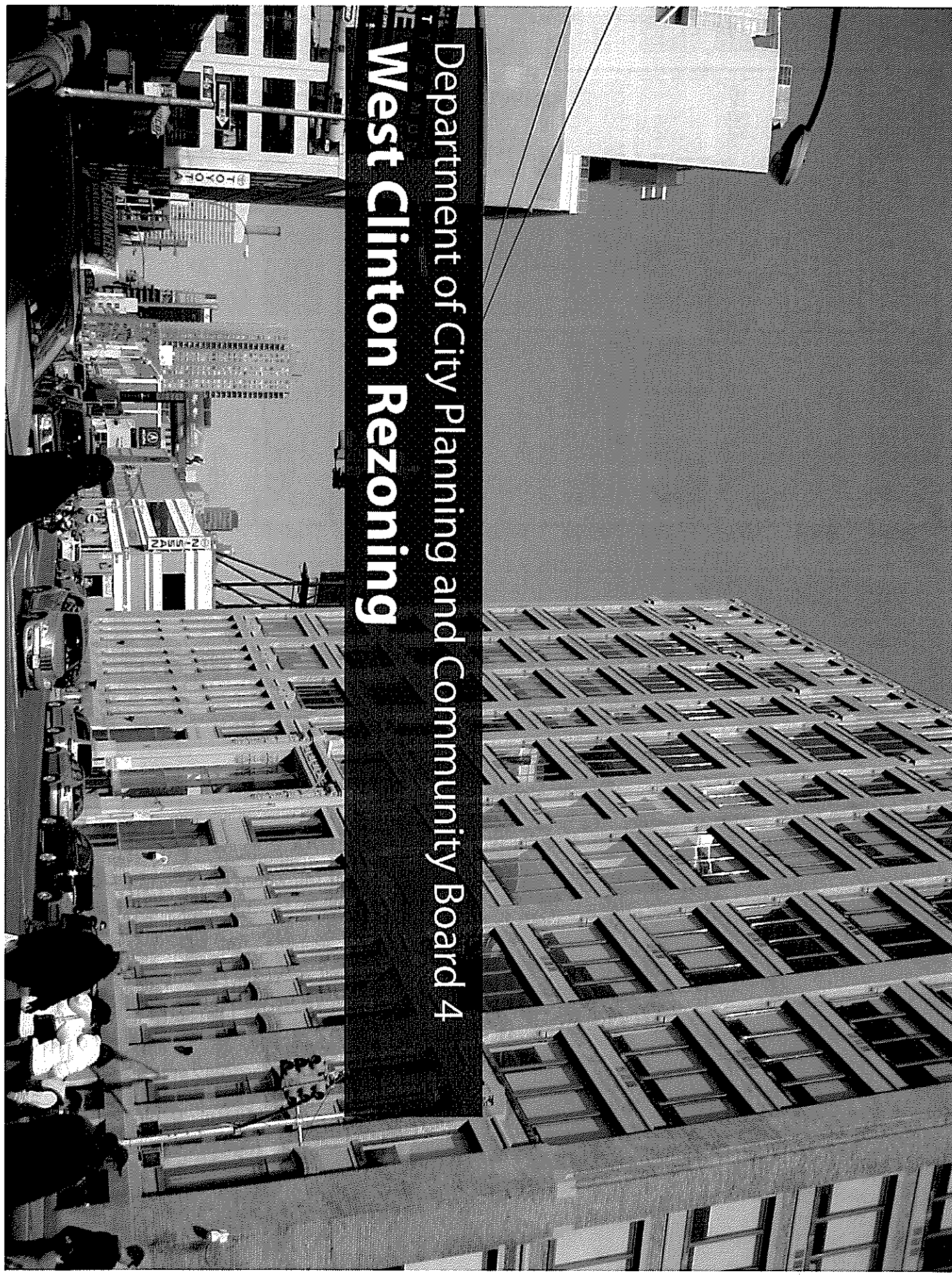


Department of City Planning and Community Board 4
West Clinton Rezoning













WEST CLINTON

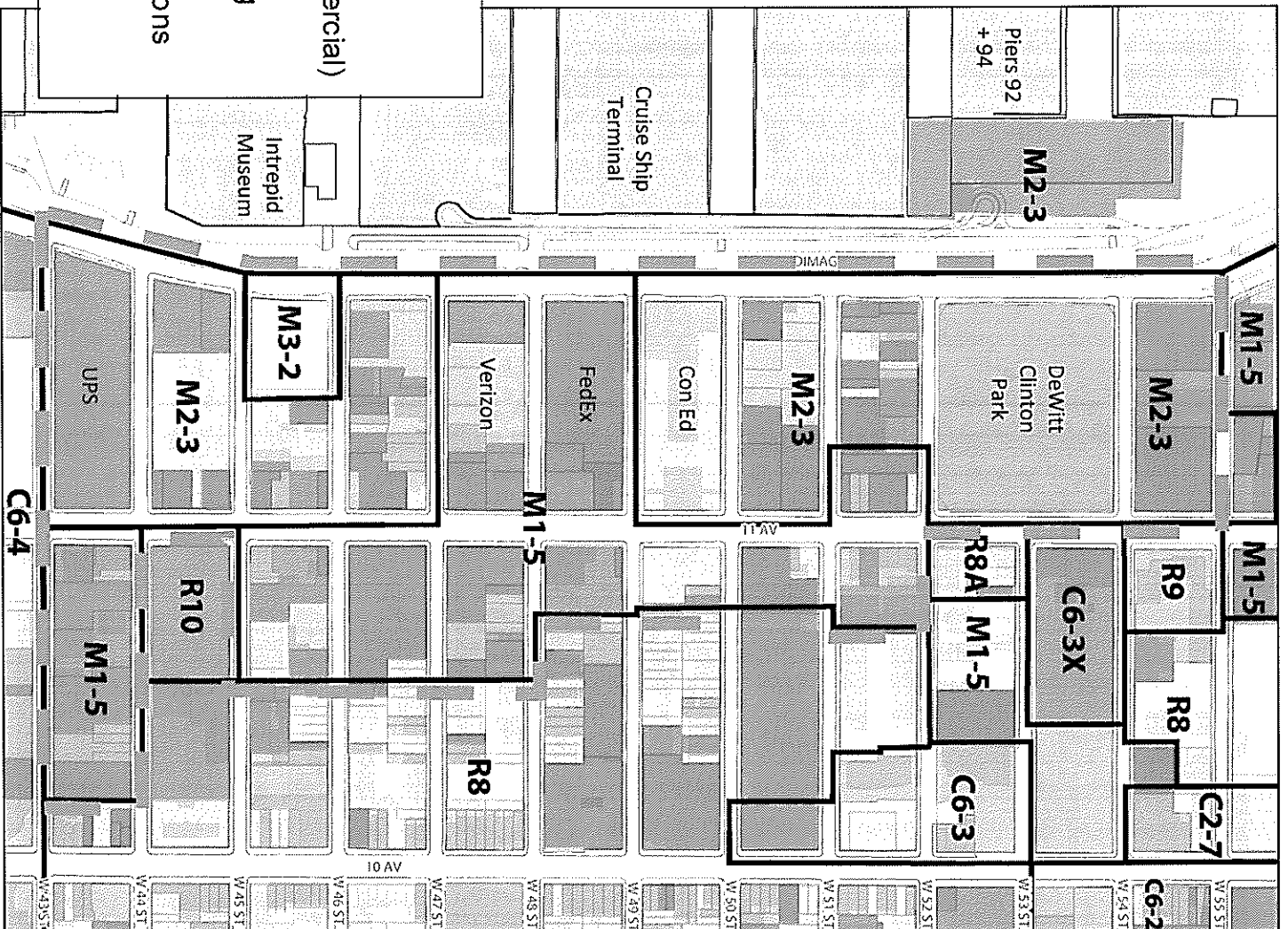
LAND USE + EXISTING ZONING

Land Use and Existing Zoning Map


 Rezoning Area

Land Use

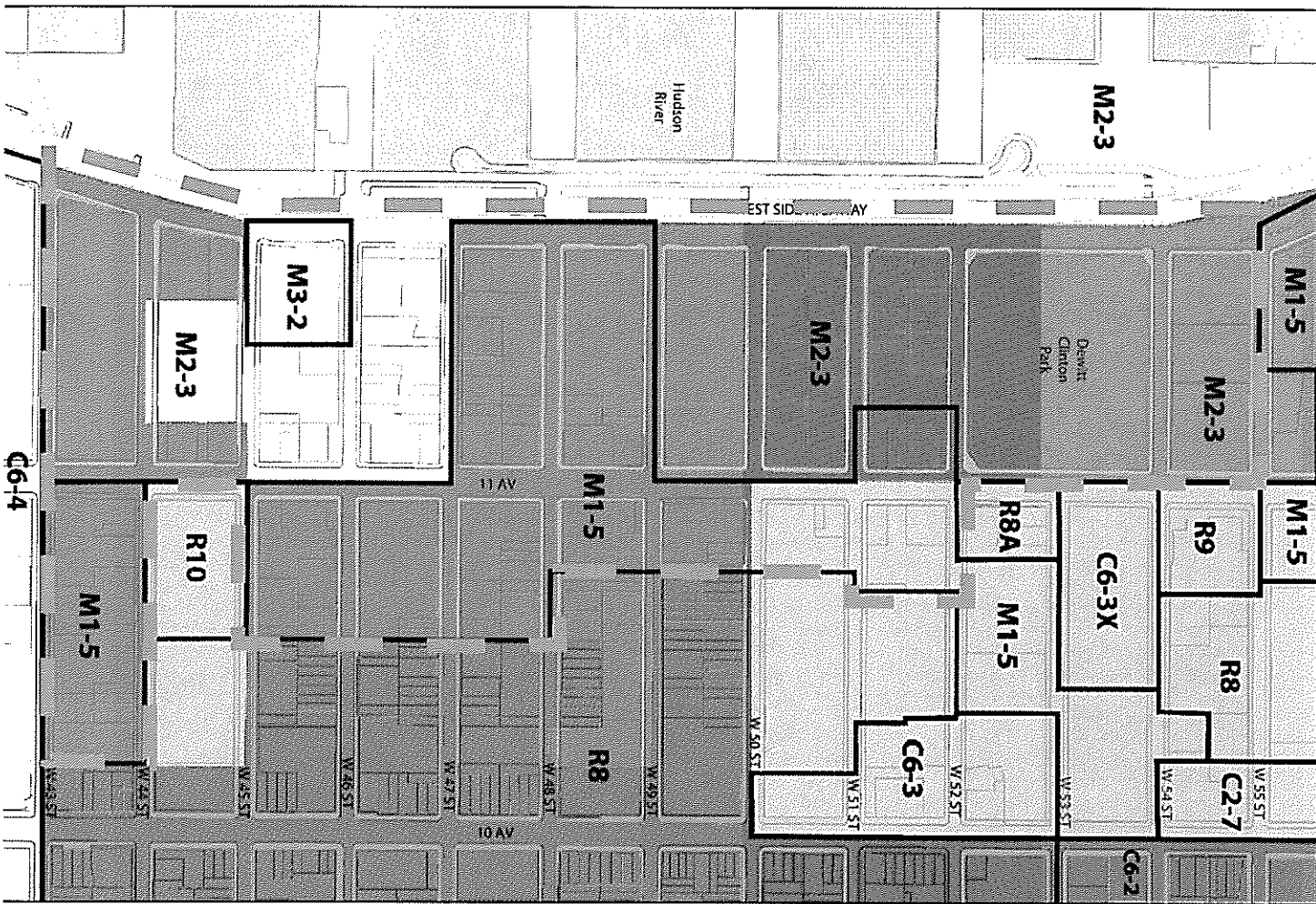
-  Residential
-  Mixed Use (Res + Commercial)
-  Office + Commercial
-  Industrial + Manufacturing
-  Transportation + Utility
-  Public Facilities + Institutions
-  Parking Facilities
-  Vacant





WEST CLINTON

SPECIAL CLINTON DISTRICT



Special Clinton District Map

- Preservation Area
- Other Area
- Excluded Area
- - - Rezoning Area



WEST CLINTON

NEIGHBORHOOD CONTEXT



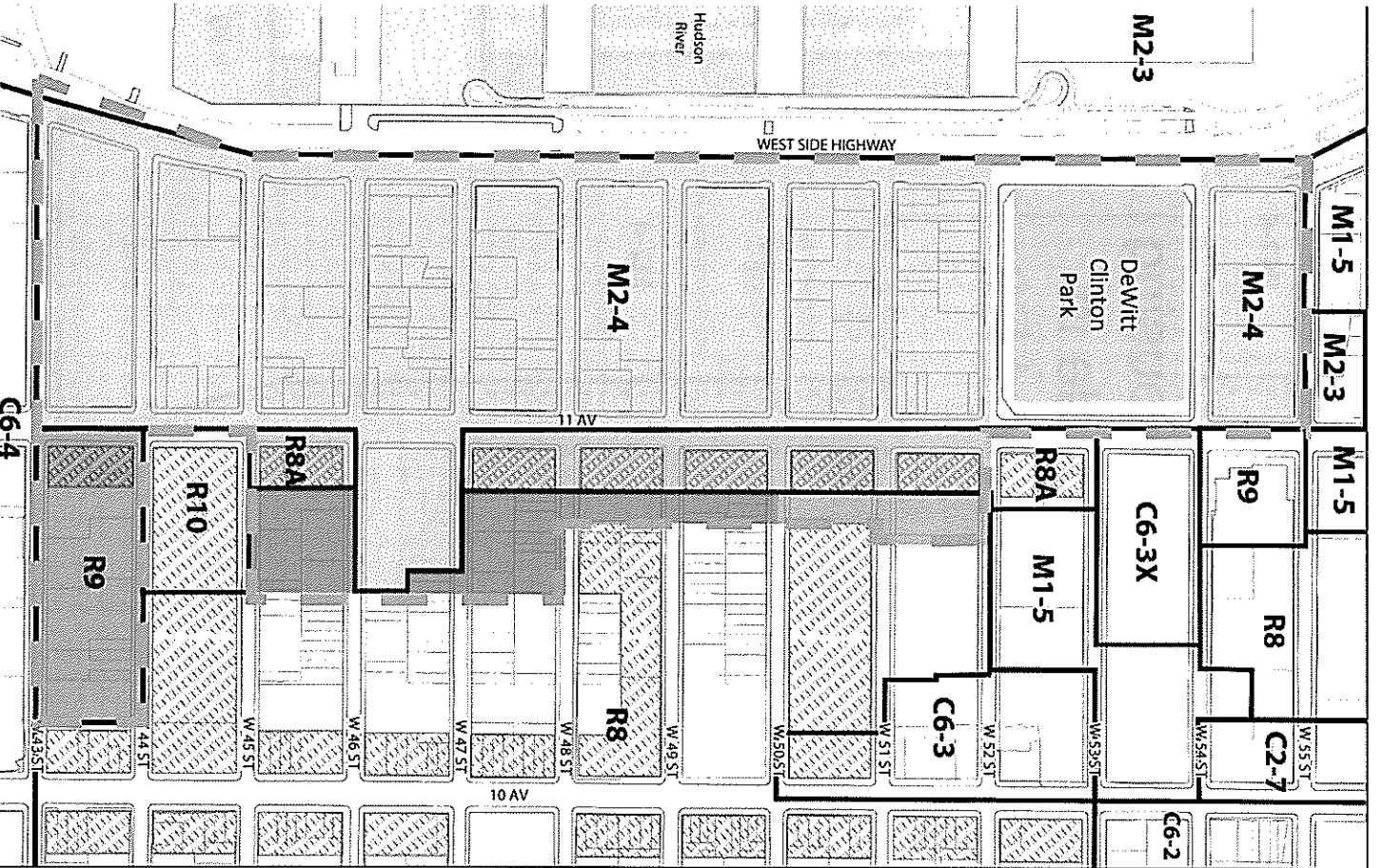
Neighborhood Context





WEST CLINTON

REZONING



Extension of existing R8 district and Preservation Area.

Extension of existing R8 district and Other Area.

R8A district with C2-5 Commercial Overlay and an Inclusionary Housing Bonus.

R9 district with C2-5 Commercial Overlay on the Eleventh Avenue frontage and an Inclusionary Housing Bonus.

M2-4 district would replace M1-5, M2-3 and M3-2 districts.





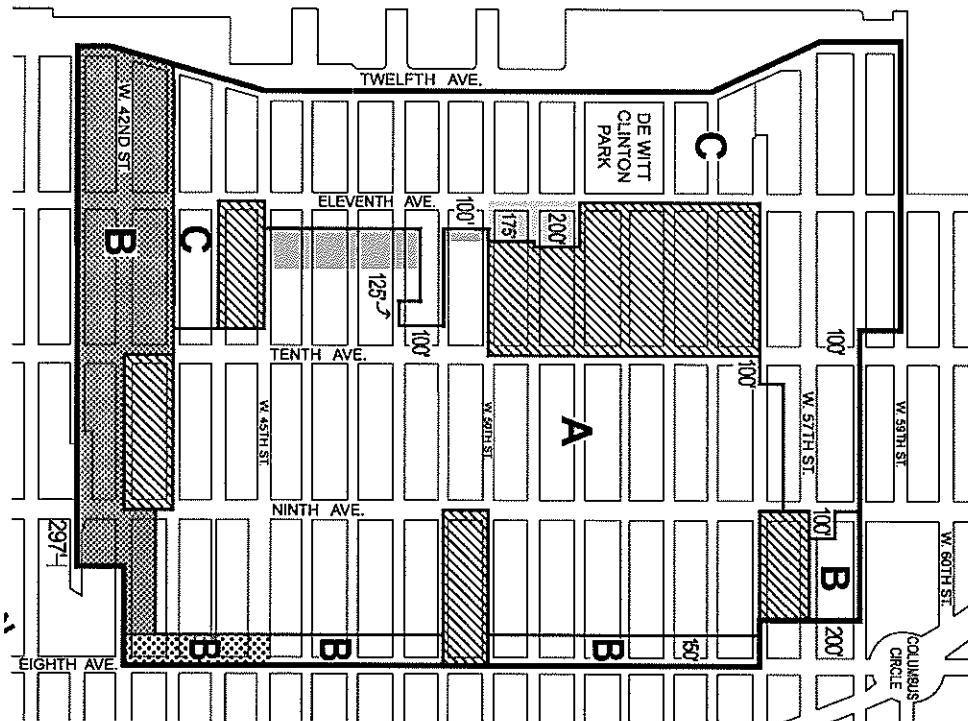
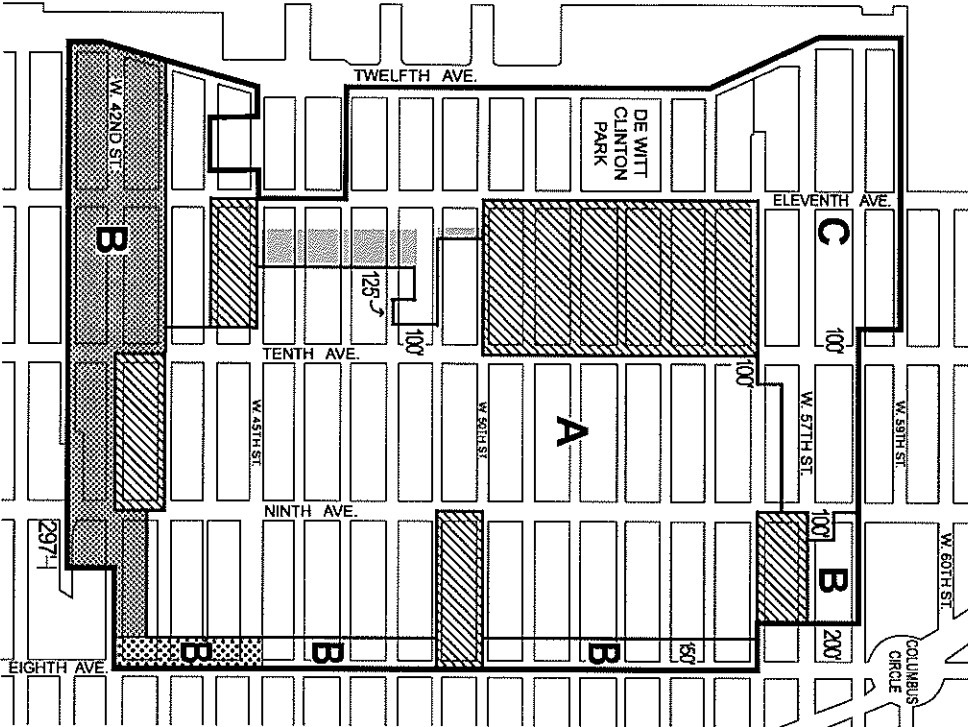


WEST CLINTON

TEXT AMENDMENTS

Extend the Preservation Area and Other Area of the Special Clinton District

 Preservation Area
 Other Area

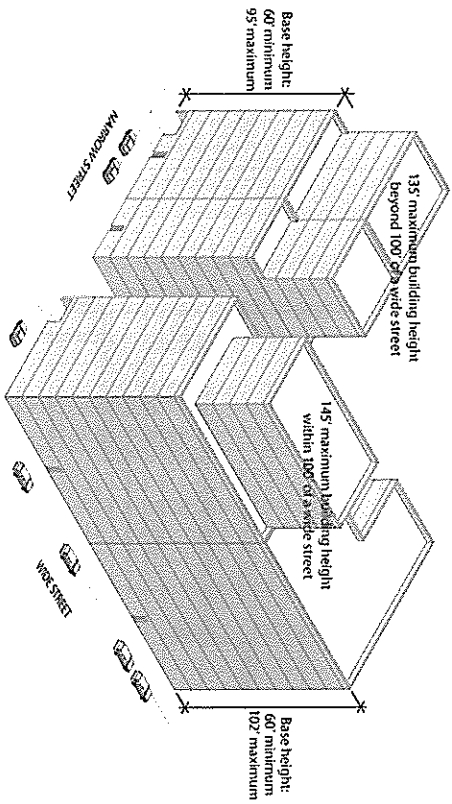




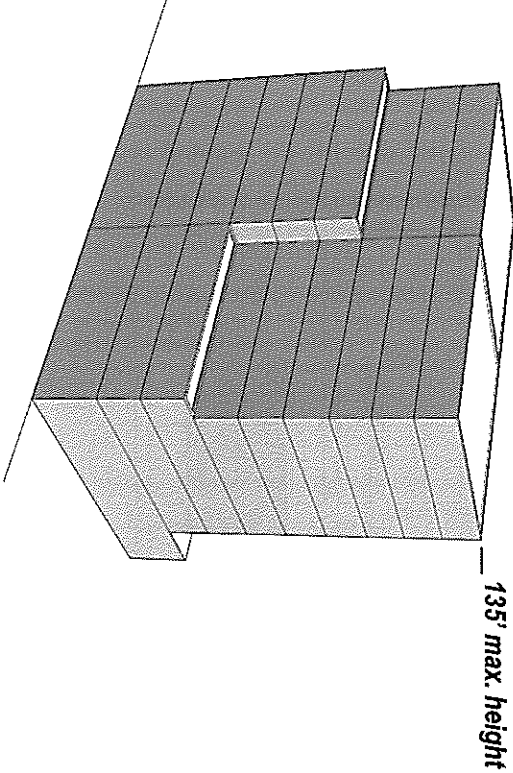
WEST CLINTON

TEXT AMENDMENTS

Place R9A contextual building envelope restrictions on developments within the proposed R9 district



Establish a maximum height and street wall requirements in the proposed M2-4 district

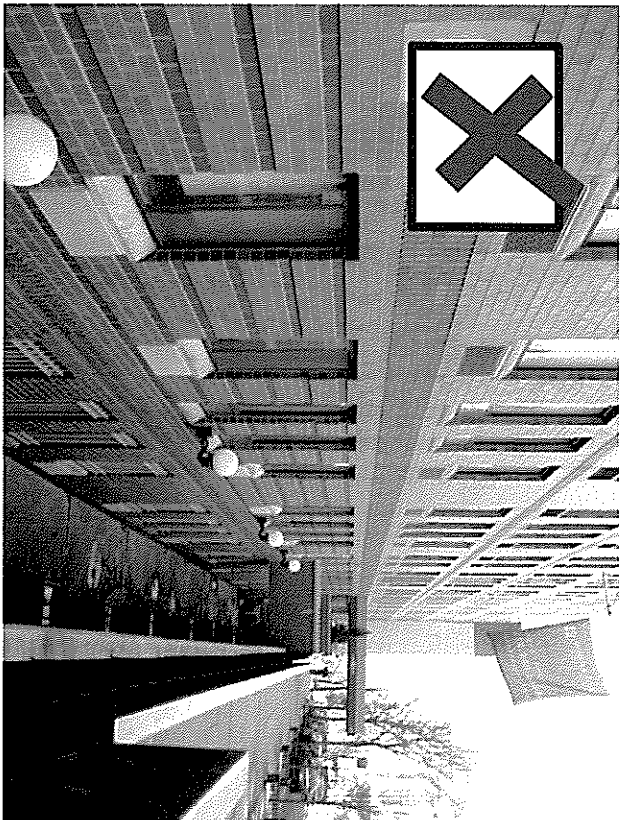




WEST CLINTON

TEXT AMENDMENTS

Require street walls in the Preservation Area





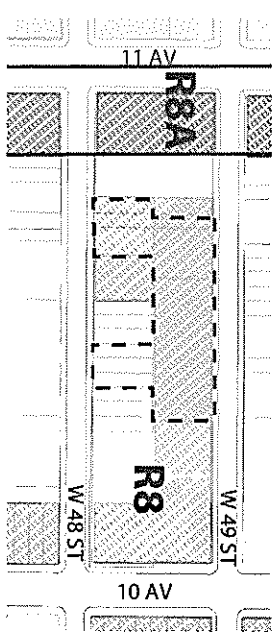
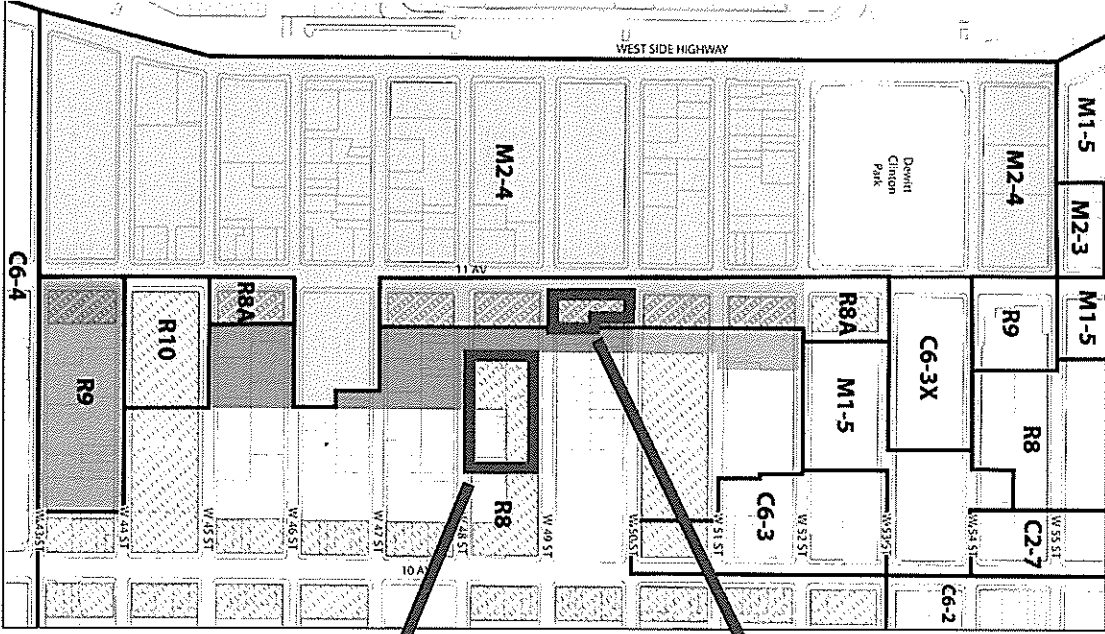
WEST CLINTON

City Planning Commission Modifications

1. Affordable units generated by the Inclusionary Housing Bonus in the proposed R8A and R9 districts must be located in the Special Clinton District
2. Con Edison electric utility substation on the east side of Eleventh Avenue between West 49th Street and West 50th Street would be considered a conforming use that is subject to the bulk regulations of the underlying district and the use regulations of an M1-5 District
3. Keep a portion of a site rezoned in 2008 in the Other Area of the Special Clinton District.



WEST CLINTON

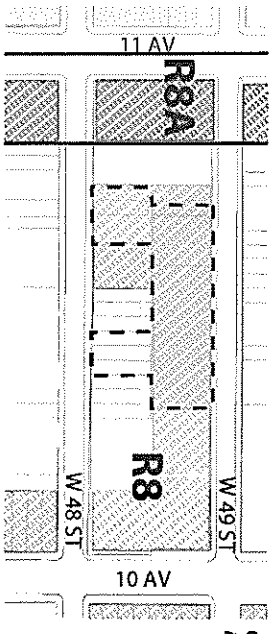


Other Area boundary
 In current application

Red Cross Site

Other Area

Preservation Area is not shaded



Other Area boundary
 AS MODIFIED

Red Cross Site

Other Area

Preservation Area is not shaded

1/27/11

FOR THE RECORD

Dear Members of Community Board 4:

My name is Richard Brender. For the last 18 years, I've lived on West 51 Street between Ninth and Tenth Avenues. I consider myself lucky to live in the Clinton Special District, and to be protected by its anti-harassment and no-demolition provisions. Like so many of my neighbors, I'm afraid that residents living west of 11th Avenue will become Hell's Kitchen's second class citizens if rezoning does not include these provisions.

But I'd also like to stress another aspect of rezoning that will potentially have consequences for residents and on nonresidents of 11th Avenue alike. Specifically, I am concerned about the impact that rezoning might have on the historic and architectural nature of the district. Hell's Kitchen in general, and 11th Avenue in particular, has long suffered from a sort of invisibility and a lack of documentation in the preservationist literature. In the Fourth Edition of the *AIA Guide to New York*, for instance, only the Landmark Tavern on 46th Street is mentioned as a historically significant building. And yet, when I walk down 11th Avenue with friends, we never fail to be impressed by its distinctive mix of tenements, late-nineteenth warehouses, and art deco showrooms that date from the beginnings of the automobile age. The recording studios at 545 West 34 Street and the Veteran's Chair Caning building, for instance, hint at a distinguished architectural pedigree. Perhaps blame it on the fact that comparatively few New Yorkers have ever ventured as far west as 11th Avenue, but the area seems entirely to have been written out of New York history. A historical preservation survey should be undertaken with an eye toward landmarking buildings of particular merit.

But beyond protecting individual architectural masterpieces from the wrecker's ball, any survey must also consider the potential historical significance of the area. Eleventh Avenue preserves evidence of an era when Hell's Kitchen was a riverfront district with active docks, warehouses, printing presses, and a stock of tenements that housed the families who worked in these establishments. It has remained one of the most conspicuous showcases of Manhattan's working class roots.

When I first moved into my apartment, I had a neighbor named Jimmy who was born in 1914. He grew up in the neighborhood, and his dad worked in one of the ice warehouses that were common here at the beginning of the last century. When he reminisced about the stables and the automobile showrooms that were starting to replace them when he was a boy, there was still enough left of the old Hell's Kitchen for me to picture the world that he was describing. Jimmy has since passed away, and I'm afraid that if we aren't careful, we may risk severing the last visual links to the streetscapes in which he grew up.

Yours truly,

Richard Brender

FOR THE RECORD

Dahlia Duperroir

790 11th Ave Apt. 22F

NYC, NY 10019

Good Morning :

My name is Dahlia Duperroir:

My life started in Chelsea and this makes me a native westsider.

I attended high school, college, and worked in the community. Back in 1968 I worked for the Community Corporation of the Lower Westside as a block worker as we were called back then. Tenant harassment, and torching the buildings to collect insurance monies was prevalent back then. Still to this day tenant harassment is still a very prevalent, and a very serious problem. These **Laws of Anti – Harassment and No Demolish Protections** that the **Clinton Special District** has been afforded should and must be expanded to the 11thave corridor West to the river to protect our **Environment, also the Ecology of our Waterways and Clean Air**. We as a community do not need a Wall of High Rise Buildings along our river front due to the Westside HWY environment with the heavy flow of traffic which would block the circulation of air. Traffic lights must also be re-timed to allow **Senior's, Children, and Parents to afford them a safe right of passage crossing the Westside HWY to reach the green and recreational areas along our river front**.

We want more family orientated affordability in housing and less transient dwellings. This community always was and it still is of mixed income. This area people lived and worked in the community. We had the shipping industry, printing along with other industries that provided a lot of the employment t in our community. These businesses have since moved out due to the high volume in traffic congestion lack of parking that interfered with thee ability to conduct their day to day business.

From 55th Street & 10th Avenue mid block to 51st Street to the River which is 12th Avenue there are approximately 7,300 residents. Not including the Anti Harassment and No Demolition Provisions in the rezoning could be devastating to **THOUSANDS OF RESIDENTS** in and near the proposed rezoning. **HUNDREDS** of families could be at risk of losing their housing.

More green areas, Mini-Dog runs, a very large **Affordable Supermarket** that caters to the ethnic diversity of our community.

Last but not least, a corrective follow up action should be taken on **Anti-Harassment**, and no **Demolition in the rest of the rezoning district**.

John P. Kaiteris
Executive Director, HANAC, Inc.
Testimony Before the
City Council Zoning Subcommittee
June 2, 2011

Re: ULURP C110031 ZSQ HANAC Parking Garage
ULURP C110066 ZMQ HANAC Parking Garage

With this ULURP application, HANAC seeks approval for a special permit and a site-specific rezoning to allow for a public parking garage located at 25-03 29th Street (Block 839 Lot 1) in Queens. The application calls for the garage to be built on the same zoning lot as a 15-story, 184-unit residence for low-income seniors, completed in July 2009 and occupied since January 2010. The design of the garage accommodates the maximum number of public parking spaces that the site and applicable zoning allows.

Our proposal calls for the development of a 29,044 square foot two-level garage that accommodates 59 public parking spaces: 41 spaces at the first-floor (at-grade) level and 18 at the cellar floor level. The first-floor level consists of 33 short-term parking spaces and 8 permit spaces; the cellar level consists of 18 permit spaces. The garage will also provide 15 of the required 41 accessory parking spaces for the senior residence.

We note that the rezoning and Special Permit application have received approvals from Queens Community Board #1, Borough President Marshall, and the City Planning Commission.

The proposal is responsive to the concerns CB#1 raised in its approval with recommendation, specifically that:

- *None of the public parking spaces to be rented for "Car Share" businesses.*

The applicant agrees to the prohibition against "Car Share" businesses and would rescind the commitment only after discussion with the CB.

- *No more than the 26 senior housing spaces, as proposed.*

The applicant is required by applicable zoning regulations to provide 41 spaces accessory to the residential building. The applicant reiterates its original proposal to locate 26 of the required accessory parking spaces outside the public garage at grade level adjacent to the senior residence. The additional 15 accessory spaces would be located in the cellar floor level of the garage.

- *The entire first floor to have 41 short term parking spaces.*
- *The cellar to have 23 short term and 10 long term parking spaces.*

CB#1 has made clear its preference to situate short-term parking only at the first-floor, at-grade level of the garage for the convenience of shoppers. In apportioning short-term versus permit (long-term) parking to either first-floor or cellar levels, however, the applicant is addressing some additional concerns:

- HANAC seeks to responsibly balance the legitimate needs of local business owners and their employees who require permit spaces with the equally valid needs of shoppers and neighborhood residents who prefer short-term spaces.
- Although the construction of the public garage is being financed by a grant of public funding, the ongoing maintenance and operation of the garage will be funded entirely through revenue from the parking.
- The applicant is concerned that an over-reliance on short term parking, particularly when set at rates comparable to DOT municipal parking, may not generate sufficient revenue to sustain maintenance & operating expenses of the garage. Typically, short term rates at Queens DOT facilities are \$0.25 for 15-20 minutes with a 2-4 hour limit; permit rates range from \$90-255 (rates vary by location).
- HANAC believes that 33 short-term parking spaces and 8 permit spaces at-grade with 18 permit spaces on the lower level will adequately manage short-term parking traffic and help to ensure the economic viability of the operation.
- HANAC agrees to be flexible and responsive to actual community needs and agrees to revisit the apportionment, as needed, in consultation with the CB.

- *The wall facing 29th Street to be finished with brick veneer and railing or fence to be wrought iron.*

The architect's elevations of the wrought iron fencing and base brick wall on 29th Street satisfy the CB's recommendations.

Thank you for the opportunity to testify and for your support.

The Official Site for the Town of Whitestone

WELCOME TO

Whitestone
.com

11-02 Clintonville Street, Whitestone, NY 11357
Ph: 718.757.8546 E-mail: WTW11357@aol.com

By Hand

March 15, 2011

Amanda Burden, Chairperson
New York City Planning Commission
22 Reade Street
New York, NY 10022

Re: Rezoning of Whitehouse Restaurant
ULURP # 100457ZMQ

Dear Chairperson Burden:

I am writing to express my support of the rezoning application, ULURP # 100457ZMQ that will rezone 154th Street between 10th and 11th avenue in Whitestone from an R2A to an R3-1 and will include a much needed commercial overlay.

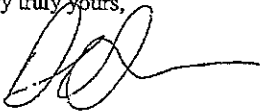
As President of "Welcome to Whitestone", a civic group created to support, promote, and improve the town of Whitestone, Queens as well as a lifelong resident of Whitestone, I believe that this rezoning will give a vacant restaurant the chance to thrive in my beloved neighborhood.

The White House has been a restaurant and catering hall since 1956 and this zoning modification will allow this use to continue legally as well adjoin an adjacent shopping center located in a M1-1 zoning district. The proposal will allow the White House to be redeveloped with adequate parking and visual buffers which will mitigate any community concerns.

Most importantly, the establishment of the White House restaurant will create part-time jobs for neighborhood youth who would otherwise have a difficult time finding respectable jobs. Furthermore, the project will encourage investment into the vacant business properties located on 154th Street and will bring first time visitors and locals alike to the area.

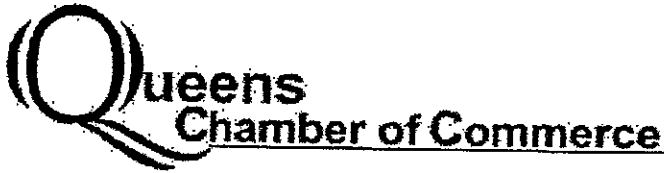
"Welcome to Whitestone" enthusiastically supports the proposal and asks that the City Planning Commission approves the application. Please see the enclosed letters of support from residents who live within the vicinity of the site as well as a petition in support of the project. Thank you for your time and consideration.

Very truly yours,



Devon O'Connor

Enclosure(s)



75-20 Astoria Blvd, Suite 140 • Jackson Heights, NY 11370-1131 • T: (718) 898-8500 F: (718) 898-8599 • info@qvaemschamber.org

March 29, 2011

Amanda Burden, Commissioner
New York City Planning Commission
22 Reade Street
New York, NY 10022

Re: Rezoning of Whitehouse Restaurant
ULURP # 100457ZMQ

Dear Commissioner Burden:

On behalf of the Queens Chamber of Commerce and our 1,500 member businesses and organizations, we would like to write to you in support of the above referenced application. The Whitehouse has been a restaurant and catering hall in our community since 1956. It is located on a block-front which is improved with three commercial buildings and adjoins an M-1 zoning district which includes a shopping center and other commercial uses. The proposal will allow the Whitehouse to be modernized and will create part-time jobs for many neighborhood youth. It will also help revitalize this commercial area that currently has many shuttered stores.

This application has already received the support of Community Board #7 and the Queens Borough President. The Queens Chamber of Commerce strongly supports this proposal and urges the City Planning Commission to approve this application.

Thank you in advance for your consideration in this matter.

Sincerely

A handwritten signature in cursive script, appearing to read 'Carol A. Conslato'.

Carol A. Conslato
President

A handwritten signature in cursive script, appearing to read 'Jack Friedman'.

Jack Friedman
Executive Director

Joseph Di Maria
10-05 154th Street
Whitestone, NY 11357

VIA FACSIMILE 718.463.3891

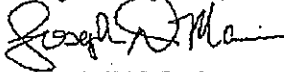
February 6, 2011

Mr. Eugene T. Kelty
Chairman
Community Board 7
133-32 41st Road
Flushing, NY 11355

Dear Chariman Kelty:

I own a residence across from the Whitehouse Restaurant. I write in support of the rezoning application that would permit the modernization of the Whitehouse. The rezoning would in effect, legalize the existing restaurant and catering use that operates there already. Given all of the factors I believe that the historic restaurant and catering use are the best use of the property. I do not believe that it would be beneficial to have a house of worship or a night club-cabaret at this location which were the potential other uses for the site. Therefore, I ask for the support of your board. Thank you.

Very truly yours,



Joseph Di Maria

Emilio Polito
11-18 154th Street
Whitestone, NY 11357

February 8, 2011

Mr. Eugene T. Kelty
Chairman
Community Board 7
133-32 41st Road
Flushing, NY 11355

Dear Mr. Kelty:

I own a business one block from the Whitehouse Restaurant and I also reside in Whitestone. I write in support of the application for the rezoning of the Whitehouse Restaurant and Catering Hall. The rezoning would correct the zoning map and allow the Whitehouse to be modernized. As a longtime business owner and resident of the Whitestone community I ask that your Community Board support the proposal. Thank you and regards.

Very truly yours,

A handwritten signature in cursive script that reads "Emilio Polito". The signature is written in dark ink and is positioned to the right of the typed name.

Emilio Polito

ANGELO GRACI

February 10, 2011

Mr. Eugene T. Kelty
Chairman
Community Board 7
133-32 41st Road
Flushing, NY 11355

Dear Mr. Kelty:

I reside in Whitestone all of my life. I write in support of the application for the rezoning of the Whitehouse Restaurant. This location has operated as a restaurant and catering facility in some form since the fifties. The recent Whitestone rezoning did not properly reflect the existing uses along 154th as this block is already improved by three commercial buildings. It is located adjacent to other commercial overlays and a shopping center. I request that C.B. 7 support the application as it reflects the existing conditions.

Sincerely,



Angelo Graci

11-24 154th Street
Whitestone, NY 11357

Matthew Demetriou
152-55 10th Avenue
Whitestone NY 11357

February 11, 2011

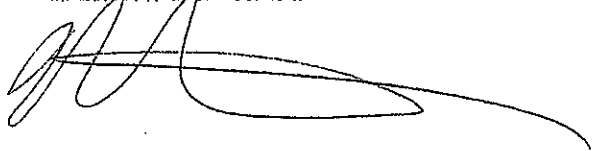
Mr. Eugene T. Kelty
Chairman
Community Board 7
133-32 41st Road
Flushing, NY 11355

Dear Mr. Kelty:

I reside and work in Whitestone, I write in support of the application for the rezoning of 154th Street between 10th and 11th Avenues. This is a mixed use area adjacent to the M1-1 zoning district. The existing restaurant use located at 10-24 154th Street has been in operation since 1956. I respectfully request that C.B. 7 support the application to correct the zoning map. Thank you for your consideration.

Sincerely,

Matthew Demetriou

A handwritten signature in black ink, appearing to be 'Matthew Demetriou', written over a horizontal line.

To: Amanda Burden, Chairperson, CPC
Daniel Halloran, NYC City Council
Eugene Kelly CB7
Helen Marshall, QBP
Whitestone Taxpayers Civic Association

We sign this petition in favor of the rezoning of the Whitehouse Restaurant site. The rezoning would facilitate the minor expansion, modernization, and continued use of the facility as a restaurant and catering hall. Therefore, we strongly urge you to support the zoning change.

Sincerely,

<u>Name</u>	<u>Address</u>
① <u>Tommy Polito</u> Tommy Polito	<u>14-72 163rd Street</u> Whitestone, N.Y. 11357
② <u>Mario Polito</u> Mario Polito	<u>14-43 156th</u> Whitestone N.Y. 11357
③ <u>Robin Benarhi</u>	<u>1166-32 17th ave Whitestone</u>
④ <u>GRIT KUHVEN</u>	<u>11-14 154th ST WHITESTONE</u>
⑤ <u>Kragen KUHVEN</u>	<u>23-56 A Corp. Ken. St Bayside</u>

- | | | |
|---|---------------------------------------|--|
| ⑦ | <u>Adelle Cicca</u> | <u>11-16 154th st Whitestone</u> |
| ⑧ | <u>Anna Rook</u> | <u>11-16 154th st Whitestone</u> |
| ⑨ | <u>Marla Sibert</u> | <u>11-16 154th Whitestone, NY</u> |
| ⑩ | <u>Paul V</u> | <u>11-16 154th St. W/S NY 11357</u> |
| ⑪ | <u>Maia Murray</u> | <u>157-60 12th Road Whitestone NY 11357</u> |
| ⑫ | <u>Person Pressing</u> | <u>149-35 6th Ave Whitestone NY</u> |
| ⑬ | <u>PAUL MARANO</u> | <u>2-34 148th Whitestone</u> |
| ⑭ | <u>Robert Uhle</u> | <u>7-22 160th Whitestone</u> |
| ⑮ | <u>Alberici</u> | <u>14:45 163rd Street</u> |
| ⑯ | <u>Patrick Burke</u> | <u>6-09 159th Street Whitestone 11357</u> |
| ⑰ | <u>Devon O'Connor</u> | <u>152-31 11th Ave Whitestone NY 11357</u> |
| ⑱ | <u>Jessica Fuld</u> | <u>13-08 13-08 157th Street
Whitestone NY 11357</u> |
| ⑲ | <u>Salvatore</u>
SALVATORE VENTURA | <u>14-25 166th Street Whitestone
NY 11357</u> |

Name

Address

- | | |
|--------------------|---|
| ②① C. Duenkue | 205-44 Brian Crescent Bayside |
| ②② DEREK UELLA | 154-25 ¹⁰ 24th Avenue Whitestone |
| ②③ John Davi | 149-35 11 th Avenue Whitestone |
| ②④ Florence Foley | 149-27 9 th Avenue Whitestone |
| ②⑤ Karim Assaf | 112-41 Powells Cove Blvd |
| ②⑥ Jon Skunce | 162-21 Powell Cove Blvd ^{Whitestone, NY} 11355 |
| ②⑦ Angelo C. Rizzo | 154-20-13 th AVE Whitestone NY 11355 |
| ②⑧ Pete Vecchio | 11-03 154 th Whitestone NY 11355 |
| ②⑨ JOHN BARONE | 14-57 157 th ST NY 113 |
| ③① Nancy Barone | 14-57 157 th ST BACH 113 |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

To Whom It May Concern:

We residents of Whitestone sign this petition in favor of the rezoning of the Whitehouse Restaurant site. The site has been a restaurant and catering hall since the fifties. The proposed rezoning would allow the modernization and expansion of the Whitehouse. Therefore, we strongly urge you to support the zoning change.

Sincerely,

<u>Name</u>	<u>Address</u>
<u>Paula Lopez</u>	<u>204-17 33 Ave Bayside NY 11361</u>
<u>Steven Sucato</u>	<u>15-68 708 St Bayside NY 11361</u>
<u>Dean Rodney</u>	<u>160-71 Willets Pt Whitestone 11357</u>
<u>Willy Rinaldi</u>	<u>146-29 20th Rd Whitestone NY</u>
<u>[Signature]</u>	<u>154-25 Riverside 11357</u>
<u>Mark Cholewa</u>	<u>10-10 166 St 11357</u>
<u>Regina Kondera</u>	<u>145-57 10th Whitehouse 11307</u>

<u>Name</u>	<u>Address</u>
<u>[Signature]</u>	<u>142-26 13th Ave 11355</u>
<u>Maloney</u>	<u>157-30 9th Ave Whitest</u>
<u>Amanda Goldberg</u>	<u>12-10-151 place</u>

Pat. L. Sanita
Mary Jo Steele
[Signature]

154-36-9 ^{4th Ave} White Stool Ny
720 Parsons Blvd
Seventy Parsons Blvd

Ann Klondy
Susan + Sal Ferrara

199-39 23rd Ave Whitestone, N.Y.
11357
160-08 cypers lane Whitestone Ny
11357

Rosemaria Del Forno
Antoinette Luccarello

162-41 Louella Ave, Whitestone
14-11 161st St Whitestone, Ny

B 7 W pl
Timothy Graham

165-41 P.C.B 80 Whstn. ¹¹³⁵⁷ ~~80~~
162-01 P.C.B 3A Whitestone Ny

Name

Address

To Whom It May Concern:

We residents of Whitestone sign this petition in favor of the rezoning of the Whitehouse Restaurant site. The site has been a restaurant and catering hall since the fifties. The proposed rezoning would allow the modernization and expansion of the Whitehouse. Therefore, we strongly urge you to support the zoning change.

Sincerely,

<u>Name</u>	<u>Address</u>
<u>Gary Borelli</u>	<u>14-33 164th St / Beachwood</u>
<u>Thomas Borelli</u>	<u>14-33 164th St / Beachwood</u>
<u>Joseph DiManno</u>	<u>10-05 154th ST WHITESTONE</u>
<u>Joseph DiManno</u>	<u>147-03 6th Ave WHITESTONE</u>
<u>Angeline Marden</u>	<u>2-15 145th St</u>
<u>Rita Marden</u>	<u>2-15 145th St</u>
<u>Julia Casoria</u>	<u>149-52 22nd Av</u>

<u>Name</u>	<u>Address</u>
<u>Jack Ross</u>	<u>149-52 22nd Ave</u>
<u>Joe Marden</u>	<u>14-17 142 St</u>
<u>Tom Parente</u>	<u>14-17 142 St</u>

Rudolph Bonelli
Arthur DiBeano

14-43-16555

157-47 1200

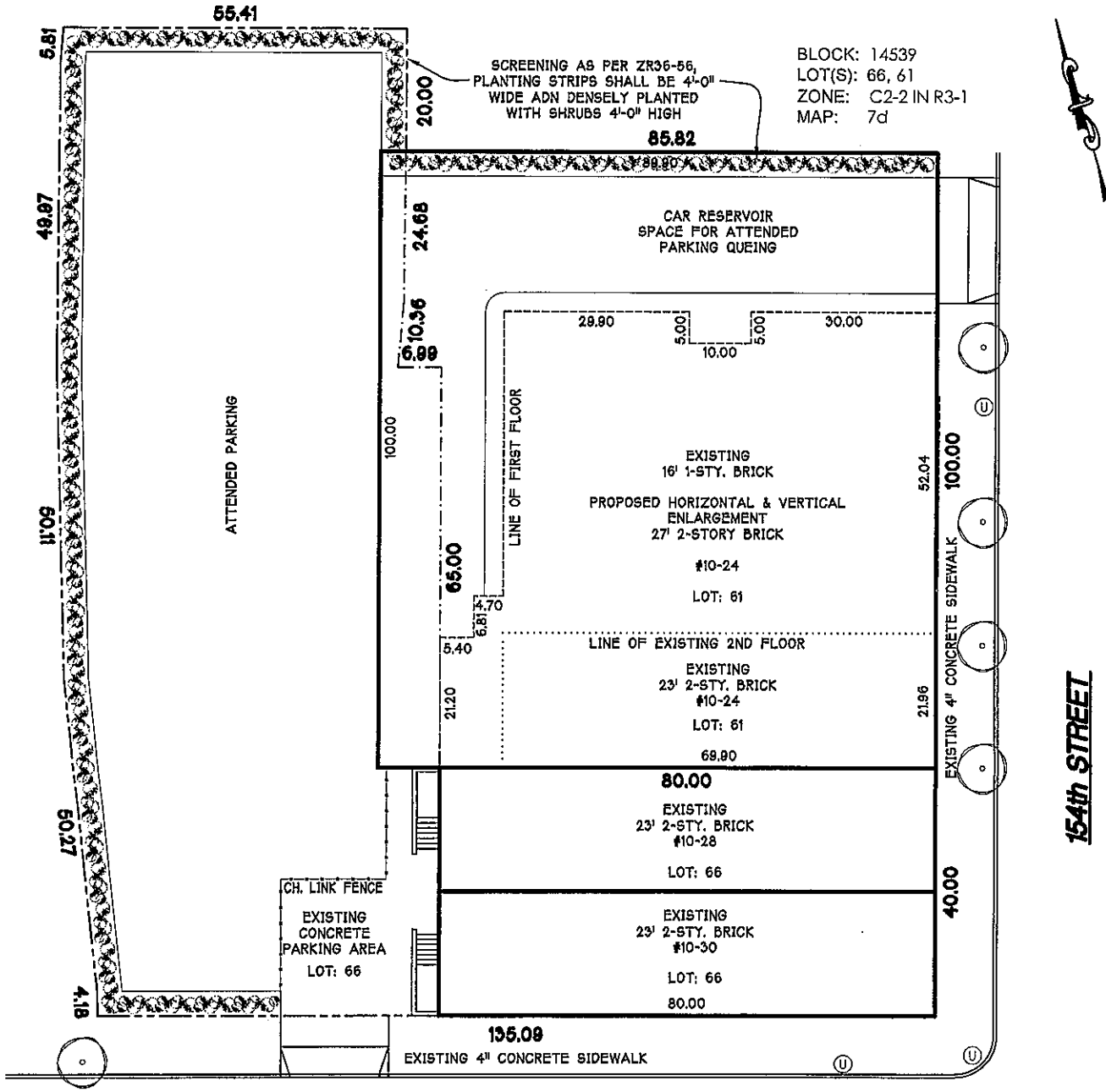
Name

Address

6-11-55 6-11-55

ILLUSTRATIVE PURPOSE ONLY

Proposed Horizontal and Vertical Enlargement to Existing 2-Story Brick / 1-Story Stucco Building



11th AVENUE
 BLOCK: 4539 LOT: 61,66
 ZONE: C2-2 IN R3-1 MAP No: 7d
 ONE ZONING LOT ** TWO TAX LOTS

10-24 154th STREET, QUEENS, NEW YORK

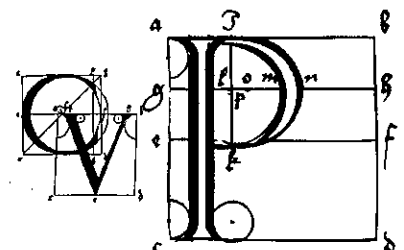
Block: 4539
 Lot :61, 66

Project No.: 10011

10-24 154th STREET QUEENS, NEW YORK

Block: 4539 Lot :61, 66

SITE PLAN



Christopher V. Papa Architect, PC

248-25 Northern Blvd, Suite 211
 718.224.4850 fax.718.224.4865 cvparchitect.com

THE SENATE
STATE OF NEW YORK



TONY AVELLA
SENATOR, 11TH DISTRICT

RANKING MINORITY MEMBER
CITIES
ENVIRONMENTAL CONSERVATION
COMMITTEES
AGRICULTURE
AGING
EDUCATION
VETERANS, HOMELAND SECURITY
& MILITARY AFFAIRS

ALBANY OFFICE:
ROOM 504, LOB
ALBANY, NEW YORK 12247
(518) 455-2210 OFFICE
(518) 426-6736 FAX

DISTRICT OFFICE:
38-50 BELL BOULEVARD
SUITE C
BAYSIDE, NEW YORK 11361
(718) 357-3094 OFFICE
(718) 357-3491 FAX

INTERNET ADDRESS:
AVELLA@NYSenate.GOV

June 2, 2011

Hon. Mark Weprin
New York City Council Member
73-03 Bell Boulevard
Oakland Gardens, NY 11364

FAX & MAIL

Dear Council Member Weprin:

I am writing to you to express my strong opposition to land use application #C100457ZMQ, which would amend the zoning map to upzone an R2A district to R3-1/C2-2 on 154th Street between 10th and 11th Avenues in Whitestone, Queens. The primary focus of the proposal is the former White House Restaurant, located at 10-24 154th Street.

While I understand that this application was approved by the City Planning Commission on May 11th, the approval was in direct contradiction to the wishes of the community residents and the members of the local civic association.

This application not only involves upzoning the residential component, but would also create a commercial overlay where none has existed before. Once this zoning change is enacted, the neighborhood will never be the same again. It will have an immediate impact on the lives of two neighboring homeowners who do not want their homes to be upzoned.

This quiet residential area will be plagued by a significant increase in traffic, noise, pollution and other nuisances that have been prevented through the R2A zoning. With a public school only one block away, this change may result in dangerous cross streets for children and additional difficulty for parents picking up and dropping off their children.

In addition, and as equally important, the applicant was defaulted on a City Parks concession as the former owner of "Cafe on the Green". I understand that he failed to keep proper records and as a result owes the City over \$120,000. To-date, he has not paid the City!

I find it unconscionable that the City would approve an upzoning application which will financially reward an applicant who owes the City such a large amount of money.

For the reasons I mentioned above, I strongly urge you to disapprove this application. For your information, I have enclosed several newspaper articles about the application and/or the applicant.

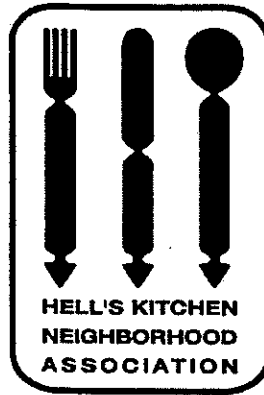
I cannot overemphasize the need to disapprove this application!

Sincerely,

A handwritten signature in black ink, appearing to read "Tony Avella".

Tony Avella
State Senator
11th Senatorial District

FOR THE RECORD



We ask that you please recommend a follow up collective action regarding anti-harassment and no demolition.

TO: The NYC Council

June 2, 2011

RE: 11th Avenue Re-Zoning

Good morning. I am Kathleen Treat, Chair of the Hell's Kitchen Neighborhood Association. I'm also a member of the West Side Neighborhood Alliance.

While Eleventh AVE gets a face lift and over-the-top penthouses please bear in mind that you have a grand opportunity here to serve the working people of the City of New York. We need permanent, affordable – *genuinely* affordable homes on Eleventh Avenue. And many working people either have children or are contemplating starting families. So if you have three kids and make a decent living, why shouldn't you be able to rent a three bedroom apartment, without going broke?

The history of Hell's Kitchen/Clinton is immigrant communities. Let's welcome new immigrants as well as first, second and third generation New Yorkers – teachers, EMS workers, librarians, musicians, civil servants – union workers - the backbone of the City of New York.

I hope you will accept that obligation.

Kathleen Treat
Kathleen McGee Treat, Chair

Hell's Kitchen Neighborhood Association – 454 West 35th Street, NYC 10001
212-714-0186 /212-501-2704 - www.hknanyc.org



LINDA B. ROSENTHAL
Assemblymember 67th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Subcommittee on Mitchell-Lama

COMMITTEES
Agriculture
Alcoholism & Drug Abuse
Corporations, Authorities & Commissions
Energy
Health
Housing
Tourism, Parks, Arts & Sports

**Testimony by New York State Assemblymember Linda B. Rosenthal
New York City Council Committee on Zoning and Franchises
Public Hearing on the ULURP Application Nos. N110177ZMM and N110176ZRM
All or portions of 18 blocks, bounded by West 43rd Street, West 55th Street, Twelfth
Avenue and a variable line between Tenth and Eleventh Avenues**

June 2, 2011

My name is Linda B. Rosenthal and I represent parts of the Hells Kitchen/Clinton neighborhood in the New York State Assembly. I am here today to support the West Clinton rezoning plan. The rezoning area, located in the western part of the Clinton neighborhood, runs from West 43rd to West 55th Streets, from 12th Avenue to 11th Avenue, and includes some adjacent buildings to the east. It includes centuries-old tenements, a burgeoning arts industry housed in old industrial buildings, and residents from all walks of life. If we do not act now, this vibrant community could soon fall prey to developers intent on constructing buildings, incongruous with the area, that would displace lower and middle income families. Unfortunately, this phenomenon has already begun, and it must be stopped.

The rezoning was spurred by members of the Clinton/Hell's Kitchen Land Use Committee on Community Board 4, who were concerned that the region was developing without a comprehensive plan. The members took it upon themselves to hold dozens of meetings on the subject, and collaborated with DCP to create a proposal that includes affordable housing provisions. However, in accordance with the community's wishes, I want to ensure that the final plan includes extension of the Preservation Area including the Anti-Harassment zone and Demolition Restrictions, and the promotion of mixed uses and diversified units. West Clinton is one of the few neighborhoods in midtown Manhattan that has not fallen victim to overdevelopment; its mix of residential, light industrial, and commercial uses is unfortunately unique in the City. The rezoning plan seeks to preserve and protect the mixed uses and heterogeneous population, but also ensure a cohesive aesthetic.

An integral part of West Clinton rezoning is the preservation of its endangered socioeconomic diversity. Affordable housing provisions are front and center in this proposal. The Inclusionary Housing Area in the new R8A and R9 districts provides incentives to developers to build affordable housing by extending the maximum Floor Area Ratio (FAR) if 20% of the apartment density is made up of households earning 80% or below the Area Median Income (AMI). In addition, when affordable units are integrated with market-rate units, the plan would require them to be distributed evenly across every floor of the building.

To maintain a vibrant West Clinton Community, the area should remain a neighborhood that is both diverse economically and diverse in household composition. Therefore, I hope that DCP

will require that all new developments in the Preservation Area have at least 20% of their units contain two bedrooms or more. This neighborhood in particular has seen a decreased household size, indicating the need for new developments that include family-sized units. I am pleased that the current exclusion of hotel uses will also maintain the sense of community in West Clinton, and prevent the displacement of long-term residents and essential business uses.

I wholeheartedly agree with CB4's assessment that the Anti-Harassment zones and Demolition Restrictions of the Preservation Area must be extended to the entire Western Subarea C2 zone in the Other Area. Omitting these would be detrimental to the neighborhood, and would go against the wishes of the community that spearheaded these rezoning efforts. Landlord harassment is a pervasive problem and current rent-regulated residents fear that their landlords will harass them so that they can demolish buildings to take advantage of the new, more favorable FAR. Furthermore, the Environmental Assessment Study (EAS) indicates that the increase in rental/sale prices in the area over the years has created a disincentive to establish rent-stabilized housing. I have met with countless rent-regulated tenants who have been harassed by landlords so that their units could be converted to market rate and owner-occupied apartments. It is likely that much of the increase in housing prices comes at the expense of tenants in rent-regulated apartments who are harassed by their landlord. These provisions have been in existence since 1973, and have been included in the Hudson Yards Special District and the West Chelsea Special District, and also in parts of the proposed West Clinton District from West 45th to West 50th Streets between 10th and 11th Avenues since 1990. These provisions have protected tenants, and I can think of no reason why we cannot and should not extend them to the rest of West Clinton. Without modification, this would be the only part of CB4 lacking Anti-harassment provisions and Demolition Restrictions after rezoning for residential use with increased bulk.

The Preservation Area is integral to maintaining the overall aesthetic and architectural stylings of the district. The proposed zoning amendments include important height and street wall requirements. These requirements ensure a uniform neighborhood appearance and prevent lower-rise buildings from being swallowed by larger developments. Prohibiting enclosed sidewalk cafes will ensure walkable streets, and will preserve unwavering streetwalls. West Clinton tells the tale of our immigrant ancestors in the late 19th century tenements to the warehouses and factories that came out of the Industrial Revolution in the early 20th century. Individual landmarking of historic buildings in the district should be explored, giving special consideration to those identified by the EAS and by Community Board 4.

Lastly, DCP and the requisite agencies should take into account the need for different community facilities in this new district, corresponding with the intended growth in residential use. Mass transit must also be improved in the area to make it convenient for commuters, students, and the elderly. We must examine 11th Avenue to make it safer for the current and expected influx of pedestrians. New and existing families need to be able to send their children to schools within their community. Because of new luxury developments, the Department of Education estimates that there will be 900 additional elementary school children in the area, which is more than double the population within .5 miles of P.S. 51. We are already well above capacity for public schools in this district, and it follows that we will need more space for schools after creating more family-sized residential units in the district. Without viable public schools, the neighborhood will not grow in the ways that we have envisioned. Following the influx of families, there should be special attention paid to the preservation and creation of open space. Open spaces are a precious commodity in New York City, and it is our obligation to put thought into siting them correctly.

I look forward to the approval of the West Clinton rezoning plan, with the inclusion of extended Anti-Harassment zones and Demolition Restrictions, along with integrated affordable housing and provisions for family-sized units. Thank you for your consideration.

----- Forwarded Message -----

From: Bob Kalin <bkalin@hcc-nyc.org>
To: watty strouss <watty2j@yahoo.com>
Cc: Matt Klein <mklein@hcc-nyc.org>
Sent: Wednesday, June 1, 2011 2:26 PM
Subject: RE: eleventh Avenue testimony, proofed

I live at 418 West 46th Street, Apt. 3A, member of West Side Neighborhood Alliance since its inception, Board Member of HCC, former member of DB4.

the board of the Laymen's Club of St John the Devine.

From: watty strouss [mailto:watty2j@yahoo.com]
Sent: Wednesday, June 01, 2011 2:15 PM
To: Bob Kalin
Subject: eleventh Avenue testimony

I have lived in Clinton for 44 years, 17 in a five-floor walkup rent controlled in the 500 block of 46th Street and then in a sweat equity HDFC co-op in the 400 block. My bathroom window overlooked liners coming and going from Pier 86, the Salvation Army and the building currently occupied by Ogolvey Mather completed my view westward. When I came to this neighborhood from Pittsburgh, I participated in the very heated discussions about the Clinton Special District which generated many well attended meetings. At that time the Special District went from Eighth to Tenth Avenue only. I made the argument that the Special District should include the residential properties west to Eleventh Avenue. The powers that be in the community didn't want to raise this issue as negotiations were very sensitive. At some later point the Special District did include all the property to Eleventh Avenue. We are suggesting that the prohibition against demolition as well as provisions to prohibit harassment be included in the bill.

It is to your credit in keeping a lower rise profile and preserving some of the monumental architecture which is to be found in this part of Clinton.

Watty Strouss

My name is Dr. Murray Kiok. My Doctorate is in Urban Planning. I live at 555 West 52 street in Hell's Kitchen, which is a real neighborhood filled with multi ethnic families. Developers often try cover up their activities with the expression "Gentrification". Their definition is "poor minorities out replaced by middleclass whites". Their purpose is purely personal profit.

I have personally been involved in fighting their attempts at harassing tenants. I have seen red tape placed on the windows of an empty apartment to scare tenants so they fell they must move. That is why we need an anti-harassment provision in the eleventh avenue development plan. *There needs to be a follow-up corrective action to add the anti-harassment and no demolition provisions in to this zoning resolution.*

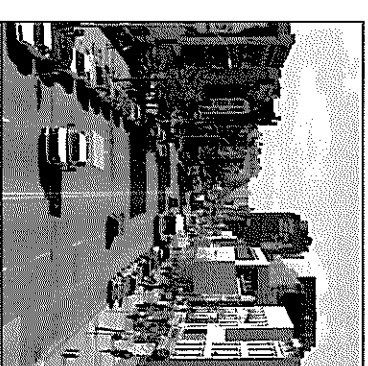
125th Street Corridor



125th STREET

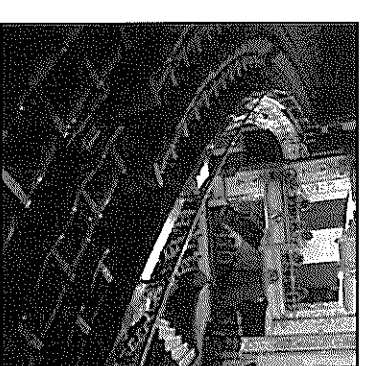
125th STREET CORRIDOR GOALS AND OBJECTIVES

To sustain and enhance the ongoing revitalization of 125th Street as a unique Manhattan Main Street



To provide a balanced rezoning that:

- Creates incentives for new mixed-use development
- Preserves the scale and character of areas with a strong built context



To support 125th Street's role as a premier arts, culture and entertainment destination and regional business district



Unenclosed Large Cafe

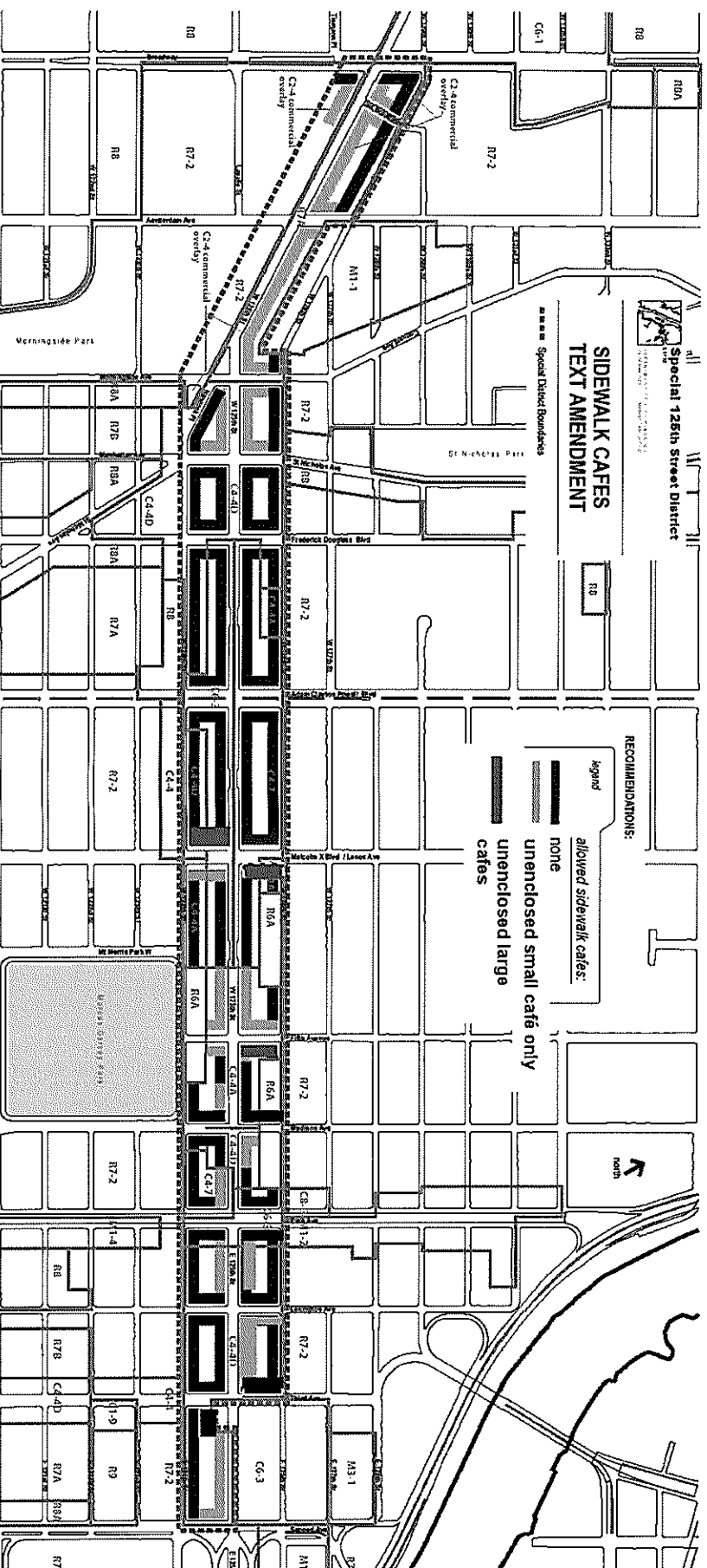


Unenclosed Small Cafe



125th Street Sidewalk Café Text Amendment

Identify locations where sidewalk cafes would be prohibited; where unenclosed small cafes could be placed and where unenclosed large cafes could be placed (see note below).



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 400
 in favor in opposition (WHITE HOUSE)

Date: 6/2/2011 10:24
154th

(PLEASE PRINT)

Name: PAUL GRAZIANO STREET

Address: 146-24 32ND AVENUE FLUSHING, NY 11354

I represent: CONSULTANT

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 3988399 Res. No. _____
 in favor in opposition

Date: JUNE 2, 2011

(PLEASE PRINT)

Name: JOHN KAITEAS

Address: 49 W 45 STREET, NY NY 10036

I represent: HANAC, Inc.

Address: Home

**THE COUNCIL
THE CITY OF NEW YORK**

WEST CLINTON
REZONING

Appearance Card

I intend to appear and speak on Int. No. 3916 Res. No. _____
 in favor in opposition

Date: June 2 2011

(PLEASE PRINT)

Name: JEAN-DANIEL NOLAND

Address: 447 WEST 48th STREET

I represent: MANHATTAN CBA

Address: 330 WEST 42nd St.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. LU 400 Res. No. _____

in favor in opposition

Date: 6/2/11

(PLEASE PRINT)

Name: Jessica Lohser

Address: 335 Madison Ave

I represent: Applicant / 10-24 154th St

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 6/2/11

(PLEASE PRINT)

Name: Sarah Desmond

Address: HCC / 777 TENTH AVENUE NYC

I represent: CB4

Address: 330 W. 42 ST. NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 396 Res. No. _____

in favor in opposition

Date: 6/2/11

(PLEASE PRINT)

Name: EDITH HSU CHEN

Address: _____

I represent: CITY PLANNING MANHATTAN OFFICE

Address: _____ DIRECTOR

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 3896 Res. No. _____

in favor in opposition

Date: 6/2/11

(PLEASE PRINT)

Name: ERICA SELKE

Address: _____

I represent: CITY PLANNING - MANHATTAN OFFICE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 395 Res. No. _____

in favor in opposition

Date: 6/2/11

(PLEASE PRINT)

Name: EDWIN MARSHALL

Address: _____

I represent: CITY PLANNING - MANHATTAN OFFICE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

396

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 6/2/11

(PLEASE PRINT)

Name: J. WATKINS STRAUSS (WATTY)

Address: 418 W. 46 ST

I represent: West Side Neighborhood Alliance

Address: 500 W 52 ST

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 396

in favor in opposition

Date: _____

Name: Dakia Duprevoir (PLEASE PRINT)

Address: 790 114th AVE

I represent: WSNA

Address: 500 W 52 St.

*113 Ave
ZONING*

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ZONING Res. No. _____

in favor in opposition

Date: 6/2/11

Name: ANDREA M SCULLOUGH (PLEASE PRINT)

Address: 447 West 48th St. #5W

I represent: WSNA

Address: 500 W 52

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ZONING Res. No. _____

in favor in opposition

Date: _____

Name: NICO BOZZIO (PLEASE PRINT) APT 32J

Address: 400 W 43 ST NYC

I represent: WSNA

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

11th Avenue

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Robert Gereke

Address: 723 11th Ave

I represent: West Side Neighborhood Alliance

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

11 Ave

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MURRAY KIOK

Address: 455 W 52 St

I represent: West side neighborhood dev

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

11th Avenue

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Bob Kalin

Address: c/o HCC 777 10th Avenue

I represent: mysplf

Address: _____

Please complete this card and return to the Sergeant-at-Arms

11th Avenue

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

Name: Robert Bertotto (PLEASE PRINT)

Address: 330 W. 42nd St, 26th Floor

I represent: Manhattan Community Board 4

Address: _____

11th Ave

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

Name: DIANE POWLES (PLEASE PRINT)

Address: 360 W 55 ST 41-N

I represent: WEST Side Alliance

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LV 400 Res. No. _____
 in favor in opposition

Date: 10-24-15

Name: Chris Pappa (PLEASE PRINT)

Address: _____

I represent: Applicant

Address: _____

1/13/80

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Joe Restuccia

Address: _____

I represent: CB #4

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

10-24 154th Street
Whitestone Queens

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Edward Fleming

Address: 38-50 Bell Blvd, Bayside, NY 11361

I represent: Senator Tony Avella

Address: 38-50 Bell Blvd, Bayside, NY 11361

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

L.U. No. 400

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 6-2-11

(PLEASE PRINT)

Name:

BRIAN GARRY

Address:

10-12 154TH ST

I represent:

HOMEOWNER

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

11th Ave
rezoning

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name:

Rachel Stein

Address: _____

I represent:

Assemblymember Rosenthal

Address:

280 W. 72nd St. Ste. 2F

Please complete this card and return to the Sergeant-at-Arms