GERALDINE JOHNSON: Yeah.

2 CHAIRPERSON RICHARDS: [laughs] All
3 right. Alrighty, thank you all.

4 LEAH ARCHIBALD: Thank you.

5 CHAIRPERSON RICHARDS: Oh, oh, hold on.
6 Chair Greenfield had a question.

7 COUNCIL MEMBER GREENFIELD: [interposing]
8 Thank you. No, I--I just also wanted to join and
9 thank you all for the work that you do. I think that
10 we all share the same goal. The question is really
11 just how to reach that goal, but we certainly, as you
12 know, are committed to doing everything in our power,
13 although starting the process is a little more
14 limited in terms of our actual power, but everything
15 in our power to ensure that we preserve and create
16 more manufacturing space in the city of New York. So
17 thank you very much.

18 CHAIRPERSON RICHARDS: Thank you all.

19 LEAH ARCHIBALD: Thank you. Thanks
20 again.

21 CHAIRPERSON RICHARDS: Thank you all for
22 the work you've been doing on this probably pre-
23 dating me, Adam. Thank you. Alrighty, we'll call
24 the last panel. Jean Tay-Taylor--Tamler, Business
25 Outreach Box; Rick Russo, Brooklyn Chamber of

2 Commerce; William Harvey; and Richard Mazur, North
3 Brooklyn Development Corporation.

4 RICHARD MAZUR: Mazur.

5 CHAIRPERSON RICHARDS: Mazur. Oh, I see
6 that now. Mazur.

7 RICHARD MAZUR: It's Abdul Mazur.

8 CHAIRPERSON RICHARDS: Abdul Mazur,
9 Ricardo Mazur.

10 MALE SPEAKER: That's the Polish
11 pronunciation.

12 CHAIRPERSON RICHARDS: You may begin.

13 RICK RUSSO: [off mic] Good afternoon,
14 Council Members. [background comments] [on mic] Good
15 afternoon Council Members. My name is Rick Russo and
16 Senior Vice President and Chief Operating Officer at
17 the Brooklyn Chamber of Commerce, and I'm speaking on
18 behalf of Carlo Scissura, President and CEO of the
19 Brooklyn Chamber in full support of the development
20 at 25 Kent Avenue. I've cut down some of this, but
21 you'll have it in the written testimony I've just
22 submitted. In the Brooklyn Chamber's most recent
23 poll of it's membership regarding the construction
24 and about doing business in Brooklyn, the cost of
25 availability of real estate was their number one

1 issue. A new speculative--a new speculative
2 development of this magnitude will go a long way
3 toward relieving market pressures that are increasing
4 costs and leaving businesses with little valuable
5 commercial and manufacturing inventory. As the area
6 increasing in hotel and recreational uses, the
7 maintenance of the industrial base is key to keeping
8 business in Brooklyn. In addition to nurturing the
9 new production economy, the project will bring 1,000
10 construction jobs, and 1,500 long-term jobs to its
11 Williamsburg neighborhood. The current zoning allows
12 both commercial and community facilities is as of
13 right of developers who are seeking the same density
14 as is currently allowed for community facilities is
15 the commercial and light industrial space as within
16 29% of that space set aside for light industrial. We
17 believe that this set-aside will create a precedent
18 toward maintaining the current manufacturing base and
19 even increasing it as continued development takes
20 place. We see the current solution as a model to the
21 development of a true mixed-use neighborhood that
22 creates jobs, grows and maintains its industrial base
23 on a site-specific basis while allowing additional
24 time to understand the implications of rezoning a
25

2 larger area. And Brooklyn Borough President Adams'
3 ULURP recommendation in support of this project as
4 stated, the borough president supports the concept of
5 a encouraging development of industrial and
6 manufacturing space through incentivizing commercial
7 office and retail uses to create an ecosystem for a
8 mix of light industrial and commercial spaces in
9 close proximity to the workforce. This project does
10 that while accommodating economic growth, which would
11 not otherwise be viable. We are in full support of
12 the text amendment for the 14-block area, which would
13 enable property owners within that area to apply for
14 special permits that would have a return for setting
15 aside light industrial space allowing increase in
16 density for commercial uses, and a decrease in
17 parking as well as some additional height of a public
18 plaza was provided. We support as well the special
19 permits that the text amendment would allow. Thank
20 you.

21 CHAIRPERSON RICHARDS: Ritchie Mazur. Is
22 it--is it on?

23 RICHARD MAZUR: I probably don't need a
24 mic. Rich Mazur, Executive Director of North
25 Brooklyn Development Corporation, and a lifelong

1 resident of Greenpoint, Williamsburg. I just want to
2 put things into perspective from my angle, which is
3 the evolution from the accidental live/work utopia
4 that I lived in when I came to America. I like, Toby
5 Moskovits' father and the DP, a displaced person born
6 in the--in a DP camp, and we all came to America in
7 1950, and this was utopia. One, we were glad to be
8 alive. We had jobs and we worked where we lived. My
9 father's first job in the United States was a
10 property that I later got to acquire and development,
11 which is GMDC, which we bought for a dollar as--as
12 Steven Levin said, and it was 300,000 square feet of
13 industrial space. My father got a job there. He was
14 happy to work. My mother worked next door to our
15 house literally two doors away at the Consolidated
16 Laundry. She was a member of the ILGWU. My father
17 was in the Machinists Union. We got to come home for
18 lunch from grammar school. My mother would walk out
19 for he 45 minutes lunch, and then go back to sewing
20 up and fixing uniforms or whatever for the
21 Consolidated Laundries. And so she got to spend 45
22 minutes with her children during the day. Let me put
23 things into perspective as to what the costs were.
24 Our second lovely apartment in the United States was
25

1 four-room with hot water and a bathtub. The first
2 one we had the bathroom in the hallway, and we paid
3 \$30 a month rent. My father made \$30 a week. Today,
4 the rent has gone up 100 fold, and I don't think the
5 salaries have gone up 100 fold. So my perspective is
6 also I'm--I'm a huge--obviously what we do is I'm an
7 affordable housing advocate. I've defended everybody
8 that I grew up with stay in the community and be able
9 to afford to live there. I want to create a real
10 utopia where somebody actually plans a commercial
11 industrial space that people can walk to work and
12 earn enough money to get paid enough to be able to
13 afford to stay in the neighborhood and live there.
14 Now, affordable housing, the luxury housing, which
15 subsidizes the low income, but there--there's a long
16 history of federal, state and--and city subsidies and
17 plans and tax credits and whatever. I don't believe
18 that exists for industrial commercial space to make
19 it affordable and cheap. I think even from an
20 environmental standpoint, the plan there is a lot
21 nicer than the super fun plan that I lived through.
22 I used to play, you know, handball, acing against the
23 wall of Hart and Company. I had no idea I was
24 inhaling toxic plastic fumes. I supposed to be six
25

2 foot tall, a genius and have hair, but this is the
3 way things work out sometimes. But what I'm looking
4 for is this a great plan only from the standpoint
5 there's a lot to fight about. I want to see 1,200
6 jobs. I want to see people that will be able to walk
7 to work. The one thing I would add in there is
8 daycare. So, you know, that mothers can actually
9 spend time with their children and whatever, and--and
10 be close so that they can really have a--a great
11 live/work experience. This is an experiment. It
12 could become a--a real live/work utopia. We were
13 glad to be here. I'm still glad be here and I'll
14 never leave the community. I'll--I'll probably die
15 in Greenpoint and Williamsburg, and that's just the
16 way it works. Thanks, guys.

17 CHAIRPERSON RICHARDS: Thank you. We
18 hope you do it many more days.

19 RICHARD MAZUR: Days. [laughs]

20 CHAIRPERSON RICHARDS: I'm glad to see
21 you have some hair. [laughter]

22 COUNCIL MEMBER REYNOSO: That's all
23 right, you're good.

24 BILL HARVEY: That's a tough act to
25 follow, but I'm--I'm Bill, William Harvey. I'm an

1 artist, musician and designer and resident of North
2 Brooklyn for more than 30 years. So it's--it's a
3 neighborhood that I love. I love the diversity. I
4 love the contentiousness. I love my neighbors like
5 Rich. [pause] For about eight of those years I was
6 trying to advocate for the idea of a North Brooklyn
7 creative economy zone. It was just my way of trying
8 to address all the problems that we're talking about
9 here as a resident. I think this proposal for 25
10 Kent is a good project. It's good for the city. It's
11 good for North Brooklyn. Combining manufacturing
12 space with office space and local facing retail, it
13 will become a hub for innovation and a vibrant work
14 place in the walkable, bikeable neighborhoods of
15 North Brooklyn. On a site where there was no
16 manufacturing space, tens of thousands of square feet
17 of manufacturing space will be built. A site that
18 could become just another hotel or night club will be
19 transformed into a community hub that will employ a
20 thousand people. The vacancy rate for Brooklyn work
21 space is currently in the low single digits. People
22 want to live--want to work near where they live and
23 employers want to be near the diverse talented
24 workforce that resides in Brooklyn. But there's
25

2 basically no space available. Brooklyn and the City
3 may miss an opportunity to grow a diverse new economy
4 because there just isn't enough space for the old
5 economy let alone the new economy. We need to build
6 work places back into the fabric of our
7 neighborhoods. Citizens who work in their
8 neighborhood become stakeholders in their
9 communities--in their communities [coughs] in ways
10 that commuters don't. In the 21st Century our city
11 needs to grow a diverse and resilient new economy.
12 We need space to work, create and innovate. I urge
13 you to approve the plan for 25 Kent.

14 CHAIRPERSON RICHARDS: Thank you all for
15 your testimony, and I will go to Council Member
16 Levin.

17 COUNCIL MEMBER LEVIN: Thank you very
18 much. I just want to thank this panel, Rick for all
19 the work that you do [coughs] for our businesses
20 throughout Brooklyn.

21 RICK: [off mic] Thank you.

22 COUNCIL MEMBER LEVIN: Ritchie for
23 putting this into context, and--and for, you know,
24 giving everybody a sense of--of the--the heritage of
25 the day with it. And Bill I want to thank you for

2 advocating for, you know, a mixed-use economy in
3 North Brooklyn for all the years that you have. I
4 think this is the first conversation that you and I
5 had a number of years ago. I think probably when I
6 first got elected was about this type of idea. So
7 I'm glad that, you know, I could--you--more than
8 anybody else you can say that you--you kind of had an
9 idea for something like this, and going back a long
10 time, and--and help to--to--to develop it and--and--
11 and bring it into--into fruition. So, I'm very
12 proud.

13 CHAIRPERSON RICHARDS: Thank you, Council
14 Member Levin and thank you all for your testimony. I
15 want to thank everybody who came out today to today's
16 subcommittee meeting. It's very informative. We
17 look forward with all of the applicants as we move
18 forward, and continue in the work with Council Member
19 Levin to ensure that he gets the best possible bill
20 for his community. So with that being said are there
21 any other members from the public here who wish to
22 speak? Seeing none, I will now close the public
23 hearing on Land Use Items No. 398,399 and 400, and we
24 are going to lay this item or these items over for

2 more stipulation in the future. Thank you. This

3 meeting is now adjointed--adjourned. [gavel]

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C E R T I F I C A T E

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



Date June 30, 2016