

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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February 12, 2013
Start: 10:05 a.m.
Recess: 1:20 p.m.

HELD AT: Council Chambers
City Hall

B E F O R E:
MARK S. WEPRIN
Chairperson

COUNCIL MEMBERS:
Leroy G. Comrie, Jr.
Daniel R. Garodnick
Robert Jackson
Jessica S. Lappin
Diana Reyna
Joel Rivera
Larry B. Seabrook
James Vacca
Albert Vann
Vincent M. Ignizio
Ruben Wills

A P P E A R A N C E S

Ron Mandel
Davidoff Hutcher and Sitron

Samuel Stauber
Concerned Citizen

Jason Pizer
President
Trinity Real Estate

Carl Weisbrod
Partner
HR&A Advisors

Gregg Pasquarelli
SHoP Architects

Gary DeBode
CEO
Edison Properties

Jesse Mazur
Attorney
Edison Properties

Paul Selver
Attorney
Kramer, Levin, Naftalis and Frankel

David Von Spreckelsen
Toll Brothers

David Gruber
Chair
Community Board 2

Jeannine Kiely
Community Board 2

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

Rich Caccappolo
Community Board 2

Tobi Bergman
Community Board 2

Phil Mouquinho
Concerned Citizen

Rachel Rappaport
Director of Community Programs
Children's Museum of the Arts

Anthony Barrett
Concerned Citizen

Jacques Torres
Jacques Torres Chocolates

Andrew Berman
Executive Director
Greenwich Village Society for Historic Preservation

Dana Schultz
Greenwich Village Society for Historic Preservation

Sheryl Woodruff
Greenwich Village Society for Historic Preservation

Andrew Durniak
Representative
Charlton Street Block Association

Renee Schoonbeek
Vice President for Planning and Capital Projects
Hudson Square Connection

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

Aditi Sen
SEIU 32 BJ

Paymon Lohdi
Vice President of Planning
Real Estate Board of New York

Brian Dennis
Associate Planner
Regional Planning Association

Amanda Davis
Representative
Vandam Street Block Association

David Chester
Concerned Citizen

Judith Callet
Concerned Citizen

Mark Shalom
Concerned Citizen

Kim Whitener
Producing Director
HERE Art Center

Anita Isola
Concerned Citizen

Russell Roberts
Concerned Citizen

Sarah Maloy Goode
Representative
Assembly Member Deborah Glick's Office

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

Eileen McCullgan
Concerned Citizen

Martine Bredot
Concerned Citizen

Harry Pincus
Concerned Citizen

David Reck
Community Board 2

Kazi Hussein
Concerned Citizen

Judith Semengal
New York Hotel Trade Council

Josh Gold
Director of Political and Strategic Affairs
Hotel Trades Council

Judy Richheimer
Chair of the Government Relations Committee
Guides Association of New York City

Mary Ann Arisman
Co-chair
St. Luke's Place Block Association

Laura Tanenbaum
Concerned Citizen

Mindy Goodfriend
Concerned Citizen

Andrew Dainoff
General Manager
92Y Tribeca

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

Eftihia Thomopoulos
Association for a Better New York

Vivian Morgan
New York Hotel Trade Council

Ann Arlen
South Village Advisory Committee
Greenwich Village Society for Historic Preservation

Gus Blau
Save Our Lady of Vinus Initiative

Will Rogers
Concerned Citizen

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2 CHAIRPERSON WEPRIN: Okay. Could I
3 have everyone's attention please? Good morning
4 everyone. My name is Mark Weprin. I am the chair
5 of the Zoning and Franchises Subcommittee of the
6 Land Use Committee. I want to welcome everybody
7 here today. I am joined by the following members
8 of the Subcommittee, Council Member Dan Garodnick,
9 Council Member Ruben Wills, Council Member Leroy
10 Comrie, Council Member Vincent Ignizio, Council
11 Member Diana Reyna, and Council Member Al Vann,
12 there he is. Okay, I couldn't see you Al.
13 Council Member Al Vann. We are also joined by
14 Council Member David Greenfield, who is here on
15 the first item on our agenda. The first item on
16 our agenda it should not take very long. It's the
17 undercard, and then we will have the main event
18 after that for Hudson Square. I'd like to call up
19 the first item, which is Land Use number 756,
20 Maple Lane Views, and I'd like to call on Ron
21 Mandel from Davidoff, Hutcher and Citron. Not
22 used to the name yet, but I'm working on it joined
23 by Sean Crowley, and whenever you are ready, Mr.
24 Mandel, if you could describe the project, we then
25 have one person who is going to speak in favor of

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2 this project and hopefully we can do this
3 reasonably quickly. Thank you. Make sure to
4 state your name when you put the mic up.

5 RON MANDEL: Thank you. Ron Mandel
6 of Davidoff, Hutcher and Citron for the applicant.
7 The application before you seeks a zoning map
8 amendment from M11 to R6A to allow for a mixed use
9 multifamily residential and community facility
10 project/ It's located on the border of the
11 Bensonhurst and Borough Park neighborhoods of
12 Brooklyn. The block upon which the project site
13 is located is bounded by 16th Avenue to the east,
14 60th to the north, 61st Street to the south and 15th
15 Avenue to the west. The site measures 1.7 acres,
16 and is currently occupied by the Maple Lanes
17 Bowling Alley. The project contemplates 25
18 midsize buildings, mostly townhouse type of
19 buildings. There are five along 60th Street, six
20 along 16th Avenue and 14 buildings along 61st
21 Street. In total the development would allow 112
22 dwelling units, and a community facility use to be
23 occupied by a house of worship. As illustrated by
24 the renderings which I posted in front of you, the
25 majority of buildings measure four stories with a

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2 penthouse. The townhouse buildings, which
3 constitute the majority of buildings in the site
4 will include four floor three units [phonetic].
5 The buildings at the corner are slightly larger.
6 On 16th Avenue and 60th and 61st Streets those
7 buildings will compromise six units and the
8 building at the southwest portion of the site will
9 include 12 dwelling units. The synagogue use
10 proposed at the northwest corner will contained
11 7600 square feet of floor area, accessory parking
12 is provided below grade with an entrance on 60th
13 Street, an egress at 61st Street. We believe the
14 proposal is sensitive to existing land use
15 patterns in the area. It is complementary - - to
16 the permitted uses and - - bulk, and most
17 importantly, will meet the housing demands of this
18 community. I'm more than happy to answer any
19 questions you may have.

20 CHAIRPERSON WEPRIN: Mr. Mandel,
21 what I'd like to do before we get any questions is
22 call on Council Member Greenfield, did you want to
23 state something? I never knew you to be at a loss
24 for words, so that was an assumption I made. Mr.
25 Greenfield, whenever you are ready.

COUNCIL MEMBER GREENFIELD: Mark

and I really are friends, don't believe the hype.

Thank you, Mr. Chair. I appreciate and thank you

members of the Committee. This application

actually sits on the last block of Council Member

Sara Gonzalez's district. I just spoke to Council

Member Gonzalez. She supports this project. I am

here as well because it abuts my district and will

likely be in my future district and therefore,

will have an impact on the bulk of the community

that I represent—the Mapleton and Borough Park. I

thank the Committee for this indulgence. As you

know, this is actually the only the second time in

three years that I have had occasion to visit upon

this esteemed committee. The first time there was

an applicant who was not transparent, who was not

honest with the community and was not honest with

this subcommittee. Mr. Chair, you might actually

remember I brought him a little flip cam at the

time. If you remember that, I thought you found

that amusing. I recommended a no vote at the

time, and I was grateful that the subcommittee,

committee and the Council accepted that

recommendation. In this case it is literally the

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2 exact opposite. We have a well-known developer,
3 who has worked with the community for years to
4 iron out a project that the community finds
5 appropriate and to make changes as necessary that
6 the community has asked for. This project has
7 wide support from the community including the
8 unanimous support of the community board, the
9 support of Council Member Gonzalez and my support
10 as well, and I recommend a yes vote.

11 CHAIRPERSON WEPRIN: Thank you, Mr.
12 Greenfield, do any members of the panel have any
13 questions for this gentleman? Alright, seeing
14 none, we are going to let you go and accept the
15 recommendation of Council Member Greenfield, and
16 thank you very much for testifying. We do have
17 one person who will be coming up to testify in
18 favor, so you can stick around for a minute in
19 case we need you back for something. I don't
20 anticipate that. I'd like to call up Samuel
21 Stauber [phonetic] I believe it is. Did I
22 pronounce that right? Mr. Stauber is testifying
23 in favor of this project, and Mr. Mandel, you can
24 stay there if you'd like and give him comfort, and
25 make sure to state your name again.

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2 : Thank you. My name is Samuel
3 Stauber. I am a long time member of the Borough
4 Park Community. I am also a member of the
5 Community Board. I have children of marriageable
6 age and they were looking forward to try to live
7 in Borough Park; however, housing is very scarce
8 and this project will go a long way to alleviate
9 the housing shortage that is needed for every year
10 more and more young couples get married and would
11 like to live next to their parents, and I'm
12 looking forward for the Committee to approve this
13 project. It would be great help for all of us
14 that live in the area. Thank you.

15 CHAIRPERSON WEPRIN: Thank you, Mr.
16 Stauber. I want to point out to the members of
17 the panel that this was unanimously approved by
18 the Community Board as well as City Planning.
19 Council Member Reyna though has a question I
20 believe? Mr. Greenfield, could you pass the mic
21 down? Thank you.

22 COUNCIL MEMBER REYNA: Thank you,
23 Mr. Chair. I just want to understand there is
24 currently a bowling alley as a business currently
25 running in this space?

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RON MANDEL: Correct. There is

COUNCIL MEMBER REYNA: And the developer is going to be assisting the bowling alley to move for relocation or the business is going out of business?

RON MANDEL: The business will be going out of business. The developer will be stepping in, demolishing the bowling alley and developing this project.

COUNCIL MEMBER REYNA: And were there any discussions to relocate the bowling alley or...?

RON MANDEL: No, there have not been.

COUNCIL MEMBER REYNA: But you know for a fact that the business is no longer interested in running? Is that the case?

RON MANDEL: Correct. It's assume not profitable enough to maintain the business at the site, which is why they decided to shut down the bowling alley.

COUNCIL MEMBER REYNA: And this project is at 100 percent market rate?

RON MANDEL: Correct.

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COUNCIL MEMBER REYNA: No
affordable housing is proposed?

RON MANDEL: Correct.

COUNCIL MEMBER REYNA: And no—what
is the rent as far as market rate is concerned?

RON MANDEL: It hasn't been decided
yet. It will be driven by the market. It's not
clear whether the development will include condos
or rentals at this moment. They will be market
driven. The developer its community based as
mentioned before, and the project was designed to
meet the needs of the community and - - at the
time.

COUNCIL MEMBER REYNA: How many
apartments?

RON MANDEL: 112 units.

COUNCIL MEMBER REYNA: And the
distribution by bedroom?

RON MANDEL: It hasn't been
confirmed yet, but likely between two and four
bedrooms.

COUNCIL MEMBER REYNA: And I just
wanted to find out a little more as far as the
bowling alley is concerned—the operator. Just as

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2 small business chair to understand whether or not
3 that particular business is interested in
4 relocating if there was an alternative site for
5 that particular type of business elsewhere. Is
6 that possible for you to pass along as far as
7 information is concerned?

8 RON MANDEL: Sure.

9 COUNCIL MEMBER REYNA: Thank you.

10 CHAIRPERSON WEPRIN: Thank you very
11 much. Anybody else on the panel have any
12 questions? I see none, so we thank these
13 gentlemen for their testimony. We actually are
14 going to move to vote on this item right now. We
15 are going to close this hearing and then move to
16 vote. On the Hudson Square, we will be having the
17 hearing today in its entirety, but we will not be
18 voting today on Hudson Square. We are going to
19 listen to the issues today on that matter, and we
20 have a little time to vote on it. So with that in
21 mind, I'd like to call on counsel to please call
22 the roll on Land Use number 756, Maple Lanes
23 Views.

24 COUNSEL: Chair Weprin?

25 CHAIRPERSON WEPRIN: Aye.

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COUNSEL: Council Member Reyna?

COUNCIL MEMBER REYNA: Aye.

COUNSEL: Chair Comrie?

COUNCIL MEMBER COMRIE: Aye.

COUNSEL: Council Member Vann?

COUNCIL MEMBER VANN: Aye?

COUNSEL: Council Member Garodnick?

COUNCIL MEMBER GARODNICK: Aye.

COUNSEL: Council Member Lappin?

COUNCIL MEMBER LAPPIN: Aye.

COUNSEL: Council Member Wills?

COUNCIL MEMBER WILLS: Aye.

COUNSEL: Council member Ignizio?

COUNCIL MEMBER IGNIZIO: Aye.

COUNSEL: By a vote of eight in the affirmative, zero abstentions, and no negatives, Land Use item 756 is approved and referred to the full Land Use Committee.

CHAIRPERSON WEPRIN: Alright. I am going to keep the rolls open there in case. There is a couple of meetings going on at the same time, so our missing members may show up and be able to vote on that, and we will now—give me a second to organize ourselves for the next hearing.

[long pause]

CHAIRPERSON WEPRIN: Okay. So, ladies and gentlemen, let me just give you a little ground rules here of what we are going to do. I know some people called about this yesterday, and I wasn't really sure how many people were going to show up, but we are going to hear from the applicant. That will take a while. There will be questions and answers for the applicant from the panel. We will then hear from different groups in opposition and in favor alternatively as long as we can. We are going to try to limit people to two minutes. I know some people were asking yesterday, but you can take your remarks and try to sum them up in two minutes. We will give you a little leeway, but I can't do that all day long. We have a lot of people testifying, and we are going to be here a long time today, and I apologize. I just feel like if we make it three minutes, then it stretches on to four minutes, and so we are going to try to do it as short as possible, but try to make your points succinctly if you can; it will be very advantageous to the panel and to keep us

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2 moving here today. Now on behalf of the
3 applicant—if you can turn down your cellphones.
4 No, no problem. Jason Pizer and Carl Weisbrod and
5 Gregg Pasquarelli. Sorry about that. Gentlemen,
6 whenever you want, please state your name. The
7 reason we keep on insisting on the names is that
8 when are transcribing the hearing we can see who
9 is talking, so when you speak you should say your
10 name so we know who is talking. Whenever you are
11 ready, you can start.

12 JASON PIZER: Hello. Sorry about
13 that. My name is Jason Pizer, president of
14 Trinity Real Estate, and thank you very much for
15 the opportunity to speak here this morning. I
16 have some prepared remarks to introduce who we
17 are, and then Gregg and Carl are going to go
18 through some of the boards and specifics of our
19 plan. As you may be aware, Trinity is one of the
20 oldest parishes in the nation. It has played a
21 prominent role in Lower Manhattan for 300 years,
22 and we own 40 percent of the land in Hudson
23 Square. Not surprisingly we take a long term view
24 weighing how decisions taken today will impact the
25 years and decades ahead. This process began for

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2 us more than five years ago when Trinity held a
3 community conference to help determine the
4 priorities of those who work in Hudson Square, own
5 businesses and property in the area and those who
6 live in the surrounding neighborhood. The
7 rezoning was drafted and refined over the last
8 five years to reflect those priorities. The goal
9 of the rezoning is to strengthen and protect the
10 area as a flourishing center for creative companies
11 and jobs while invigorating and preserving Hudson
12 Square's special character allowing limited
13 residential development - - the missing - - is
14 central to promoting street life and enriching
15 retail opportunities. The introduction of height
16 limits and disincentives to demolition will
17 preserve the area's large buildings and character.
18 While Hudson Square is doing fine today, these
19 changes are vital for the area's continued value
20 as a dynamic 24-7 mixed use neighborhood. I'd
21 like to emphasize Trinity's role in the community
22 region and world. Many people don't think we pay
23 real estate taxes. Trinity does pay real estate
24 taxes. I think last year it was over 25 million
25 dollars, and the profits from our real estate

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2 operations supports Trinity's faith based mission
3 and stewardship of landmark Trinity Church and St.
4 Paul's Chapel just a few blocks down Broadway.
5 Visited by over three million New Yorkers and
6 tourists annually, Trinity provides a range of
7 educational and social service grants to New York
8 City communities in need as well as resources to
9 help the poor in 85 countries around the world.
10 Trinity runs extensive arts and music programs and
11 operates a pre-school for local youngsters.
12 Trinity is there in times of crisis whether
13 providing meals and respite for 9/11 first
14 responders or assisting businesses and residents
15 in the aftermath of Hurricane Sandy. We are proud
16 to have helped our neighborhood evolve into a
17 vibrant center for creative and technology
18 companies. The proposed rezoning builds on that
19 process to sustain and attract these highly mobile
20 companies and their workforce so crucial to the
21 city's future. Trinity draws its strength from
22 and contributes to the city's diversity, heritage
23 and vitality. This rezoning before you today will
24 benefit the city, our community, and our multi-
25 faceted missioned, and now I turn it over to Carl

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Weisbrod.

CARL WEISBROD: Members of the Committee, my name is Carol Weisbrod, I am an advisor to Trinity Real Estate, and I am happy to be before you today. To my right is a board showing the area to be rezoned. This area is currently zoned M16. It permits no residential use whatsoever. It limits cultural use. It prohibits schools, and as a result of that, it is an area that is lacking in street vitality and essentially shuts down on evenings and weekends and the retail quality is not what it should be. There are currently no protections whatsoever for existing building stock, and it's the building stock that Mr. Pizer referred to that has attracted creative companies to this area, and the creative companies that are so important to the city's economic growth. This is the area we all know where the city's economy is growing. The district currently has no height limits, and that has led to buildings such as Trump Soho, which has understandably created a lot of hostility in the community about what building in context should not be, and the only major feasible development

1 right now are large out of scale hotels, and
2 Trinity as well as other property owners in the
3 area have been receiving a lot of proposals for
4 those kinds of hotels. Trinity has proposed this
5 rezoning with the following goals: to make the
6 area more appealing to creative companies and
7 their employees, to protect the neighborhood's
8 character particularly its building stock, and to
9 enhance local retail and street vitality. The
10 zoning will do this in the following ways: first,
11 it will allow limited residential development and
12 it will protect buildings that are larger than
13 70,000 square feet. Those buildings in orange are
14 all the buildings in the district that are larger
15 than 70,000 square feet. Those buildings under
16 this proposal could not be converted to
17 residential use, and they could not be demolished
18 unless they were replaced by at least an
19 equivalent amount of non-residential space. That
20 creates a huge disincentive to demolition and
21 preserves for the most part these buildings for
22 the kinds of companies that Trinity and other
23 owners seek to attract to this neighborhood. The
24 vast majority of these buildings therefore cannot
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2 be replicated and these are as I said just great
3 for the creative tenants that are the city's
4 future. Today Hudson Square is zoned with an FAR
5 of ten for commercial and manufacturing use. It
6 is bonusable [phonetic] to 12 for a plaza bonus or
7 for an arcade bonus. The new zoning that is
8 proposed and before you today eliminates both the
9 plaza and the arcade bonuses, so for commercial
10 and manufacturing uses, this proposed rezoning
11 would be a downzoning from the existing potential
12 FAR. The new zoning for residential use would be
13 a nine based [phonetic] FAR bonusable to 12 only
14 for affordable housing and a developer would have
15 to provide a 20 percent affordable housing to
16 qualify for the full bonus, and the zoning for the
17 first time imposes a height limit on development.
18 It would be 290 feet on the avenues, 185 feet in
19 the midblock and with this, I will turn it over to
20 Gregg Pasquarelli, who has been our architect and
21 planner on this project to take you through some
22 of the technicalities of this rezoning, and then
23 I'll come back and talk about some other issues.

24 GREGG PASQUARELLI: Thank you,
25 Chairperson Weprin and other members of the

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2 Committee. My name is Gregg Pasquarelli. I am a
3 partner at SHoP Architects here in New York. We
4 have been working as the planner and designer for
5 the Hudson Square rezoning. As Carl laid out many
6 of the issues I will very quickly summarize some
7 of them. One of the key things is keeping the
8 high street wall, which is one of the main
9 elements that defines Hudson Square, so there is
10 125 foot minimum base height. We originally had
11 proposed a height on the wide streets of 320 feet,
12 but the borough president proposed lowering that
13 height to 290 feet, and City Planning approved of
14 that, and we are amenable to that as well, so it's
15 now at 290 feet on the wide streets. On the
16 narrow streets, the east west streets, the height
17 limit is proposed at 185 feet with a minimum base
18 height of 60 feet. Some of the midblocks in the
19 district, especially south of Spring Street are
20 particularly narrow. Some owners have argued that
21 the blocks are too narrow to achieve a 12 FAR, and
22 use all of the affordable housing bonus. City
23 Planning has created a special permit that can go
24 to 210 feet in height limit if an owner can show
25 that they cannot achieve the 12 FAR otherwise.

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2 There is one exception to the height limit rule,
3 and that's at Duarte Square, which is this site
4 right here between Canal, Varick, and Hudson
5 Street, and that site—I'm sorry between 6th and
6 Varick, Grand and Canal, and that one site we see
7 as something that is a little bit different.

8 Because it's surrounded by three wide streets and
9 it has subway access, and it has a park in front
10 of it, we studied blocks that are similar to that
11 all over the city, and typically, blocks with
12 those characteristics have a taller building on
13 them, and so it's also the place where we are
14 proposing to put a K through 5 school, and so
15 between the school and a 9 FAR above it we need a
16 little bit more height in that particular spot,
17 and so we are proposing a height of 430 feet in
18 that spot, which is still well below what the
19 Trump Tower ended up being. And again as we said,
20 in the base of that building Trinity is building a
21 444 seat K through 5 public school. Trinity will
22 be the core and shell and provide the school to
23 the School Construction Authority rent free. The
24 school will more than meet the needs of all the
25 new residents, not just those in Trinity's

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2 property, and as I said, the building above will
3 be a 9 FAR will no possible bonus. With that, I'd
4 like to turn it back to Carl Weisbrod.

5 CARL WEISBROD: Thank you, Gregg,
6 and let me just conclude with a few other elements
7 of this rezoning. As Gregg indicated Trinity will
8 build at its own cost a public school Pre-K
9 through 5 for 444 students, and provide that and
10 turn that over to the School Construction
11 Authority on a permanent rent free basis. As part
12 of that, the school will also contain a
13 playground, and that playground of about 4200
14 square feet will also be available to the local
15 community during non-school hours and on weekends.
16 In addition ground floor retail under this
17 proposed rezoning is going to be limited to 10,000
18 square feet. Currently in the district big box
19 retail is permitted as of right. Under the
20 proposed rezoning ground floor retail would be
21 limited to 10,000 square feet except for grocery
22 stores and because of the absence of residential
23 use, there has been no demand for grocery stores,
24 and the neighbors and residents in the surrounding
25 area have been yearning for one for some time. In

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2 addition no nightclubs will be permitted except by
3 Board of Standards and Appeals special permit,
4 nightclubs are permitted as of right in the area
5 today. Finally currently in order to at least
6 control to some extent the proliferation of
7 hotels, which have not contributed as much to
8 neighborhood vitality, there will be a hotel
9 special permit for hotels with more than 100 rooms
10 that will require going through the Land Use
11 process. One final note, let me talk a bit about
12 open space. Trinity Real Estate helped create the
13 Hudson Square Connection, which is the business
14 improvement district for this area, and the
15 business improvement district, Hudson Square
16 Connection, has focused on as a priority on open
17 space and open streetscape and enhancing the
18 street environment, which again is very important
19 to the employees and the residents in the
20 surrounding area. Trinity has a prior obligation
21 on the Duarte Square site, which Gregg Pasquarelli
22 noted to design and pay for a new park at Duarte
23 Square and then to provide the cost of maintaining
24 that park and beyond this, the final environmental
25 impact statement identified that there would be

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2 because of the new residents an active open space
3 impact. Actually, if Trinity had rezoned this
4 area only for its own development sites, there
5 would not have been an active space impact, but
6 the active space impact is caused by not only the
7 development of its buildings, but all the
8 potential development in the rezoned area. The
9 City Planning Commission required as the
10 mitigation for this open space impact, a 5.6
11 million dollar payment from Trinity to be directed
12 to Dapolito Center, a Parks Department recreation
13 center just to the north of the rezoned area, and
14 that 5.6 million dollars is intended to pay for
15 enhanced services to Dapolito Center after the
16 structure is rehabilitated and the structural
17 needs of that building are met through public
18 funds. This is a unique application because as
19 Mr. Pizer said at the outset, this is an
20 application by a private party who has been a
21 pioneer in this neighborhood and committed to this
22 neighborhood for more than three centuries, but
23 which owns only 40 percent of the neighborhood,
24 and so it has been undertaking this endeavor for
25 the past several years on behalf of the entire

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2 neighborhood. It's providing a school at its
3 cost. It's paying for this rezoning and the
4 processing of this rezoning at its cost. It's
5 paying for the mitigation for open space at its
6 cost. The rezoning has been a very long time in
7 the making, for over six years now. The goal is
8 to enhance the neighborhood as a resource to the
9 city's economy as Trinity has been committed to
10 this city of New York as long as it's been a city
11 of New York, for more than three centuries, and it
12 hopes to stay committed and be part of the city's
13 growth for three centuries or more to come, and
14 with that, Mr. Chairman and members of the
15 Committee, we would be happy to answer questions.

16 CHAIRPERSON WEPRIN: Thank you, Mr.
17 Weisbrod. Gentlemen, thank you very much. I know
18 a number of my colleagues have some questions. I
19 just wanted to ask a couple of questions right
20 now. You will see this didn't come up as part of
21 your application, but I see a number of people
22 have signs having to do with landmarking. No
23 rezoning Hudson Square without landmarking the
24 South Village. Could you explain for members of
25 the panel what that issue is, and how it affects

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this at all.

MALE VOICE: Well, I'm sure I'm not the best person to explain it. I'm sure they are, but you will hear from them I'm sure. As I understand it, the belief is that--there has been a long held belief that the South Village should be designated as a historic district. Our final environmental impact statement did not determine a permanent impact on South Village as a result of this rezoning, but as I have said before and will say again, personally, I am very sympathetic to the South Village becoming a historic district.

CHAIRPERSON WEPRIN: Okay. Thank you, and I know we will hear more about that later on. Let me ask you one other question. You mentioned open space. I know a lot of members of the community were concerned about what open space will be provided in this. I know you mentioned Duarte Square and that park. Are there other discussions about possibilities of open space? Have you considered putting open space? I know there is some discussion about actually putting it into one of the buildings. Is there any other discussions that we need to know about that are

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going on or that you know of?

CAROL WEISBROD: Well, discussions are certainly always going on. It is as we have said repeatedly, it is very difficult to find open space specifically within this rezoned area because it's a built up area; however, as I indicated the business improvement district had a focus and an entire priority, probably more than any business improvement district in the city, on enhancing open space and streetscape in this district. Beyond that, I know the community has indicate desire for some indoor recreation space. As I think everyone is well aware, I don't believe there has been a recreation center built in this city in decades that hasn't been essentially entirely publically funded, so that is very difficult, but discussions are always continuing and again, I think Trinity has more than stepped up here, and has met its obligations as required by the FEIFs [phonetic] and the fact finder under the FEIFs, the lead agency, City Planning.

CHAIRPERSON WEPRIN: Okay. Thank you very much, Mr. Weisbrod. I'm now going to call on members of the panel. I apologize I see

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2 some people are shivering in the audience. We
3 like to keep the room like David Letterman's
4 studio and make sure everybody stays awake here.
5 It's very cold in here, Sergeant at Arms. I don't
6 know if there is something you could do about
7 that, but I do notice a lot of people being very
8 chilly. I'd like to call on the chair of the Land
9 Use Committee, Council Member Leroy Comrie, who
10 has some questions.

11 COUNCIL MEMBER COMRIE: Thank you,
12 Chair Weprin. Good morning, gentlemen. I had a
13 couple of questions. The Dapolito Center, you
14 said the 5.6 million that you would put into that
15 would not necessarily complete the construction of
16 the center. Did you indicate that in...?

17 CARL WEISBROD: Let me be a little
18 clearer than I was. Dapolito Center has long
19 faced serious structural problems. It was closed
20 briefly as a result of Sandy. It is now reopened,
21 but still faces long term and serious structural
22 problems. As we understand it from the Parks
23 Department, the city is intending and the Parks
24 Department is intending to fund with public funds
25 addressing those structural problems, and the 5.6

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2 million dollars that Trinity is obligated to pay
3 would be used after those structural problems are
4 addresses and would be used to enhance the
5 services and the facilities at the Dapolito Center
6 beyond those structural problems, so that money
7 would be used by the Parks Department after the
8 structural problems have been addressed. Let me
9 just say one other thing however, which is Trinity
10 is obligated to pay those funds to Parks
11 Department controlled fund well in advance of a
12 significant number of units coming online, so that
13 the funds will be available to the Parks
14 Department well before the impact of the new
15 residents is felt.

16 COUNCIL MEMBER COMRIE: I see, and
17 is that the only—other than that and Duarte Park,
18 which you spoke about, has it been any other
19 specific siting or creation of open space or
20 improving of installing trees or greenery or
21 working on opportunities to reroute water to
22 create new—what do those call those things—water
23 diversions to allow for more green space to have
24 larger tree pits or anything to do to create some
25 more open space in that area or to create a better

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2 visual 'cause that is one of your reasons for not
3 doing the original height and density, correct?

4 CAROL WEISBROD: As I indicated,
5 Trinity was really the leader, one of the leaders
6 certainly in creating the business improvement
7 district where the business improvement district's
8 principal I would dare say it's overwhelming
9 mission has been to do exactly that—to plant
10 trees, to enhance the open space, to improve the
11 greenery in this neighborhood, the business
12 improvement district's boundaries are almost the
13 same as the rezoned area, so the business
14 improvement district is charged with, and has been
15 even before this rezoning charged specifically
16 with that task, and it has created a very
17 ambitious plan in order to achieve that, and use
18 its assessment money principally to provide that,
19 and as I also indicated in addition to Duarte Park
20 itself, the school will be providing a playground
21 that will be available to the community during
22 non-school hours.

23 COUNCIL MEMBER COMRIE: But that
24 was already planned—

25 CARL WEISBROD: Not the playground,

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2 the park was a previous Trinity obligation, but
3 the playground is new.

4 COUNCIL MEMBER COMRIE: Right, but
5 the playground comes with the school, and we
6 wouldn't want to build a school without a
7 playground, so I am kind of assessing or saying
8 that that is already part of the original plan. I
9 was hoping to hear if you had any specifics that
10 would create other open space. So this open space
11 fund-

12 CARL WEISBROD: [interposing] Let
13 me just say Mr. Comrie that again that is being
14 provided and paid for by Trinity.

15 COUNCIL MEMBER COMRIE: I
16 appreciate that. Will Trinity be the developer
17 for the 40 percent of the properties that you own
18 or will you have other developers built those
19 properties?

20 CAROL WEISBROD: I think it's
21 undetermined, but let me ask Mr. Pizer to respond.

22 JASON PIZER: Trinity as you know
23 has been a landlord for quite some time, but we
24 are not a real estate developer, so as to what
25 type of business arrangement, that is yet to be

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2 determined. I would say it would probably be a
3 mix and match. A few of these sites might be
4 outright ground leases to a third party developer
5 and Trinity may undertake a joint venture with a
6 developer for a couple of these sites.

7 COUNCIL MEMBER COMRIE: And are any
8 of these properties residential now, or are they
9 are commercial warehouse or industrial properties
10 that you own?

11 JASON PIZER: They are all zoned
12 commercially. One of the sites has commercial
13 buildings on it. Two of the sites are leased out
14 to parking operators and the Duarte Square site is
15 vacant at the moment.

16 COUNCIL MEMBER COMRIE: Vacant at
17 the moment. Okay. Your opinion you mentioned
18 about the height restriction and moving from 190
19 feet to 210 feet for affordable development, how
20 did you come up with those numbers to decide that
21 that would be your affordable developing cap in
22 the light of the fact that we are trying to
23 increase affordable development for middle income
24 families in the city.

25 GREGG PASQUARELLI: Well, the zone

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2 as a whole allows you to go from a 9 FAR to a 12
3 FAR, so for affordable housing, and so we had
4 originally proposed the 320 foot height limit on
5 the wide streets. Still at 290, and as we said
6 the borough president, DCP thought that was 290
7 was okay. You can still get to the 12 FAR, which
8 gives you 3 FAR of affordable housing. We looked
9 at the side streets where it is definitely—it is
10 possible to get the 12 FAR although we agree that
11 it is difficult, and it's tough to do, and so that
12 is why DCP thought that the bump to 210 gave a
13 little bit of relief, but the idea in all of the
14 zones is that you were able to get the full 12
15 FAR. We recognize that the constraints make it
16 difficult. We understand that there could be
17 other ideas there, but in any of the circumstances
18 you can get to the 12 FAR.

19 CARL WEISBROD: Let me just add to
20 what Mr. Pasquarelli said, on the sites maybe I
21 can show this on the map, on sites [off mic]. On
22 the sites these streets south of Spring Street are
23 much shallower than the streets north of Spring
24 Street, and so the streets south of Spring Street,
25 there is a special permit that would allow a

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2 developer to go from 185 to 210. Currently that
3 185 on those blocks do not produce, could not
4 produce a 12 FAR, but by going to 210, we think
5 they could. On these northern blocks, there is no
6 opportunity for special permit, and that is on
7 these midblocks, I think that is where we think
8 they can get to a 12, but admittedly it's very
9 tight.

10 COUNCIL MEMBER COMRIE: How
11 concerned by the increase of opportunity to build
12 affordable housing, and will this meet the federal
13 guidelines or state guidelines to allow for
14 affordable housing to be predominant at 185 feet
15 or to have to do a special permit even at 210,
16 will they still be able to meet those standards to
17 get the funding to build affordable and to keep it
18 within where it's going to be amenable or
19 marketable to people.

20 GREGG PASQUARELLI: Yes, it will.

21 COUNCIL MEMBER COMRIE: And it will
22 be able to be at the highest level of green
23 construction or LEEDS construction at that point?

24 GREGG PASQUARELLI: There is
25 nothing in the zoning that would preclude a

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developer from doing it that way. Absolutely,
it's possible to do it that way.

CARL WEISBROD: I would just add
certainly we are amenable to anything that would
assure that the full 20 percent of affordable
housing could be met.

COUNCIL MEMBER COMRIE: I'm looking
at more than 20 percent. As you know, the Speaker
came out in her—or maybe you don't know, but
yesterday, you know, we talked about the need to
build more affordable housing for middle class
homeowners in the city, or trying to ensure that
our children can be able to afford apartments and
to how to we make sure that that happens in that
standard and go from 20 percent to maybe 40
percent. So I am concerned about the scale or the
lack of scale to make that happen. I just want to
put that out there. I think also to look at
doing—to improve the landscape down there—well,
there are three different things. Let me work on
the landscape first. You were concerned about
creating more open space. The bases [phonetic]
will they be required to be glass bases to allow
for more illumination or what are we doing to

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2 allow and attract more retail since that is one of
3 your goals to do down there.

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5 GREG PASQUARELLI: There is a
6 minimum requirement that 50 percent of the base of
7 the building has to be retail, and so therefore we
8 see that will really--instead of it being loading
9 docks and brick walls, it is going to be retail
10 that will activate the street in a very positive
11 way.

11

12 COUNCIL MEMBER COMRIE: And when
13 you mean retail, what is your scope for retail?
14 It seems like you are not allowing night clubs,
15 you are restricting--you are doing some cultural,
16 but what was the idea of retail when you came up
17 in your research?

17

18 GREGG PASQUARELLI: Sure. We see
19 it as standard neighborhood retail, so supporting
20 services, so anything from restaurants and drug
21 stores and other kinds of shops that would give
22 support to the mixed use neighborhood.

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23 COUNCIL MEMBER COMRIE: Okay. Are
24 there any nightclubs in the area now?

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25 GREGG PASQUARELLI: Yes, there are.

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COUNCIL MEMBER COMRIE: and have

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they been there a long time? Do they work well with the community boards?

JASON PIZER: We have had several nightclubs in Trinity Properties over the years. A couple have come and gone. There are a couple of nightclubs that still remain on Varick—the City Winery at 143 Varick, which has been met with a very positive response from not only the neighborhood, but the entire city.

COUNCIL MEMBER COMRIE: And then also you are talking about grocery stores. Is there a large grocery store in that area? Is there anything in that—no Whole Foods, no Trader Joes, no...?

GREG PASQUARELLI: No.

COUNCIL MEMBER COMRIE: Okay. And so you are looking to reconvert most of this to market rate housing or 80/20 housing or residential housing?

GREG PASQUARELLI: There is very little conversion. The way that it is written is that the idea is try to get a mixed use neighborhood so that you have both commercial and some housing in the development, so it's not

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2 really a wide scale conversion from commercial to
3 residential.

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COUNCIL MEMBER COMRIE: And then
5 just a curious question is Hudson Square
6 considered the South Village? No? It's a
7 different area?

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CARL WEISBROD: We spent a lot of
9 time and energy to get people to recognize it as
10 Hudson Square. We are south of Greenwich Village.
11 We are west of Soho and north of Tribeca. We'd
12 like to have our own identity.

13

COUNCIL MEMBER COMRIE: Okay. It
14 sounds like a marketing piece to me. Since they
15 are renaming all of our communities, I can
16 understand it. Just one other question, you
17 talked about the need to look at other--other than
18 the Duarte Square, do you have any vacant property
19 in that area? Is there a vacant piece of
20 property--not a - - but a vacant land like Duarte
21 Square?

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JASON PIZER: The only Trinity
23 property that is vacant at the moment within the
24 district to be rezoned is Duarte Square.

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COUNCIL MEMBER COMRIE: Is there

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any other vacant property at all in that scope?

JASON PIZER: There is the 100 Varick Street property, which is owned by a developer.

COUNCIL MEMBER COMRIE: Alright. Thank you. That's all for now.

CHAIRPERSON WEPRIN: Thank you, Mr. Comrie. I'd like to call on Council Member Ruben Wills from Queens.

COUNCIL MEMBER WILLS: Good morning, gentlemen. I am sorry, sir, can you give me your name again?

CARL WEISBROD: Certainly. Carl Weisbrod.

COUNCIL MEMBER WILLS: Carl Weisbrod, thank you very much. I just have a few questions. Trinity is 40 percent owner of the properties in this area. How many other owners in this area would you say there are?

CARL WEISBROD: Within the area to be rezoned, two dozen.

COUNCIL MEMBER WILLS: Two dozen, so Trinity is the majority land owner in this area?

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2 CARL WEISBROD: That's right. 40
3 percent.

4 COUNCIL MEMBER WILLS: Well, 40
5 percent of two dozen.

6 MALE VOICE: --the largest of any
7 owners in the area.

8 COUNCIL MEMBER WILLS: Okay. Thank
9 you. The questions that I have would be if
10 Trinity holds the leases and you discuss possible
11 joint ventures with some of the developers that
12 may come in and being that you are the majority
13 land holder of that area just thinking that would
14 be reasonable other people would follow suit with
15 what you do, are you committing to the affordable
16 housing being permanent or is it something--because
17 you control the leases, you are controlling the
18 land--or is it something that you would do on a
19 case by case basis where they would phase out
20 after 40 years or whatever the lease arrangements
21 are, 99 years or whatever?

22 JASON PIZER: The rezoning is being
23 undertaken as the law is written today, as the
24 80/20 law is written today and we intend to abide
25 by that. Should that change, we will abide by any

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2 changes that are made. If it's a ground lease, we
3 think we have created language that creates a
4 very, very strong incentive for any developer to
5 absolutely go for the 80/20.

6 CARL WEISBROD: I'd just like to
7 add, Council Member, that Trinity has a long
8 record of supporting affordable housing and has
9 created on Fulton Street St. Margaret's House for
10 the very low income elderly and has been committed
11 to these kinds of progressive issues for a very,
12 very long time.

13 COUNCIL MEMBER WILLIS: The special
14 permit that is going to be needed for everything
15 south of Spring Street to go from 185 to the 210—I
16 know you said that you were amenable to changes,
17 but is that something that you really collectively
18 believe will meet the requirements needed to reach
19 that affordable housing threshold and if so, how
20 many permits do you think would be applied for or
21 desired to be able to do that based on the parcels
22 of land that can be developed?

23 CARL WEISBROD: As best we
24 understand it, there is probably one site south of
25 Spring Street that would qualify for the special

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2 permit, and we strongly support the special permit
3 because clearly we want that site to be able to
4 achieve its maximum FAR so it can achieve its
5 affordable housing goal.

6 COUNCIL MEMBER WILLS: Okay. So
7 the school you are going to build the shell of the
8 school, and SCA is going to do all the interior
9 build outs. There is going to be 444 seats you
10 are proposing, and that's kindergarten to fifth
11 grade—because I know there was a pre-kindergarten
12 to fifth grade also. It's pre-K through five.

13 MULTIPLE VOICES: - - .

14 COUNCIL MEMBER WILLS: The
15 different seating requirements for the different
16 grades. There are about 25 or 28 children per
17 class. That gives us about 15 classes—the 440
18 seats. How many square feet is that?

19 CARL WEISBROD: I think the school
20 is in its entirety is approximately 75,000 square
21 feet.

22 COUNCIL MEMBER WILLS: And is the
23 school going to be spread out over one or two
24 stories in the base or is it going to be more of a
25 vertical and shorter base?

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GREG PASQUARELLI: It is three stories.

COUNCIL MEMBER WILLS: Three stories.

GREG PASQUARELLI: Okay. Thank you, Mr. Chair.

CHAIRPERSON WEPRIN: Thank you, Mr. Wills. Anybody else on the panel have any questions? I don't see any so we are going to excuse you gentlemen. We have got a long day ahead of us. Before we move on to our next panel, I'd like to call on counsel to call the roll on the last item for Council Member Jackson, who has arrived. Whenever you are ready,

COUNSEL: Land Use 756, Council Member Jackson?

COUNCIL MEMBER JACKSON: I vote aye.

COUNSEL: The vote now stands nine in the affirmative, zero abstentions, zero negatives on Land Use 756.

CHAIRPERSON WEPRIN: Thank you. As was mentioned. This is a unique private rezoning and application, and we are now going to call up a

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2 panel—some in favor and some against. It's sort
3 of like a reality TV show here where we are
4 putting from different walks of life all together
5 and different projects all in the same house and
6 see what happens. We are going to call up some of
7 the - - people who own the other properties and
8 are developing the other properties within this to
9 briefly speak on their issues with this rezoning.
10 So I'd like to call up David Von Spreckelsen from
11 Toll Brothers, Gary DeBode from Edison Properties,
12 Jesse Mazur [phonetic] from Edison Properties, and
13 Paul Selver [phonetic] from Extell [phonetic]. If
14 they could all come up. Now gentlemen, I was
15 going to limit everybody else to two minutes. I
16 don't know if you can do it really as briefly as
17 you possibly can. I know there are some issues
18 here, and I realize some of you wrote down in
19 favor, in opposition, you all have different
20 issues and concerns, and if you can just quickly
21 describe those issues for us.

22 [background conversation]

23 CHAIRPERSON WEPRIN: Yeah, they had
24 four. Sorry about that. Good. Whenever you are
25 ready, you guys choose up who goes first, and

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2 remember to state your name for the record and
3 keep it as brief as possible.

4 GARY DEBODE: Good morning. My
5 name is Gary DeBode. I am the CEO of Edison
6 Properties. I want to thank Chair Weprin and the
7 other Council Members for hearing us today. We
8 consider this to be a sweeping rezoning that could
9 and should be a catalyst for revitalizing this
10 neighborhood into a 24-7 exciting mixed use
11 neighborhood. You may know Edison Properties for
12 our parking business or possibly as Manhattan mini
13 storage. We have been neighbors for 23 years in
14 the Hudson Square Area. We are also developers.
15 We are the owners and builders of the Ludlow,
16 which is a 75/25 affordable housing project down
17 in the Lower East Side which we built a few years
18 ago. We are the owners if the Hippodrome, which
19 is a Class A office building, which we fairly
20 recently repositioned as a LEEDS silver project,
21 and last year we were involved in the creation of
22 the M16D rezoning in Chelsea, and we are actively
23 working on getting two projects to move forward
24 now, which will use the inclusionary housing
25 bonus, which is permanent housing. While we agree

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2 with the zoning changes that are needed for
3 Trinity's plan to actually work as a catalyst we
4 believe that there are some significant changes
5 that need to be made to improve this zoning in
6 order for us to be able to use the full FAR and to
7 achieve the permanent affordable housing of 20
8 percent. I'd like to now have Jesse Mazur, our
9 attorney, speak for our issues.

10 JESSE MAZUR: Thank you, Mr.
11 Chairman. Good morning, members of the Committee.
12 My name is Jesse Mazur. I am with the firm - -
13 Mazur - - , we represent Edison Properties.
14 Chairman, I have prepared remarks, which I will
15 hand in. I think in light of what was raised
16 before about the special permit, I think if I
17 could use my time to discuss that since really the
18 only property that is subject to the question of
19 the special permit for additional height is my
20 client's property, Edison on 274 Spring Street.
21 We think that the special permit here doesn't work
22 and will not achieve the goals of the district,
23 which we support in creating affordable housing.
24 As was previously testified by the applicant, it
25 is not really viable to think the 210 foot height

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2 that the special permit allows will achieve the
3 desire for a couple of reasons. One just from a
4 pure mass - - bulk side, we cannot get to the 12
5 FAR in that height. We need the height to be
6 extended 230 feet, then we can achieve the full
7 affordable housing bonus there. We will be
8 creating by doing that 50 units of affordable
9 housing, almost 10 percent—I think maybe even more
10 than 10 percent of what the entire district
11 anticipates in affordable housing in this one site
12 from that relief. Frankly, a special permit to
13 get from 185 to 210 to be honest with you one
14 doesn't achieve the bulk that would allow the
15 building, and it's too much process for too little
16 result. I don't think anyone viably would think
17 that they would apply for such a special permit
18 that would set the project in time and expense,
19 yet not achieve the desired result. I think the
20 special permit may have had good intentions, but
21 it doesn't get there. I think the better way to
22 handle this, and we would ask for you to consider
23 a modification to the current proposal by
24 increasing the height of this shallow midblock
25 site - - shallow. We are a block that is 175 feet

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2 deep. Most blocks as you know in New York City
3 are 200 feet, and other sites similarly located
4 here today sit on 200 foot blocks. We are
5 uniquely burdened by 175 feet; therefore, the bulk
6 regulations make our building too small, too
7 narrow to viably achieve an apartment house that
8 is economically sustainable. We'd ask you to
9 raise the height limit on these shallow blocks to
10 230 feet. We would ask you to remove the
11 requirement of the rear setback from the midblock
12 site, so we can design a proper residential
13 building, and we think if you do that, we think we
14 can be a great help in achieving the goal set
15 forth in this district. Thank you for your time.
16 We will submit our remarks.

17 CHAIRPERSON WEPRIN: Thank you.

18 PAUL SELVER: Thank you, members of
19 the committee. I'm Paul Selver. I am a member of
20 the firm of Kramer, Levin, Naftalis and Frankel.
21 We are counsel to Extell Development Company, the
22 owner of the site at 68-70 Charlton Street.
23 Extell believes that there is much good in this
24 rezoning, but there are issues that need to be
25 resolved at the Council if the rezoning is to

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2 realize its full potential. Therefore we are here
3 to ask that the Council modify the proposed zoning
4 text so that it will encourage rather than prevent
5 the development of affordable housing, and we are
6 also here to ask that the Council clarify the
7 program for addressing deficiencies in the open
8 space identified in the final AIS [phonetic].

9 Let's look at the text amendments first. The
10 modifications that Extell is seeking would permit
11 buildings that are located in the Hudson Square
12 midblocks and provide inclusionary housing to
13 reach a height of 210 rather than 185 feet as
14 currently proposed, and they would also eliminate
15 the required rear yard setback. Why does Extell
16 want this? They want it because the zoning
17 envelope that is now permitted is simply too small
18 to accommodate the residential building that has
19 marketable ceiling heights, efficient floor
20 plates, the full 3 FAR of inclusionary housing and
21 the full 12 FAR overall. The overall effect of
22 these changes is to reduce developable floor area
23 ratios to less than 12 permitted today on
24 independently held midblock properties and thus to
25 impact these sites unfairly. The development that

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2 has occurred as a result of the 2005 - - zoning
3 provides a clear illustration of the effect of
4 these midblock controls. - - used a liberalized
5 version of the midblock envelopes proposed here.
6 Nevertheless in the four most comparable buildings
7 developed under the - - rezoning, none of them
8 have reached 12 FAR, none exceed 10.85 FAR and the
9 average FAR is 10.38, and we will provide with a
10 written testimony, a summary chart that
11 illustrates that condition, and this is from
12 building department records, so it has got to be
13 accurate, right? Extell's concern about the bulk
14 controls is neither an abstract nor a hypothetical
15 issue. In the real world, builders have to make
16 their product attractive in a highly competitive
17 market place. Building designs that are
18 unmarketable for any reason will never be built,
19 and if getting 12 FAR requires compromising the
20 marketability of a market rate unit, then the
21 bonus will not be used, and the affordable housing
22 will not be built. Finally, Extell would also
23 like the Council to clarify how the process of
24 mitigating open space impacts identified in the
25 EIS will be handled, the selection of open space

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2 resources that will be improved. The character of
3 the improvements and the nature of the tradeoffs
4 involved all need to be properly designed,
5 understood, and that the process for achieving
6 them needs to be an appropriate one. For these
7 reasons Extell urges the City Council first to
8 modify the restrictive midblock bulk controls and
9 second, to address the open space mitigation.
10 Thank you very much.

11 CHAIRPERSON WEPRIN: Thank you. Go
12 ahead. Make sure to say your name.

13 DAVID VON SPRECKLESEN: My name is
14 David Von Spreckelsen. Honorable Chair, members
15 of the Subcommittee, as I said, my name is David
16 Von Spreckelsen, and I am in charge of Toll
17 Brothers Operations in New York City. We have
18 been carefully following the progress of the
19 rezoning plan for several months now and generally
20 speaking we are very pleased that the Planning
21 Commission has approved the plan and has sent it
22 to the Council for your consideration. Toll
23 Brothers owns a through block site on King Street
24 between Hudson and Varick Streets. While we are
25 most anxious for the rezoning to move forward, we

1
2 believe that it should be modestly amended in
3 order to make the rezoning plan's affordable
4 housing bonus plan truly work. As you know, the
5 plan includes a midblock height limitation of 185
6 feet or about 18 stories. We have reviewed this
7 plan as have others, and we have concluded that it
8 will not be possible to fit the floor area
9 available under the 12 FAR affordable housing
10 program in a new building with this height cap. A
11 modest change which we understand is likely within
12 scope to 210 feet would permit the inclusion of
13 affordable housing. We believe that this change
14 of only 25 feet is the proper course since an
15 important objective, the provision of affordable
16 units, cannot be realized without it. It is
17 important to note that the rezoning of Penn South
18 adopted last year included an inclusionary program
19 bonus of 12 FAR, but provided a height of 210
20 feet. Hudson Square should receive the same
21 treatment in order to achieve the same objective,
22 a workable, affordable housing bonus program.
23 Additionally we find that the rezoning plans EIS
24 mitigation plan for open space overly complex and
25 truthful somewhat confusing and contradictory. We

1
2 hope that the subcommittee can get to the bottom
3 of the open space plans so that we can all
4 understand the program. I understand that it may
5 not be the Council's role to alter the approved
6 EIS, but greater clarity on the proposed
7 mitigation would be most appreciated. I would be
8 very pleased to participate in a follow up
9 dialogue with the subcommittee regarding the
10 inclusionary housing program and the EIS open
11 space plan. It is crucial to change Hudson
12 Square's manufacturing zoning, since it no longer
13 serves the needs of the community and it is out of
14 step with the economic climate, but the plan can
15 be strengthened considerable, and we hope that you
16 will take this opportunity to fashion an
17 amendment. Thank you very much for the
18 opportunity to give this testimony.

19 CHAIRPERSON WEPRIN: Thank you.
20 I'd like to call on Mr. Wills for a question.

21 COUNCIL MEMBER WILLIS: Good
22 morning, gentlemen. So what you are proposing is
23 going for the 185 proposed just nixing the special
24 permit and going straight to 230?

25 JESSE MAZUR: Correct, and again,

1
2 let me just stress, the reason that I have this
3 problem is created by the unique shallowness of my
4 block, the way this block—most city blocks are set
5 at 200 feet at depth. This one is unique and it's
6 175.

7 COUNCIL MEMBER WILLS: and could
8 you please explain to me how the removal of the
9 rear setback helps you achieve that 'cause you
10 want to remove it totally?

11 JESSE MAZUR: Yeah, what is
12 happening is my building when it reaches 150 in
13 height, it's being pierced from both the front and
14 the back, and remember, I am building two
15 buildings in essence one on Domenic, one on
16 Spring, and so therefore there has to be a
17 distance between those two buildings there
18 required by law, and so when I have that distance,
19 I have the limitation of my block and I have the
20 two setback lines literally crushing me at the
21 top. I cannot get a floor plate that is viable
22 for building residential.

23 COUNCIL MEMBER WILLS: Thank you.

24 GARY DEBODE: can I also speak to
25 that issue, Council Member? This is true whether

1
2 you are on a 200 foot block or a 175 foot block.
3 When we submit the written copy of our testimony
4 we will also submit illustrative sections
5 buildings that show the impact of the rear yard
6 setback on FAR for the standard block as well.

7 CHAIRPERSON WEPRIN: Thank you, Mr.
8 DeBode for the record. I know there was some
9 discussion about the special permit, and how some
10 of you want to oppose just having the special
11 permit at all. Actually, I don't know if Toll
12 Brothers commented on the special permit, but do
13 all oppose this special permit that was put in by
14 City Planning?

15 JESSE MAZUR: I think in all
16 fairness, the special permit only applies to my
17 site, so you can ask the opinions of my
18 colleagues, but—

19 CHAIRPERSON WEPRIN: [interposing]
20 but it's only your site that is... Are you agnostic
21 to the special permit because it doesn't affect
22 you or is there comment you want to make?

23 PAUL SELVER: On behalf of Extell,
24 I would say that we think the special permit is
25 not worth the mess as it were, so two things.

1
2 Number one, it's 25 feet. That is not a lot of
3 height. We consistently believe it's not a lot of
4 height, and that is why we think it should not be
5 a big deal to increase it on an as of right basis.
6 Secondly, to go through a year and a half or two
7 years, which is what special permits are these
8 days of time, money, - - is just not worth it.

9 CHAIRPERSON WEPRIN: And you don't
10 want to comment on special permits?

11 MALE VOICE: No, I would just say
12 it's a lot of process for not a lot of FAR, and I
13 would agree with what Paul just said.

14 CHAIRPERSON WEPRIN: Okay. I'm
15 sorry about that, Mr. Mazur. Mr. Mazur was
16 talking about having the height go up to 230 for
17 him. Does it create any other issues for anybody
18 else at the table if that was to happen?

19 MALE VOICE: We have no problem is
20 the height goes to 230 on the narrow blocks, and
21 to 210 on the wider blocks.

22 CHAIRPERSON WEPRIN: Mr. Comrie has
23 a question.

24 COUNCIL MEMBER COMRIE: At that
25 height would you do permanent affordable housing

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or would it just be 80/20 for 40 years or 30 years, and what would be your breakdown?

MALE VOICE: The inclusionary bonus is a permanent bonus.

COUNCIL MEMBER COMRIE: It's a permanent bonus.

MALE VOICE: 80/20 is more of a financing issue, but in order to get to the 12 FAR we would be providing permanent affordable housing.

CHAIRPERSON WEPRIN: You are legally required to give permanent housing.

MALE VOICE: Inclusionary is not like a bond issue that burns off.

COUNCIL MEMBER COMRIE: So then what would you envision the amount of affordable housing units to be in your building?

MALE VOICE: We project that we would produce 50 units of affordable housing, which is approximately 10 percent of what is anticipated for the entire exercise that we are here for today.

COUNCIL MEMBER COMRIE: And since you are on a narrow block, what kind of lighting

1
2 or visualization would you do to improve the
3 quality of life on its streetscape. Have you done
4 that? Are you talking about retail at the bottom
5 of your stores as well?

6 MALE VOICE: If viable, yes.

7 COUNCIL MEMBER COMRIE: And what do
8 you consider the level of viability in that area?

9 MALE VOICE: I think it's-well,
10 there is a potential for this area becoming a
11 vibrant ground, streetscape area. We see that as
12 having great potential in the future.

13 COUNCIL MEMBER COMRIE: And so your
14 main concern is to make sure that the height
15 limits can meet the guidelines, so that you can
16 build the affordable housing necessary, and not to
17 have to wait an extra two years before you start
18 construction.

19 MALE VOICE: Well frankly, the
20 special permit I don't believe can be called an
21 incentive, and I think Paul stated for the Land
22 Use - - why it's not, but to us even more
23 importantly it doesn't even if we were to decide
24 to undertake the pain and suffering that goes
25 along with that process, it still doesn't achieve

1
2 the goal. We still cannot build because of the
3 requirements of the site, the shallowness of the
4 site. At 210 feet, we cannot get to the 12 FAR.

5 COUNCIL MEMBER COMRIE: Okay.

6 Thank you.

7 CHAIRPERSON WEPRIN: Good. Any
8 other questions? Alright, gentlemen, thank you
9 very much. So we are now going to try to do
10 panels and try to limit people to two minutes. I
11 know that is difficult, but it is going to keep us
12 moving. We have over 50 people to testify. I am
13 going to start with a group in opposition from
14 Community Board 2. I'd like to call up the
15 following members of my friends from Community
16 Board 2, David Gruber, Jeannine Kiely, Rich
17 Caccappolo and Tobi Bergman. Are they within the
18 sound of my voice, David? Okay. They all hear me
19 in the other room right. If you hear me, knock on
20 the wall. I'm kidding. I will try to give people
21 a head's up on who is testifying.

22 [long pause]

23 CHAIRPERSON WEPRIN: Alright.

24 Gentlemen and lady, were you in the overflow room?
25 The sound comes in well? Okay. Alright. David,

1
2 you are the boss there, so you are going to decide
3 who at the community board goes first. Rich?
4 Sergeant at Arms, we are going to put them on a
5 two minute clock. Try to keep it to that—not just
6 you, David, I promise, but try to keep your
7 remarks limited. Thank you.

8 DAVID GRUBER: Thank you. I am
9 David Gruber. I am Chair of Community Board 2,
10 and I have three of my colleagues with me who will
11 introduce themselves. I want to say that we have
12 approved the concept of the mixed use zone. I
13 think that it will protect the industrial and
14 commercial base there that is existing, and it
15 will bring a vitality to the neighborhood. In
16 fact, we have given this applicant almost
17 everything that they want, and now they need to
18 step up and do what an applicant needs to do when
19 they are asking for such a massive rezoning, and
20 that is to provide the amenities needed for the 7
21 to 8,000 people that they will be bringing into
22 the district. The school is a good step in the
23 right direction. I am not sure that their 50
24 million dollar number that they say it costs is
25 accurate. There seems to be some fluff in that

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2 number but we won't dwell on that. This is a
3 built up environment as many have noted and said
4 in the questioning and comments, and so when we
5 looked at the necessary open space mitigation,
6 which 7 to 8,000 people population brings, it was
7 sorely lacking. There was no horizontal
8 opportunity for that open space, so we asked and
9 suggested strongly that they go vertical, which is
10 the only solution to the mitigation, and when we
11 talk about vertical mitigation because there was
12 no opportunity for horizontal mitigation as you
13 had just found out that becomes the recreation
14 center. In the entire district, we have one
15 recreation center, which we are going to address
16 in a moment, but this is a 12 month year
17 opportunity for open space mitigation. Is that
18 me?

19 CHAIRPERSON WEPRIN: It's you, but
20 finish up quickly. I'll ask you a question
21 afterward, Dave.

22 DAVID GRUBER: Now I am off my
23 very, very polished response.

24 CHAIRPERSON WEPRIN: Sorry. You
25 were talking about the recreation center-12 month

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year recreation center.

DAVID GRUBER: The recreation center every time we bring it up we are told that it is just too expensive. It's off the charts. They can't afford it. They already made their contribution, but we never get any backup to what the charts are. We have done a tremendous amount of research that Jeannine Kiely on the community board will give you I just wanted to say one more thing, and then - - . It's very important to us that the South Village be part of this rezoning. Already we have seen multiple development projects in the adjoining area that is supposed to be the phase two of the South Village or Greenwich Village historical district. One this gets going, it will bring more and more pressure on it, and we strongly urge that that South Village landmarking phase two begin as part of this rezoning.

CHAIRPERSON WEPRIN: Okay. Let's get to the rest of the panel, and then I'll probably have a question afterwards. Rich, are you going next? Okay. Let's wait until everyone speaks, okay. Alright Jeannine.

JEANNINE KIELY: Hi. My name is

1
2 Jeannine Kiely. I am a member of Community Board
3 2 and a Soho resident. I am here to insist that
4 Trinity to do more to create active open space in
5 Hudson Square. When it's rezoned as David
6 mentioned there will be 7 to 8,000 new residents
7 and employees and Hudson Square needs open space
8 for this new community. I speak on behalf of the
9 future residents and employees of Hudson Square,
10 and I feel a bit like the Lorax. I speak for the
11 trees for the trees have no tongues. There is
12 currently no active open space in the Hudson
13 Square special zoning district. None. Rezoning
14 without the addition of new active open space will
15 further tax Community Board 2's already
16 overcrowded parks and indoor recreation
17 facilities. For example the nearby Dapolito
18 Center, JJ Walker and Pier 40 are heavily used by
19 local schools, youth and adult leagues and Hudson
20 Square based New York City High School travels as
21 far as West 134th Street—that is 1-3-4 for home
22 basketball games, and they are inside the Hudson
23 Square district. Meanwhile there is nowhere to
24 play in cold or inclement weather. Children need
25 active open space close to home. They are not

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2 going to travel 20 minutes each way to play in a
3 playground. They need something near their home.
4 If the goal is to make the city more amenable to
5 the middle class, people without country homes to
6 go to on the weekends, it is irresponsible for New
7 York City to proceed with rezoning that will
8 create so many new residents without adding new
9 facilities. On January 23rd, the City Planning
10 Commission stated that the negative impact on open
11 space can be eliminated with nearly one acre of
12 active recreation space. That is 43,560 square
13 feet. In the absence of horizontal open space, go
14 vertical with the construction of an indoor
15 recreation center. A Trinity funded recreation
16 center is logistically, operationally and
17 financially feasible based on our numerous
18 discussions with recreation and community center
19 operators, architects and real estate investors.
20 I urge the City Council to reject a contribution
21 to the Dapolito Center as a solution and build a
22 community center.

23 CHAIRPERSON WEPRIN: Thank you.

24 Very well done. Okay, Rich, you're next. Okay.

25 RICH CACCAPPOLO: I'm Rich

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2 Caccappolo. I am the chair of Parks and
3 Waterfront for Community Board 2. I just want to
4 give you a little more background on how we got to
5 this point. Open space mitigation is obviously
6 the very big concern here with all of these new
7 residents coming in. The applicant realizes this
8 is difficult to mitigate. We understood that from
9 the beginning. The gap is substantial and we are
10 talking not just about passive space where you can
11 go and sit in a small streetscape, but space for
12 active recreation. From the very beginning when
13 we first met with the applicant the suggestions
14 were not very beneficial. Space at the entrance
15 to the Holland Tunnel was not deemed attractive
16 even by the dog run people who always want space,
17 so we spent a great deal of time coming up with
18 other alternatives. At the top of our list as my
19 colleagues have mentioned was the idea of this new
20 rec center in the new building proposed at Duarte
21 Square. If it's not possible to create outdoor
22 active recreation space, we thought that indoor
23 recreation space was a very clever beneficial
24 solution. Right away I think the applicant was
25 dismissive of the ideas Jeannine had mentioned,

1
2 suggesting it's not possible. It can't be done.
3 So we worked with them as she said. We met with
4 many operators. We met with investors, people who
5 would be interested in this such initiative and we
6 have shown that it is not just financially viable.
7 It's also operationally possible and logistically
8 it makes a lot more sense. We are saying that we
9 were really surprised when City Planning proposed
10 to create this fund for the Dapolito Center. We
11 had come up with alternatives other than the rec
12 center, and they were all dismissed because they
13 were outside the zone. The Dapolito was on that
14 list, and we proposed it as not as a standalone
15 solution, but just another idea for how this issue
16 could be addressed afterwards. But it is really
17 far too small; it's too far away from where the
18 residents will be. It really doesn't mitigate the
19 issue. We urge you to reject the contribution
20 idea, and require Trinity or the applicant to fund
21 a new rec center in the zone. Thanks.

22 CHAIRPERSON WEPRIN: Thank you.

23 Mr. Bergman?

24 TOBI BERGMAN: Yes. I am Tobi

25 Bergman.

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2 CHAIRPERSON WEPRIN: Did you miss
3 me?

4 TOBI BERGMAN: Excuse me?

5 CHAIRPERSON WEPRIN: Have you
6 missed me?

7 TOBI BERGMAN: Yes, but that
8 doesn't count for my two minutes. I need a
9 restart.

10 CHAIRPERSON WEPRIN: We have spent
11 a lot of time together over at NYU. That's all.

12 TOBI BERGMAN: I hope this is a
13 more successful time. Again, my name is Tobi
14 Bergman. I am chair of the Land Use Committee of
15 Community Board 2. I am a former chair of the
16 Parks Committee. I am also a resident and
17 property owner on Watts Street within the
18 district. I joined Community Board 2 almost 15
19 years ago because of experience I had with my own
20 children growing up in the area and kind of a
21 comparison to myself growing up in the area where
22 I didn't have the opportunities that they had,
23 they got very involved in youth sports, something
24 which I was never involved in, never had the
25 opportunity for, became a really important part

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2 not just of their lives, but my family life, and
3 the lives of all of our friends. It was a place
4 to meet. It was a place to cross from private
5 schools to public schools, parochial schools.
6 This was like the playground, but the playground
7 taken throughout their childhood. I just got very
8 involved in this and I have stayed involved in it,
9 and that is why I joined community Board 2. I
10 think this has to be thought of that way. We now
11 are in the situation, and were when my kids were
12 young, there just were not enough places to play.
13 You really had to work to get your kids into
14 leagues because the leagues didn't have enough
15 space, places to play. The recreation center,
16 even though people say it's underutilized. During
17 the times of year basketball leagues happen there,
18 it is jammed to the gills. It can be a very
19 successful place. This is an opportunity to
20 change that and to accommodate the needs that are
21 being created by this project. We just can't
22 leave open spaces being last. I think that
23 knowing how important the Dapolito recreation
24 center was I'd be happy to answer questions about
25 that center, was in my children's lives. This is

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2 important too. I have to squeeze in the
3 importance of landmarking the South Village. The
4 only reason you are not hearing a lot about that
5 from us is because of how important this open
6 space issue is.

7 CHAIRPERSON WEPRIN: We will hear
8 about that from other people as well. So don't
9 worry about that. Let me ask about the Dapolito,
10 so Dapolito currently is open, is being used. I
11 heard it was damaged in the storm. Is it
12 something your children use at this point in time?

13 MALE VOICE: We do use it. I think
14 many, many children in the district use it for
15 various activities, and it was closed after the
16 storm for about two months. We worked really
17 diligently with the Parks Department to figure out
18 how to get it reopened, and it was an issue with
19 the boiler, and brought in a lot of people to look
20 at it. We were able to get them to address it,
21 and get it reopened.

22 TOBI BERGMAN: Can I just say to me
23 the issue of any recreation center is always
24 management. You can bring in people to a
25 recreation center. You have to get them to want

1
2 to be there. You have to run god programs. There
3 is a wonderful basketball program at the Dapolito,
4 not much else that happens there is well
5 organized.

6 CHAIRPERSON WEPRIN: You would
7 agree that it is in need of funding to fix it up;
8 however, you don't want to see this open space
9 funding used to fix it up. You think that it
10 should be the Parks Department paying for that
11 separately.

12 TOBI BERGMAN: That's correct, and
13 it needs fix up, but what we are hearing is air
14 conditioning and reconfiguration of the gyms. I
15 don't think that those two issues have anything to
16 do with why that center is sometimes
17 underutilized.

18 MALE VOICE: Let me just add on the
19 Dapolito. In our ULERP [phonetic] response, we
20 keep hearing about oh, it was in the ULERP
21 response, our priority was this rec center. It
22 was our only priority. We said if there was
23 further mitigation after that we might look at
24 places like the Dapolito Center or the water
25 tunnel or Hudson River Park - - so I want to be

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2 clear 'cause there might be some misunderstanding
3 that it was an equal priority for us in terms of
4 open space. It wasn't, and we just find that the
5 Parks Department sees this sort of pool of money
6 and opportunistically it's grabbing it and putting
7 it into a wholly owned city facility, and we just
8 think this is irresponsible on the part of the
9 city.

10 CHAIRPERSON WEPRIN: We have
11 experienced that with Parks Department too
12 actually on occasion. Let me ask a question. Are
13 there other areas of open space that can be
14 improved in the area? I know there is that nice
15 ball field over on Hudson and Charlton is it or
16 something like that?

17 MALE VOICE: Right next to the
18 Dapolito. JJ Walker.

19 CHAIRPERSON WEPRIN: I mean is
20 there other improvements to expand that can be
21 done or at least improve that or they are pretty
22 much...?

23 MALE VOICE: No, that is actually
24 being rehabilitated right now.

25 CHAIRPERSON WEPRIN: So that's

1
2 something separate as well. Let me ask about you
3 had wanted to put space, the recreational space
4 for year round in the building. You are thinking
5 in the Duarte Building that they are talking about
6 building with the school and the residential
7 housing?

8 MALE VOICE: You just heard
9 testimony about how 12 FAR could fit into a 210
10 foot envelope. The proposal for this Duarte
11 Building is twice that—420 feet. It's - - it's
12 massive. There is enough room for the school and
13 for the recreation center and for Trinity or its
14 nominated developer to put their full 9 FAR into
15 it. So this is not an opportunity cost for
16 Trinity that they will lose FAR and they have to
17 go back. This building will accommodate what they
18 want—210, 230, you just heard it. They are
19 proposing 400—twice that, so there is plenty of
20 room against a 9 FAR to put in these facilities in
21 that building, and that is why we are proposing
22 via HUB. The school, the rec center and residents
23 on top.

24 JEANNINE KIELY: Let me just add to
25 that.

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2 CHAIRPERSON WEPRIN: Jeannine
3 Kiely.

4 JEANNINE KIELY: Sorry. The
5 Trinity school that will go in at the Duarte
6 Square location is being proposed with a
7 gymnasium. For those of you who don't know what
8 a gymnasium is, it's a combined gym and
9 auditorium, so if there is a play going on, you
10 don't get gym time, and if there is gym time, you
11 don't get creative time, and it's basically going
12 to start day one with compromised indoor
13 recreation facilities—just one more reason why you
14 need a recreation center in that location. It's
15 also going to be the first site that Trinity
16 develops, and that location is a half a mile from
17 the Dapolito Center, which is the measure for the
18 residential study area.

19 CHAIRPERSON WEPRIN: Do you have
20 school age children?

21 JEANNINE KIELY: I do. Five and
22 seven.

23 CHAIRPERSON WEPRIN: Five. I knew
24 the Lorax reference had to have some children
25 involved, but where do they go to school?

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JEANNINE KIELY: They go to St. Luke's.

CHAIRPERSON WEPRIN: Oh, they go to St. Luke's. Just curious. What public school would people go to from Mercer Street area?

JEANNINE KIELY: It was just rezoned. They are currently zoned—our public school is P.S. 130, a wonderful school, but one that—

CHAIRPERSON WEPRIN: [interposing] What street is that on?

JEANNINE KIELY: It is on Baxter Street, 143 Baxter Street. Recess is at the discretion of the teachers and offered about once a week. That is why we are not there.

CHAIRPERSON WEPRIN: Sorry. I digress. Did you have question?

COUNCIL MEMBER COMRIE: I just wanted to be clear on what you are asking for for open space. You want the pen space only in the Duarte Building or you are asking for them to develop other open space vertically in their other buildings?

DAVID GRUBER: Duarte is the first

1
2 one that is being built and being proposed to be
3 built. We think it's a natural place for it, but
4 if Trinity says we will build you a vertical
5 recreation center in another building, we can
6 certainly talk about that. They have rejected all
7 our discussions about it—just rejected it. We
8 have had no success in even engaging in the
9 discussion of the recreation center much less
10 where it will eventually go.

11 COUNCIL MEMBER COMRIE: Okay, and
12 then so Hudson Square is considered South Village?
13 I'm a Queens guy. I get them confused.

14 DAVID GRUBER: You know, it's
15 interesting.

16 COUNCIL MEMBER COMRIE: - - is down
17 there, but I really don't know anything else.

18 MALE VOICE: It's a recent
19 partition.

20 DAVID GRUBER: The neighborhoods
21 are less defined than they are in Forest Hills
22 like in Queens.

23 COUNCIL MEMBER COMRIE: But the - -
24 Torres down there, there is a nightclub down
25 there. I forget. I've gone to a couple of times.

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2 CHAIRPERSON WEPRIN: Don't share
3 too much, Leroy.

4 COUNCIL MEMBER COMRIE: I took my
5 daughter there to see a jazz group a couple of
6 months ago—somewhere near.

7 MALE VOICE: City Winery?

8 COUNCIL MEMBER COMRIE: No, it
9 wasn't City Winery. - - . I sat outside. I
10 didn't go in. - -

11 MALE VOICE: I was going to say you
12 are pretty courageous, Leader Comrie. We don't
13 know these places.

14 COUNCIL MEMBER COMRIE: But what
15 I'm asking is you are looking at improving the
16 streetscape, improving the amenities in that area,
17 but they are contributing to supposedly just a
18 school, so do you have another building is there—
19 oh, and then I got off my track. Is there
20 landmarked buildings in that zoning that you are
21 concerned about, in that space? Is there any
22 buildings that you think are landmarkable within
23 the zoning map that is being considered today?

24 MALE VOICE: There are possible
25 potential landmarking buildings in the district.

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Yes.

COUNCIL MEMBER COMRIE: And you can let us know which building those are?

MALE VOICE: We could send in an addendum of what we see as those buildings, but as far as - - goes, mind you the streetscape, that stuff is mostly being handled by the Hudson BID Connection, and it's passive. There are benches to sit at during lunch for workers that come out, and those are important open spaces, but there is no active open spaces. They are trying to create a mixed use residential neighborhood by bringing 8,000 people in, and we just cannot have passive benches to have lunch on. We need active space, and since there is nothing horizontal, we need it vertically.

COUNCIL MEMBER COMRIE: Where does the community board meet? Do you have a meeting space?

MALE VOICE: We do. We meet at the Scholastic Auditorium on Broadway just south of Prince Street, and you are welcome as my guest always.

COUNCIL MEMBER COMRIE: Thank you.

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2 CHAIRPERSON WEPRIN: Okay. I'd
3 like to call on Council Member Reyna.

4 COUNCIL MEMBER REYNA: Thank you
5 Mr. Chair. I just wanted to understand as far as
6 your comments relating to the community center and
7 the school and the way the plan omits what would
8 be a community center and limits what would be
9 recreational active, not just passive space and
10 clearly, the combination is what as far as this
11 Council is concerned is trying to move away from,
12 pushing the School Construction Authority to make
13 sure that they build adequately for the next 100
14 years as opposed to just creating further
15 exacerbated problems within school facilities, and
16 so I understand where you are coming from being a
17 mom of a five and seven year old as well. So the
18 issue of making sure that we have appropriate
19 space is important. I want to just understand the
20 community board comments as far as this project
21 having been moved forward with an affirmative vote
22 from the community board, were these issues raised
23 at the community board level?

24 MALE VOICE: We voted deny unless
25 the open space and other issues were dealt with.

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We didn't have an affirmative vote.

COUNCIL MEMBER REYNA: And the recommendations that were relating to this specific issue, were they part of the comments?

MALE VOICE: Oh absolutely, and it was in our lead opening statement. We had some other height mitigations, but the thing that is most irksome is that the applicant is not providing the amenities for their increased population. I mean the height whether it was 220 or 240, we commented on that as well.

COUNCIL MEMBER REYNA: What I understood from this rezoning is that this is a downzoning.

MALE VOICE: No.

COUNCIL MEMBER REYNA: I heard the word downzoning before.

MALE VOICE: Yeah, it's not much of a downzoning. In terms of FAR you could say in some places it ends up being that, but this rezoning will-

COUNCIL MEMBER REYNA:
[interposing] It's a shifting.

MALE VOICE: But it will result in

1
2 lots of new development because it makes it into
3 an area where residential is allowed. The current
4 use there allowable functional use is offices, and
5 there isn't a demand for new office buildings, but
6 there is a huge demand in this neighborhood for
7 new residential buildings, so it's going to result
8 in lots of new development, and specifically lots
9 of new residents in the area, who are going to be
10 looking for places for their children to play and
11 our playgrounds are already full. Our ball
12 leagues are already full. The opportunities that
13 are there are already overtaxed, and this is going
14 to further overtax them, and that is what the
15 ULERP itself said. The ULERP itself said that
16 this was an unmitigated negative impact.

17 MALE VOICE: I just want to say the
18 current FAR - - zone, manufacturing or commercial
19 10 FAR here it's a 9 if you just want to do
20 residential or you could go to a 12 to incentivize
21 the affordable housing or if you just want to
22 build a commercial building, you still have your
23 ten.

24 CHAIRPERSON WEPRIN: Certainly
25 there's no height limit on those buildings as

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Trump Solo is 454 feet—

COUNCIL MEMBER REYNA: [interposing]

But those are existing structures.

MALE VOICE: That's right.

CHAIRPERSON WEPRIN: That one, yeah. But this will limit the height of these new structures, so that is where—

COUNCIL MEMBER REYNA:

[interposing] The downzoning.

CHAIRPERSON WEPRIN: Right, that is where the downzoning phrase came in, but it's turning commercial into residential.

MALE VOICE: Right, you cannot build residential there at all now. You will be able to build very tall residential buildings after this rezoning goes through.

CHAIRPERSON WEPRIN: Alright.

COUNCIL MEMBER REYNA: So this rezoning is going to limit or shift what would be commercial zoning into residential.

MALE VOICE: And commercial, which brings in all the new residents.

COUNCIL MEMBER REYNA: and the community facility as had been mentioned by this

1
2 panel has been proposed, but no counter offer to
3 that had been amended, nor in addition was your
4 community facility was rejected as part of the
5 amenities.

6 MALE VOICE: Yes, our discussions
7 when we could have discussions with the applicant
8 were that they weren't interested in the area.

9 COUNCIL MEMBER REYNA: And I
10 believe this is going to be voted when?

11 CHAIRPERSON WEPRIN: We are not
12 voting today. We do have some time until if—we
13 have some time until mid-March at least I think it
14 is so we do have some time.

15 COUNCIL MEMBER REYNA: So I just
16 wanted to understand as far as the active space
17 and what discussions have been had with the School
18 Construction Authority on the school facility, and
19 the auditorium/gym space that right now
20 considering the fact that this administration is
21 pushing for a soda ban, but yet we don't have
22 active space in public schools to promote what
23 would be five day a week physical activity because
24 we lack the space, and there is not enough time in
25 the school day to be able to do so that we should

1
2 be able to transform facilities when they are
3 being built to adequately meet the demand. Was
4 there any conversation with the School
5 Construction Authority?

6 JEANNINE KIELY: We reached out to
7 them, but the SCA and Trinity inked a letter of
8 intent of April 2012 that laid out the gymnasium
9 and the proposed potential layout for the school.
10 And your comment about the kids need active space
11 during the day for physical education, they also
12 need active space for after school, evenings and
13 weekends because once school is over you need a
14 gym to go to. The Dapolito Center I have gone
15 then after school, it is filled with teens. I
16 couldn't bring my seven year old in there. He
17 wouldn't get a chance to shoot a hoop on those
18 baskets-

19 COUNCIL MEMBER REYNA:
20 [interposing] But that's not a bad thing; that is
21 because there is such great demand.

22 JEANNINE KIELY: It's a good thing
23 there is such great demand, so the fact that it is
24 underutilized, it may be underutilized at ten
25 a.m., but during peak use hours, it is fully

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utilized.

COUNCIL MEMBER REYNA: Mm-hmm.

MALE VOICE: This concept of the public schools using a rec center after school is common. We have P.S. 41 on 11th Street runs afterschool programs at the McBurney [phonetic] Y on 14th.

COUNCIL MEMBER REYNA: Oh, I'm very familiar. I have the same structures because the schools cannot accommodate the kids, and so they have to walk out of the building to a different location for community center. Absolutely. Thank you.

CHAIRPERSON WEPRIN: Okay. We are good. We are going to excuse this panel. You guys can arrange a play date later on, and we will move on. I am now going to call up a panel in favor. Again, there is going to be a two minute limit, so please try to limit that Philip Mouquinho, Rachel Rapport [phonetic], Anthony Barrett [phonetic], and Leroy Comrie, this is your life—Jacques Torres is here. So if anyone heard those names from the other room, if they are not in this room, Jacques Torres, Anthony Barrett,

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Rachel Rapport, Philip—you know who you are.

[background conversation]

CHAIRPERSON WEPRIN: Everyone take a seat. I'm already losing complete control. So you guys can decide who wants to go first. Please state your name for the record when you start. We are going to try to limit you to two minutes. Please try to accommodate me on that, so I don't have to be too much of a tough guy on that. Okay? Thank you.

PHILIP MOUQUINHO: Good morning everybody. My name is Phil Mouquinho, and it is an honor to address the New York City Council Members. Just a little bit about myself before I start, I was born and raised in this neighborhood. Over the years I have had the privilege of serving on Community Board 2 in Manhattan. I have chaired the sidewalk and public accesses committee, chaired the street festival and film permits committee and co-chaired the zoning or the land use committee. I was also appointed to chair the community sanitation steering committee, which went through a three year process of weighing the impact of a three district garage adjacent to the

1 Hudson Square. I have also been a restaurant
2 owner and operator in the heart of Hudson Square
3 for 32 years. I have seen the Hudson Square area
4 evolve and go through several transformations.
5 These metamorphoses include a once thriving
6 printing area complete with all the bustle of
7 paper, ink and print companies as well as a myriad
8 of smaller offshoot support industries, which then
9 became a dot com center in the late 90s and early
10 2000s to what is now a thriving media center
11 complete with TV, radio and other digital entities
12 too numerous to mention. All the while there has
13 been a tiny residential community growing within
14 its boundaries. Yes, it is this little heart that
15 is steadily beating with the Hudson Square that
16 has brought me here today. I have followed and
17 attended most of the hearings, meetings and
18 discussions that are required as part of the
19 ULERP. What I see in my humble estimation is a
20 small group of people who claim they speak for
21 thousands of workers and hundreds of residents who
22 actually inhabit this jurisdiction clamoring for
23 more open space. The applicant is providing a 444
24 seat school, a playground and not 5.6 million
25

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2 dollars for the use of rehabilitating the Tony
3 Dapolito Recreation Center, which is on the verge
4 of falling down. I know because I started playing
5 basketball there, and every time we took a corner
6 jump shot, it would hit the track above us. They
7 are introducing height caps and midblock height
8 reductions, no nightclubs, and a limit of hotel
9 development; however, more is being demanded. On
10 their very expanding wish list is a 50,000 square
11 foot recreation center. Yes, I would love that
12 too. Some are proposing a Tea Party mentality
13 where they insist on - - in other words if you
14 don't landmark the South Village, then you can't
15 approve the rezoning of Hudson Square. To be
16 clear, I do not oppose the Village landmarking. I
17 do not, but I most strenuously abhor the
18 Republican type style tactic where the idea of
19 let's shut down the governmental process even when
20 it benefits the majority of the actual inhabitants of
21 the proposed area until we get what we want. I
22 say vote on the Hudson Square rezoning based on
23 the merits, and then vote on the South Village
24 rezoning based on those merits. We the people of
25 Hudson Square need the rezoning in order to

1
2 achieve a dynamic 24-7 community by arriving at a
3 75 percent commercial, 25 percent residential mix.
4 As it stands now we have 96 percent commercial, 4
5 percent residential, and thus we become a ghost
6 town after with few if any amenities such as
7 supermarkets, Laundromats, drycleaners and shoe
8 repair shops.

9 CHAIRPERSON WEPRIN: Alright, Phil,
10 I need you to wind down.

11 PHILIP MOUQUINHO: I'm going to
12 wind down. This is the last paragraph. Thank you
13 so much. Another observation is that unless
14 rezoning is approved it will never be adequately
15 represented since there is no significant voter
16 base here, and we will continue to be a dumping
17 ground for projects like the three district
18 sanitation garage where 250 assorted trucks,
19 hoppers, dumpsters, salt spreaders and various
20 other vehicles and other community facilities such
21 as salt sheds warehousing 20,000 tons of salt and
22 fuel dumps with 32,000 gallons of ethanol, diesel
23 and gasoline, all of which by the way we are
24 currently being constructed as we sit here today.

25 CHAIRPERSON WEPRIN: Okay. Let's

1
2 leave it at that. We got the point. There we go.
3 Okay. Next.

4 RACHEL RAPPAPORT: I'm Rachel
5 Rappaport. I'm from the Children's Museum of the
6 Arts. I'm the director of community programs. We
7 at the Children's Museum of the Arts, we are
8 located on Charlton Street between Hudson and
9 Greenwich. We serve hundreds of thousands of kids
10 throughout the year coming into our programs. We
11 provide free programs for the community. We work
12 with a number of schools in the community. We are
13 very excited about the prospect of having more
14 families living in the neighborhood to come to the
15 museum. In addition to working with the new
16 school in the neighborhood, we partner with a
17 number of schools, bringing our arts programming
18 into the schools, so we look forward to having a
19 nearby school to partner with. We feel that
20 having more residential and commercial
21 opportunities in the neighborhood will be
22 beneficial to us. We are open on the weekends
23 from 10 to 5. Many families come from all over
24 Manhattan and Brooklyn to come to the museum, and
25 there isn't much else in the neighborhood on the

1
2 weekends. I think since we have moved here - -
3 that is where we send people where there is
4 nowhere else to go for coffee—around the corner to
5 get chocolate. But we feel that there will be—
6 with more cultural institutions and more
7 recreational activities in the neighborhood, there
8 will be more opportunities for us to partner to
9 bring more family programming to the neighborhood.
10 So thank you.

11 CHAIRPERSON WEPRIN: Great. Who
12 wants to go next? Okay.

13 ANTHONY BARRETT: My name is
14 Anthony Barrett. As a property owner of 30 Vandam
15 Street, which is situated in the heart of the
16 Hudson Square rezoning district, just off of 6th
17 Avenue, it is a midblock site, and we identified a
18 problem with the height and setback provisions as
19 was discussed earlier—the testimony. Specifically
20 the 185 foot limitation would make it more
21 difficult for our site to incorporate affordable
22 housing to the extent that could be possible if we
23 had the height limit raised to 210 feet. I want
24 the City Council to be aware that the proposal
25 right now is that the special permit is only for

1 sites south of Spring Street, and not on the north
2 side of Spring Street, so we are affected by that.
3 I would also like to say that I am very supportive
4 of the proposal. The neighborhood will greatly
5 benefit by the proposed zoning changes and should
6 not be held up by the open space issue. The
7 neighborhood has a wonderful and obvious asset of
8 the Hudson River Park, and I think if we can
9 concentrate on providing safer, easier access to
10 the Hudson River Park as well as tying in any
11 changes in Pier 40 that would greatly help the
12 neighborhood and provide recreation facilities for
13 the kids coming in. Also remember we have the new
14 sanitation facility that I am not sure what the
15 exact height is, or what the finished height will
16 be, but I assume it's going to be close to the 130
17 feet, and again, that provides more difficult
18 access, but there are ways around it and something
19 that the City Council can look at as well. Thank
20 you.
21

22 CHAIRPERSON WEPRIN: Thank you very
23 much. Alright. Mr. Torres.

24 JACQUES TORRES: Good morning. I
25 am Jacques Torres from Jacques Torres Chocolates.

1
2 I own a business on Hudson Square for the last
3 almost ten years now. I am for the rezoning
4 because I think that will make the neighborhood
5 more attractive, certainly more pleasant. After 7
6 p.m. the neighborhood is pretty deserted. I went
7 through that when I—to rent a space in - -
8 Brooklyn. - - Brooklyn went through all those
9 rezonings and - - today is a more pleasant area,
10 so I am for the rezoning, and don't forget,
11 Valentines is just around the corner.

12 CHAIRPERSON WEPRIN: I was just
13 going to ask. Did a little Valentine's Day
14 commercial. I was wondering. Anyone have any
15 questions? Ms. Reyna, yes?

16 COUNCIL MEMBER REYNA: I just
17 wanted some clarification. I apologize the
18 comments before—north of Spring versus south of
19 Spring. What is in the south that is not in the
20 north?

21 ANTHONY BARRETT: My understanding
22 is that the south of Spring Street for the
23 midblock there is a special permit ability to
24 raise from 185 to 210 the midblock height
25 requirement, where it's not available north of

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Spring Street.

CHAIRPERSON WEPRIN: Okay. Mr. Wills? Diana, are you done?

COUNCIL MEMBER WILLS: It's not—
[crosstalk]

CHAIRPERSON WEPRIN: Just let her finish. Continue.

COUNCIL MEMBER WILLS: The Chair wanted me to explain it's the width of the block south of Spring Street is 175, while most blocks are 200, so as the new proposal has a special permit to go from 185 to 210. There are some who would say that they should just be allowed to build to 230 feet so that it would allow for the maximum FAR to get the affordable housing into the project, so South of Spring Street - - .

ANTHONY BARRETT: Can I just clarify the 175 foot lot is one specific lot, not - - yeah, but one specific lot, and that is not typically what the special permit provision is for. The special permit was south of what the— it's different sites.

COUNCIL MEMBER WILLS: The only person that testified that owned that lot was the

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one who spoke - - .

ANTHONY BARRETT: Exactly, and that was for one specific lot, unusual lot. Okay.

CHAIRPERSON WEPRIN: Diana, did you have any more questions? I'm sorry.

COUNCIL MEMBER REYNA: I am going to consult with - - to understand exactly farther what Ruben was trying to express.

CHAIRPERSON WEPRIN: No problem. Please do. So anyone else have any questions for this panel? Leroy?

COUNCIL MEMBER COMRIE: You got any specials for-

[laughter]

CHAIRPERSON WEPRIN: Thank you all very much.

PHILIP MOUQUINHO: Excuse me. Excuse me. Can I just say one thing? I threw a lot of lemons at you. Please vote yes on this, and help us make some lemonade here.

CHAIRPERSON WEPRIN: That was weak. I'm sorry, but thank you. Alright, so we are going to call up now in opposition Andrew Berman, Dana Schultz, Andrew Durniak, and Sheryl Woodruff,

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2 I think. Andrew, are they all in here? They're
3 all here, Andrew? Okay. You can bring the sign
4 that way you get on camera with the sign for a
5 second. You know? Otherwise...

6 [background conversation]

7 CHAIRPERSON WEPRIN: Alright,
8 Andrew. You are in charge of figuring out who
9 goes first. State their name—make sure to say
10 your name, and I'll try to limit you to two
11 minutes. I'm sorry about that. I know we weren't
12 sure yesterday.

13 ANDREW BERMAN: Well, speaking from
14 the same packet that you are - - . My name is
15 Andrew Berman, and I am the executive director of
16 the Greenwich Village Society for Historic
17 Preservation. GVSHP is the largest membership
18 organization in Greenwich Village, the East
19 Village, Noho, and Hudson Square. We urge the
20 City Council in the strongest of terms not to
21 approve the Hudson Square rezoning unless the city
22 also agrees to move ahead with the long promised
23 landmarking of the adjacent proposed South Village
24 historic district. We urge you to consider the
25 following about the South Village and the effect

1
2 the rezoning would have upon it. First the South
3 Village is one of the most historically
4 significant areas of New York City and state. New
5 York State has declared the South Village eligible
6 for the state national registers of historic
7 places, and the city's Landmarks Preservation
8 Commission has determined the South Village
9 "landmark eligible" in the EIS for both the Hudson
10 Square rezoning and the recent NYU rezoning. Two,
11 the South Village is in imminent danger of
12 destruction due to increasing demolitions and out
13 of character new construction. In 2012, the South
14 Village was named one of the seven most endangered
15 historically significant sites statewide by the
16 preservation league of New York State, and as you
17 can see from the attached map, there are currently
18 six active demolition and development sites just
19 that we know of in this small neighborhood.
20 Thirdly, the South Village's destruction will be
21 accelerated by the Hudson Square rezoning if the
22 neighborhood is not landmarked. Demolition and
23 development have already increased in the South
24 Village in anticipation of the rezoning. Changing
25 Hudson Square from a somewhat sleepy, backwater to

1
2 Manhattan's new it neighborhood with luxury high
3 rises and expanded retail will increase
4 development pressure upon the South Village, it's
5 historic low rise neighbor. Don't just take our
6 word for it. The EIS for the Hudson Square
7 rezoning clearly says that the proposed South
8 Village Historic District will suffer significant
9 adverse impacts if the rezoning passes without
10 landmark protections for the neighborhood. After
11 years of lobbying the Landmarks Preservation
12 Commission in 2009 its chair finally promised—I'll
13 just wrap up—promised to soon consider the entire
14 area for landmark designation. Four years later
15 by far the majority of this landmark eligible
16 neighborhood remains without landmark protections.
17 200 year old houses and beloved cultural landmarks
18 like the Provincetown Playhouse and Apartments,
19 Circle in the Square Theater and Sullivan Street
20 Playhouse have all succumbed to the wrecking ball.

21 CHAIRPERSON WEPRIN: Sorry. Yes.

22 Continue.

23 DANA SCHULTZ: My name is Dana
24 Schultz. I am also with the Greenwich Village
25 Society. I am just going to be following up on

1
2 Andrew's comments. We hope Speaker Quinn and the
3 Council can compel City Hall to keep its word, and
4 to finally moved ahead with landmark designation.
5 If you cannot, and you vote to rezone Hudson
6 Square without the city landmarking the South
7 Village, it will ensure this neighborhood's
8 irreversible destruction. A rezoning application
9 for Hudson Square can return without prejudice in
10 six months or a year or however long it takes to
11 get the city to move ahead with South Village
12 landmarking, but if the South Village suffers
13 irreversible destruction following the rezoning,
14 it will not get a second chance to be saved.
15 GVSHP also strongly urges that the proposed bulk
16 limits and the Hudson Square rezoning be
17 substantially reduced. The proposed maximum
18 allowable bulk of 12 FAR is the same as for much
19 of Midtown Manhattan and we believe is much too
20 high for this area. One of the greatest concerns
21 expressed about the rezoning has been its impact
22 upon infrastructure in the area, including
23 worsening the already intolerable traffic and the
24 lack of green and recreational space to
25 accommodate the planned influx of residents.

1
2 Reducing the maximum allowable FAR would not only
3 help ensure that new development is visually in
4 keeping with the character of the neighborhood,
5 but reduce the additional burden upon the limited
6 and already overtaxed infrastructure of the area
7 and surrounding neighborhoods. We urge the City
8 Council to keep in mind that the current maximum
9 allowable FAR for residential uses in Hudson
10 Square is zero. Allowing any as of right
11 residential development, which is by far the most
12 desirable and profitable type of development in
13 this area will clearly be a great windfall to
14 property owners. For this reason among others
15 reducing the overall maximum allowable FAR from 12
16 to 9 would not we believe constitute any sort of
17 hardship or taking [phonetic] for owners, and will
18 still offer extremely lucrative opportunities for
19 development. Further GVSHP strongly urges that
20 the proposed height limits be reduced for new
21 development in Hudson Square, especially for sub
22 district A and for wide avenues. Thank you.

23 CHAIRPERSON WEPRIN: Thank you.

24 Well done.

25 SHERYL WOODRUFF: My name is Sheryl

1
2 Woodruff, also with the Greenwich Village Society
3 for Historic Preservation. I'll be continuing the
4 testimony. The proposed height limit of 430 feet
5 for - - district A is roughly the same as the much
6 despised Trump Soho, the grossly out of scale
7 development which inspired a new wave of calls for
8 rezoning the area. We urge that hits height cap
9 be substantially reduced. The proposed height cap
10 for wider avenues in the proposed rezoning should
11 also be revised downward substantially. Most of
12 the handsome, larger loft buildings which define
13 Hudson Square's character are no more than 200
14 feet or so in height. Additionally, the currently
15 proposed 290 foot height limit is greatly in
16 excess of what is necessary for the construction
17 of 9 to 12 FAR buildings as the current zoning
18 proposal would allow. This greater height limit
19 therefore appears designed to encourage the
20 transfer of development rights so that buildings
21 which actually exceed the allowable base FAR can
22 be constructed. Instead we strongly urge that a
23 maximum height limit of 210 feet be imposed for
24 new construction on the wider avenues. Other
25 existing contextual zoning districts which allow

1
2 the same proposed 12 FAR such as C64A, C46A, C47A,
3 C51A, C52A and R10A all have a maximum height
4 limit of 210 feet, which would be much more
5 appropriate for Hudson Square. In recent months
6 the City Council has passed large scale rezonings
7 of the Central Village for NYU and the West
8 Village for the Ruden Organization over the
9 overwhelming objections of neighborhood residents
10 and the community board. We hope that the Council
11 would not ignore our input this time. We urge you
12 not to approve the Hudson Square rezoning unless
13 the city also agrees to landmark the South Village
14 and the proposed height and bulk limits are
15 brought down to a more appropriate and contextual
16 level. Thank you.

17 CHAIRPERSON WEPRIN: Thank you.

18 ANDREW DURNIAC: Hi. My name is
19 Drew Durniak and I am reading testimony here for
20 Richard Blodgett, the president of the Charlton
21 Street Block Association, who couldn't be here
22 today. The Charlton Street Block Association
23 represents 325 households on Charlton Street
24 between 6th Avenue and Varick Street in Lower
25 Manhattan. Our block is located directly between

1 Hudson Square, which is immediately to our west
2 and the proposed South Village Historic District
3 immediately to our east. We believe Hudson Square
4 should be rezoned, but have two specific concerns
5 with the proposal that was approved on January
6 11th, 2013 by the City Planning Commission. We are
7 deeply concerned about the Planning Commission's
8 failure to recognize the negative impact the
9 rezoning of Hudson Square will have on the South
10 Village. The Landmarks Preservation Commission
11 agreed to consider the entire proposed South
12 Village Historic District for designation four
13 years ago, but it has yet to proceed. It is vital
14 for LPC to do so now. A number of historic
15 buildings in the South Village have already been
16 demolished or are scheduled for demolition and
17 development pressure in the South Village will
18 increase greatly if Hudson Square is rezoned.
19 Indeed the city's own environmental analysis says
20 the South Village is landmark eligible and will
21 suffer a significant adverse impact if it is not
22 landmarked before Hudson Square is rezoned. We
23 call on the City Council to make sure that the
24 full proposed South Village Historic District is
25

1
2 approved as a condition for the rezoning of Hudson
3 Square. We believe that the maximum building
4 heights proposed by the planning commission for
5 rezone Hudson Square are too great. We urge the
6 City Council to adopt the height limits proposed
7 by Community Board 2, that is on wide streets a
8 maximum height of 250 feet for buildings with
9 affordable housing provisions and 210 for those
10 without them and on narrow streets, a maximum of
11 185 feet if affordable housing is present and 165
12 feet if it is not. Hudson Square is special for
13 the very reason that its buildings are relatively
14 modest scale. Most are 16 stories or less in
15 height. Allowing significantly taller buildings
16 will destroy the neighborhood's unique character
17 and detract from the quality of life, not enhance
18 it.

19 CHAIRPERSON WEPRIN: Thank you very
20 much. Could you just describe for me—what
21 exactly—where the border is exactly? I know there
22 is a picture in there, but my eyes aren't good
23 enough to make out the streets.

24 MALE VOICE: Sure, it's directly
25 adjacent to the proposed Hudson Square rezoning

1
2 area, so it's directly across 6th Avenue from the
3 proposed rezoning and directly north of the
4 proposed rezoning as well, so it abuts it. They
5 share a common border, and the main difference is
6 Hudson Square is a commercial area with denser
7 buildings, but directly across the street is this
8 low rise residential historic area, no landmark
9 protections, zoning that allows much larger
10 development than what is there. The City Planning
11 Commission has refused to move on any sort of
12 zoning change for that area that would help
13 protect it and in spite of promises four years ago
14 from the Landmarks Preservation Commission that
15 they would consider it for landmark designation,
16 they have not.

17 CHAIRPERSON WEPRIN: Okay. Thank
18 you very much. I apologize. There is a press
19 conference across the street, and that is where my
20 panel disappeared on me. This is being shown live
21 on the computers, and everything you say is being
22 recorded, and people are paying attention. I know
23 it's a little disconcerting having just me up
24 here, but I do appreciate you all coming down,
25 staying as close to the limits as you do.

1
2 Obviously I am sure you will be sticking around.
3 We will see you later and we will be in
4 discussions. Thank you. So now I'd like to call
5 up the following panel in favor of the project:
6 Renee Schoonbeek, Paymon Lodhi [phonetic], Aditi
7 Sen, and Brian Dennis. Hopefully, some may be in
8 the other room. I know people have busy days and
9 busy lives, so during the course of the day I know
10 we are not going to get to people as quickly I
11 know as they would have liked. If someone had to
12 leave, we will certainly mention they were here,
13 and what their position was at least whether they
14 were in favor or against. Are you the fourth?
15 Excellent, there are all here. We will announce
16 you if we don't get you. I apologize, we are
17 trying to get to everybody. It's just hard to
18 figure out who goes when. We are getting copies
19 okay. We have got a few just if we have them.
20 Whenever you are ready, please start. State your
21 name for the record, and discuss how you feel
22 about this application

23 RENE SCHOONBEEK: I am Renee
24 Schoonbeek, vice president for planning and
25 capital projects for the Hudson Square Connection.

1
2 Ellen Baer, president of the Connection, has a
3 personal emergency and could not be here today,
4 and she has asked me to read the statement on her
5 behalf. We represent to more than thousand
6 businesses and 35,000 workers in Hudson Square.
7 Although our industrial past still overwhelms our
8 streets and sidewalks, our buildings buzz with
9 creative and technology companies from Viacom to
10 Saatchi and Saatchi to the small startups of the
11 three incubators and multiple co-working spaces in
12 the district. Our business community is
13 increasingly young and mobile. To maintain our
14 viability as a commercial center, we need the
15 amenities and retail that come only with a
16 critical mass of residents. Even at full build
17 out of residential, Hudson Square will remain a
18 primarily commercial district. We strongly
19 support the proposed height and density; however,
20 our unusual block configuration makes it difficult
21 to achieve the intended density on midblock sites.
22 We therefore support the request made by Edison
23 Properties that their allowable height be
24 increased to 230 feet and Extell and Toll Brothers
25 for an increase to 210 feet to assure they can

1
2 achieve full build out and the associated
3 affordable housing. We were created specifically
4 to improve streetscape and to address pedestrian
5 safety and experience in this highly trafficked
6 gateway to the Holland Tunnel. Last October we
7 released our 27 million dollar streetscape
8 improvement plan. All improvements are on city
9 owned land. Our plan is intended as a
10 public/private partnership between the city and
11 BID. As soon as the city commits its share of the
12 funding, the BID is prepared to find up to half of
13 the capital costs and assume all operating costs
14 of new and renovation open-

15 CHAIRPERSON WEPRIN: [interposing]

16 You can just finish.

17 RENEE SCHOONBEEK: Our plan focuses
18 on sustainability. It will reduce storm water
19 run-off and will improve air quality by planting
20 more than 150 trees and by introduced permeable
21 pavement and bio filtration trenches. We
22 respectfully ask you to consider our comments.

23 CHAIRPERSON WEPRIN: [interposing]

24 Thank you very much. Next. I hate that bell. I
25 have nightmares about that bell's sound. Okay.

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Next please.

ADITI SEN: Thank you, Chair Weprin, for the opportunity to speak and to your fellow panel members as well. My name is Aditi Sen. I am here with SEIU 32 BJ. On behalf of the 70,000 Service Employees International Union Local 32 BJ members that live and work in New York City, I am here to express our strong support of the rezoning of Hudson Square. We urge you to vote in favor of this project. Trinity has been a partner of ours over the years and has demonstrated repeatedly that they are a good employer to several hundred of our members—people who live and work in New York City. The proposed rezoning is critical to create the types of vibrant mixed use neighborhoods that both residents and commercial tenants would want. The plan addresses the quality of life for future residential tenants from the provision of a school to valuable open spaces as well as the quality of life of workers, who with good wages and decent benefits boost the economy of this neighborhood as well as for the city overall. As we know, not every developer is committed to the creation of

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2 high quality jobs and strong communities that
3 allow workers to care for their families while
4 still living in this city, but Trinity is
5 committed to creating good jobs, and that will
6 have a real economic impact for all New Yorkers.
7 For these reasons, we urge this City Council to
8 vote in support of this proposal.

9 CHAIRPERSON WEPRIN: Thank you very
10 much. Well done. Restart the clock 'cause I
11 don't want to hear it ring again.

12 PAYMON LOHDI: Thank you, Chair
13 Weprin. My name is Paymon Lohdi, vice president
14 of planning for the Real Estate Board of New York.
15 In general, REBNY supports the Hudson Square
16 rezoning because we believe that it will result in
17 a more vibrant mixed use neighborhood; however, we
18 are concerned that unduly restrictive bulk
19 controls will compromise the extent to which the
20 rezoning will result in affordable housing. While
21 the proposed rezoning will dramatically improve
22 the neighborhood, we believe the full realization
23 of its benefits will only occur if the current
24 text is amended. The first is to modify the
25 proposed midblock height limits of 185 feet, which

1
2 is too low to allow all affected property owners
3 to use all of their FAR and maximize the amount of
4 affordable housing provided. The second is to
5 eliminate the required rear yard setback. By
6 raiding the height limit from 185 and eliminating
7 the setback, property owners would have a large
8 enough building envelope to construct marketable
9 residential buildings that also utilize the full
10 permitted FAR including the 3 FAR affordable
11 housing bonus; therefore, the Real Estate Board
12 recommends that the City Council amend the current
13 text to allow developments that provide the full
14 amount of inclusionary housing be permitted to
15 reach a height of 230 feet and to be exempted from
16 the rear yard setback requirement. Additionally
17 the proposed special permit process to allow for
18 marginally taller buildings is not a meaningful
19 substitute for these changes. This is both
20 because as a practical matter, it applies only to
21 a single site, and also because the burdens and
22 uncertainties of the permit process far outweigh
23 the benefits a developer could realize from the
24 additional floor area. In fact, the special
25 permit process will be a disincentive for full

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2 development, with some developers choosing to
3 build all market rate or to only use the
4 inclusionary housing program minimally in order to
5 avoid the time, expense and unpredictability of
6 the permit process; therefore, the Real Estate
7 Board recommends that if the special permit is
8 retained, it be made available to all midblock
9 sites in the district, it permits heights in
10 excess of 230 feet, and it be used to encourage
11 the creation of public open spaces. We urge the
12 City Council to make these changes, as they will
13 strengthen the Hudson Square district.

14 CHAIRPERSON WEPRIN: Thank you.

15 Thank you very much. Sir?

16 BRIAN DENNIS: Good afternoon. My
17 name is Brian Dennis. I am an associate planner
18 for the Regional Planning Association, and I'll be
19 delivering testimony on behalf of my organization,
20 an independent, non-profit research planning and
21 advocacy organization serving the New York, New
22 Jersey, Connecticut Metropolitan region. Today
23 RPA would like to express its support for the
24 Hudson Square rezoning, which will promote
25 contextual development similar to other

1
2 neighboring areas in Community Board 2. Hudson
3 Square is currently zoned to allow commercial and
4 industrial use at varying densities ranging for a
5 FAR of 2 to 10, but prohibits new residential
6 uses. The proposed rezoning will help Hudson
7 Square evolve into a vibrant mixed use community
8 full of commercial, residential and cultural
9 energy. The rezoning will allow for adequate
10 residential usage, similar to the neighborhood
11 community of the Soho/Cast Iron District, and
12 ensures that height and build out of any new
13 development will be contextual. It will also
14 allow for the creation of new educational and
15 cultural institutions and prevent big box retail
16 stores from locating to the area. Lastly, it will
17 also limit the size of hotels without special
18 permit. RPA supports the zoning proposal because
19 it promotes moderate residential development and
20 main street style retail that creates sustainable
21 live, work opportunities. We also encourage the
22 adoption of the streetscape's improvement recently
23 suggested by the Hudson Square Connection, which
24 would like the rezoning, positively enhance street
25 level activity.

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2 CHAIRPERSON WEPRIN: Great. Very
3 good. Under the wire. Alright. Well, thank you
4 all very much. We got the message, so Real Estate
5 Board, you agree with the idea of getting rid of
6 the special permit that was discussed before?

7 PAYMON LOHDI: Yes.

8 CHAIRPERSON WEPRIN: Okay.
9 Alright. Thank you very much all of you.
10 Appreciate your cooperation. I'd like to call up
11 the following panel now in opposition to Hudson
12 Square, Amanda Davis, Mickey McGee, David Chester
13 and Alexander Meadows, I believe it is. Do you
14 know all of those people? Are they all here? We
15 are going to give them a second to see if they are
16 in the overflow room. Are there people in that
17 room? Come on up to this table. Are there a lot
18 of people still next door? Okay. Sit at the
19 table. You are one of the names I called? Sit at
20 the table. Are you the fourth gentleman? - - I
21 didn't, but shalom anyway. - - . So maybe I'll
22 add two more people who are here in opposition.
23 I'm sorry what are your names?

24 AMANDA DAVIS: Amanda Davis.

25 CHAIRPERSON WEPRIN: And this

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gentleman is who?

DAVID CHESTER: David Chester.

CHAIRPERSON WEPRIN: Okay.

Alright, so Mickey McGee and Alexander Meadows, anybody know them? Did they leave? Well, they were here in opposition. If they are not here now, we will hear from them later. Justine Leguzamo [phonetic]. Is Justine here? Alright, she had to leave as well we think. Judith Callet? She is here. Thank you - - . don't leave. Judith Callet, please come, and I'm going get one more. You got one more in opposition I could do? How about Lynn Ellsworth [phonetic]? No? You know her, but you don't know if she is here. Lynn Ellsworth, are you in the building? Make your way over next door. We are going to get started. If they walk in... it's just the two of you. Why don't we start and as they come in, they will take the seats? Head up to the table if I called your name, and we are going to get started. Sorry about the—okay, Ms. Davis, whenever you are ready.

AMANDA DAVIS: Okay. I am Amanda Davis, and I am going to be reading a letter from Silvia Musto Beam of the Vandam Street Block

1 Association. She could not be here today. I am a
2 lifelong resident of Vandam Street. I have seen
3 many changes, good and bad to our neighborhood
4 over the years. The proposed zoning change is one
5 that will affect our area and drastically change
6 it for decades to come. The proposal needs to be
7 carefully considered. I strongly urge the City
8 Council not to approve the proposed Hudson Square
9 rezoning unless landmark protection is granted to
10 the neighboring historic and endangered South
11 Village and the proposed height and bulk limits
12 for new construction in Hudson Square are reduced.
13 The proposed change to allow residential
14 development and to restrict hotel development is a
15 change that will be beneficial to the area, but
16 the details must be given more serious
17 consideration. Please do not pass this proposal
18 without insisting on significantly lower height
19 and bulk limits and not to approve rezoning of
20 Hudson Square unless landmark protection is
21 granted for the adjacent low rise historic and
22 endangered proposed South Village Historic
23 District. Make the right decision, allow the
24 zoning changes to residential development, but
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2 let's not lose the character of our neighborhood.
3 We can improve and preserve. Thank you.

4 CHAIRPERSON WEPRIN: Thank you.
5 Whenever you are ready, sir.

6 DAVID CHESTER: Okay. My name is
7 David Chester, and I have lived in Soho for the
8 past 15 years. I strongly urge the City Council
9 not to approve the proposed Hudson Square rezoning
10 unless landmark protections are granted to the
11 neighboring historic and endangered South Village.
12 At the current rate of unrestricted
13 overdevelopment and destruction of historic
14 property, very soon there will be no suitable
15 buildings left in the South Village to landmark.
16 The heart and soul of Soho rests in its low rise
17 no more than 6 stories, low density housing.
18 Proposed 14 story glass and masonry QT [phonetic]
19 luxury condo high rise at 186th Avenue within the
20 proposed South Village Historic District is
21 completely out of character with this paradigm.
22 God's Love We Deliver's sale of its air rights to
23 enable QT to expand its building aides and abets
24 this assault on the quality of life of Soho's
25 residents. We already have one oversized high

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2 rise in the area—the Trump so called hotel. We do
3 not need another luxury high rise building that is
4 out of character with the neighborhood in the
5 area. Luxury development in Manhattan and other
6 boroughs has already done irreparable harm to the
7 fabric of communities, not the least of which is
8 the shrinking availability of affordable housing.
9 The QT development will consist of luxury
10 condominiums ranging in price from three to eight
11 million dollars. There obviously will be no
12 affordable housing. The selling of air rights to
13 New York City has become an addiction pitting good
14 against good, neighbor against neighbor creating
15 anger, resentment, cynicism, and extreme distress
16 of elected officials who go back on their word.
17 Height and bulk restrictions, lot and setback
18 regulations, historic district restrictions can
19 all be struck down by developers with enough
20 money, legal muscle and influence with the
21 community board and those some elected officials
22 no matter how noble the cause, God's Love We
23 Deliver's good works will always be tainted by the
24 funds received from real estate developers and the
25 fact that it sold out its immediate neighborhood,

1
2 all of Lower Manhattan, and all of God's Love We
3 Deliver's clients. Please curb God's Love We
4 Deliver from caving into the insatiable greed of
5 the New York City real estate market and point
6 them back in the direction of their mission.
7 God's Love We Deliver should honor its commitment
8 to its clients and the community it serves.
9 Please stop QT and God's Love We Deliver from
10 building the monstrosities and destroying our
11 neighborhood. Thank you very much.

12 CHAIRPERSON WEPRIN: Thank you. I
13 know he wasn't referring to me. So don't worry.
14 I wasn't offended.

15 JUDITH CALLET: hi. I'm Judith
16 Callet. I am a former resident chair of the
17 Bleecker Area Merchants and Residents Association,
18 and I say that only because I have been involved
19 in this process of getting the South Village
20 landmarked for years. I was present at the
21 meeting with Andrew Berman when we met with the
22 LPC's Chair Tierney, when he promised to truly
23 consider this landmarking of the South Village.
24 No one is saying that Hudson Square should not be
25 rezoned. We are just asking for protection

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2 because as was stated before with God's Love We
3 Deliver and the 14 story building that is going in
4 next to it, it is already encroaching on the South
5 Village. We are an area that is truly important
6 to the city. We are a tourist area of cultural
7 and architectural treasures, and we are losing—I
8 can just go through some that we have already lost
9 in the past ten years—181 Sullivan Street—well,
10 that is the playhouse; that was a little bit
11 before. We are losing the Children's Aid Society
12 to construction. We have lost 178 Bleecker
13 Street, which is an 1861, a red brick building,
14 which is the whole block was red brick building,
15 and now it's a hole, and they want to go eight
16 stories. 159 Bleecker Street was a two-story
17 theater, which has been torn down, and it's now
18 eight stories with patches of concrete on the
19 building. It has nothing to do with the area.
20 157 Bleecker Street, which is Kenny's Castaways,
21 that building was recently sold and then flipped
22 and sold to the person who bought the back fence
23 building at 155 Bleecker Street. They are three,
24 four story buildings. With those two buildings
25 right next to another the rumor in the

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2 neighborhood is that they are going to be torn
3 down and a hotel is going up. We are not being
4 protected, so I ask please with the rezoning,
5 before the rezoning or with the rezoning, protect
6 the South Village. We have been promised. We are
7 endangered species. Thank you.

8 CHAIRPERSON WEPRIN: What is the
9 address on God's Love We Deliver? Where is that?

10 DAVID CHESTER: 186th Avenue, on the
11 map of the proposed South Village Historic
12 District, it's right in the heart of it. - - .

13 CHAIRPERSON WEPRIN: Was that the
14 Provincetown Playhouse that was on Sullivan?

15 JUDITH CALLET: No, Provincetown
16 Playhouse was on MacDougal Street. It was the
17 Sullivan Street Theater, played for years, that
18 was torn down, and it's now a glass façade.

19 CHAIRPERSON WEPRIN: Provincetown
20 had the Vampire Lesbians of Sodom, I believe.
21 Trying to get my village street cred down here.
22 Okay. Alright. Thank you. The South Village—
23 I'll ask you, but you can nod—that whole area that
24 you are talking about, is that all in one council
25 member's district or is it spread between two?

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2 JUDITH CALLET: We are split
3 between Quinn and Chin.

4 CHAIRPERSON WEPRIN: Okay. Quinn
5 and Chin.

6 JUDITH CALLET: This area is mostly
7 Quinn.

8 CHAIRPERSON WEPRIN: There was a
9 good NYU chant involving those names - - .

10 JUDITH CALLET: And we also have
11 NYU to the north and the east and we have now the
12 Hudson Square to the west.

13 CHAIRPERSON WEPRIN: I was glad no
14 one figured out that Weprin actually rhymes with
15 Quinn and Chin if you do it right, - - . Well,
16 thank you very much. We appreciate this panel.
17 I'm getting a little punchy. I apologize. We are
18 going to now call on people in favor of this: Mark
19 Shalom [phonetic], Anita Isola [phonetic], Russell
20 Roberts, Kim Whitener. Do we have others in favor
21 just in case they may not all be here? There are
22 four. Do we have four? Kim Whitener? Okay.
23 Three. Okay good. Anita, you're Anita? Sorry to
24 be so informal. It's easier to pronounce the
25 first name sometimes. Yeah, alright. Great. If

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2 all of you can just sit down and should know the
3 drill by now, and decide who goes first. State
4 your name again before you start.

5 MARK SHALOM: Hello. My name is
6 Mark Shalom, and although I look very young I have
7 been a property owner since 1981 on Watts Street,
8 and I own several small, and I mean very small
9 properties on Watts Street with a great view of
10 the entrance to the Holland Tunnel, and for years,
11 I have experienced many things. I am also here
12 speaking on behalf of a neighbor who couldn't be
13 here as well as a couple of other people.

14 Generally speaking, we support the proposal of
15 Trinity Church. We are very sensitive to the fact
16 that neighbors to the north being specifically the
17 South Village want some protection, and as a
18 property owner who supports the opportunity for a
19 small property owners like myself and others to
20 have an opportunity to grow, we are also sensitive
21 to the fact that there should be some kind of
22 balance. It is difficult to achieve, and I do not
23 envy the position of the Council having to balance
24 the various contradictory needs of people who have
25 lived there for a long time, and the culture that

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2 has been created both in reality and in one's
3 head, and it is difficult to accommodate all of
4 that. Having said that, I do believe in some kind
5 of equality for small property owners who have
6 suffered through a lot of difficulties, and
7 ironically enough, what I and other small property
8 owners have are small little brownstones that
9 currently have residential people in there, and
10 have had them since the 1850s without any change.
11 So we are open to the idea of our ability to grow,
12 but at the same time having a balance. I thank
13 the Council for the opportunity.

14 CHAIRPERSON WEPRIN: Thank you,
15 ladies? Anita, do want to go first? You have to
16 press.

17 KIM WHITENER: Hi. I'm Kim
18 Whitener from HERE Arts Center. I am the
19 producing director of HERE Arts Center, another
20 vibrant arts organization in the Hudson Square
21 district. We are - - performing arts space, and
22 have served 35,000 people in the community every
23 year. We have been at 145 6th Avenue since 1993.
24 This is our 20th anniversary. When we first moved
25 in, we had to work extremely hard to attract

1 audiences from - - those few people that were in
2 the habit of crossing over 6th Avenue to the West
3 Side at night, and there were very few restaurants
4 or businesses open in the evening. We believe
5 that HERE's presence and energy in the
6 neighborhood has helped to attract more
7 residential people, which has in turn created a
8 greater sense of community. We have worked with
9 the BID and others to make the community safe over
10 the years, cleaning up the park in front of our
11 building, and working on other initiatives. For
12 an organization like ours it is very important to
13 have a base of supporters and attendees right in
14 the neighborhood, particularly in uncertain
15 economic times. We are very excited about the
16 proposed plan to allow residential development in
17 Hudson Square. It will create much more vibrancy
18 in the neighborhood and our building is already a
19 great example of mixed use. For our own part the
20 rezoning will help HERE and other cultural
21 businesses flourish just as cultural organizations
22 and businesses flourished in Lower Manhattan once
23 residential development was introduced. We are
24 invested in this community and we want to make
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2 sure that it becomes a vital 24-7 community that
3 keeps its local flavor removed from the hustle and
4 bustle and mollification of Soho. One final
5 personal note, I am a resident and co-op owner
6 across from here in the South Village, and I am
7 deeply concerned about the preservation of this
8 special corner of the city, which is very much at
9 risk. While a direct linking of landmark
10 designation may be difficult within the scope of
11 this rezoning proposal I do urge the City Council
12 to act on the landmarking of the South Village.
13 Thank you for this opportunity.

14 CHAIRPERSON WEPRIN: Thank you.

15 ANITA ISOLA: My name is Anita
16 Isola. I am here to—you are probably wondering
17 why I have been holding this all morning, and say
18 that I am in favor, and actually it's a question
19 of semantics. I have no objection to the rezoning
20 except with regard to the heights, but that has
21 already been addressed by the Greenwich Village
22 Society. My concern is with regard to the impact
23 it will have on the South Village, and it's a
24 personal concern and it's a civic concern. On a
25 personal level, my grandparents came here from

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2 Italy at the turn of the century. They were part
3 of the largest wave of immigration that came to
4 this country, and they settled in the South
5 Village, and they had businesses there. My
6 parents had businesses there. I was raised in the
7 village, and I raised my own son in the village.
8 My concern is that this is a very special relic of
9 Italian immigration, Italian American history.
10 The narrow streets, the small buildings, the paths
11 that you can still feel when you walk down those
12 streets will be wiped out. It will really be
13 wiped out if this rezoning is allowed without the
14 landmarking. It will be like a tsunami. It will
15 start with little buildings getting picked off,
16 but if you look back in 5, 10 or maybe 15 years
17 you will see that it was a tsunami, and I think
18 it's very important to preserve this not just
19 because it is Italian American history but because
20 it is a relic of American history, and our
21 descendants and all the tourists that come to this
22 neighborhood should not lose the opportunity to
23 still see this. Thank you very much.

24 CHAIRPERSON WEPRIN: Thank you.

25 Sir?

1
2 RUSSELL ROBERTS: Hello. Is it on?
3 Chairman Weprin—okay. Chairman Weprin, good
4 afternoon. My name is Russell Roberts. I am a
5 resident and board member of 145 Avenue of the
6 Americas. I am speaking in support of the zoning
7 proposal as it is written and endorse its goal to
8 create a revitalized mixed use live, work
9 community built upon residential arts and
10 commercial growth. This is the model that
11 residents in our own building have pursued and
12 continued to develop. We think it provides unique
13 opportunities for Hudson Square and for its
14 future. Our building is small, but comprised of
15 diverse, entrepreneurial arts related businesses
16 that work in design, fashion, film, photography
17 and fine arts, HERE performance space, the seminal
18 New York Theater Performance Organization under
19 the direction of Kristin Marting is in our
20 building. Additionally our building is home to
21 small startups and also to local established
22 businesses in a variety of fields. We are part of
23 the Hudson Square Community. Daily we support
24 local businesses and interests. HERE's theater
25 performances and events are a local resource that

1
2 draws people from across New York City to Hudson
3 Square. We also provide a much needed public
4 presence in the community whether in open spaces
5 like Soho Park or on the streets of the west and
6 north that become empty and dark at night. We are
7 focused on the development of Hudson Square's
8 cultural identity. As an exhibiting artist
9 working in New York City, I am part of a community
10 of artists and gallerists [phonetic] who recognize
11 this area's potential as an arts destination
12 evidenced by newly established galleries and
13 project spaces opening along Vandam and Greenwich
14 Streets. We believe that the zoning proposal can
15 springboard Hudson Square into an arts infused
16 district distinct from Soho and Tribeca filled
17 with arts related businesses including galleries,
18 photo studios, fashion show rooms, supported by
19 designers and gallerists including those who have
20 recently made commitments to the area. We endorse
21 the zoning proposal and what it aims to achieve, a
22 diverse, 24-7, locally based community of
23 residents, businesses and artists, who are
24 stakeholders in the neighborhood, devoted to its
25 quality and life and to its growth to all its

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commercial and residential potential.

CHAIRPERSON WEPRIN: Mark, what did you say to Anita? She ran away like that. I'm kidding. Sorry. I thank you very much and we appreciate your testimony. Thank you. Okay. Help me out again. The following people in opposition: Sarah Maloy Goode [phonetic], Eileen McCullgan [phonetic], Martine Bredot [phonetic], and Harry Pincus. Are all four of them here? Those in the overflow room, we are starting to get a few seats in this room. If you are still in there, you can find your way out here—about eight or ten seats in here. Harry Pincus? Okay. Good. Excellent. Perfect attendance. Whenever you are ready, start and please state your name for the record again and describe your opposition.

SARAH MALOY GOODE: Sarah Maloy Goode from Assembly Member Deborah Glick's office.

CHAIRPERSON WEPRIN: I apologize. I didn't even realize it was you there. Go ahead. I'm sorry. I couldn't hear so well.

SARAH MALOY GOODE: It's okay. So you have a very full, elaborate testimony before you, and I will give you the very abridged version

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2 verbally. Thank you, Chair Weprin. This rezoning
3 will dramatically configure the character of the
4 Lower West Side, and the Assembly Member does not
5 support it in its current form. Dramatic
6 mitigations must be made to this proposal before
7 approval should be granted. The height and bulk
8 of the proposal should be decreased, the lack of
9 open space must be addressed, affordable housing
10 must be clearly articulated, the South Village
11 Historic District must be created and mitigations
12 must be taken to reconcile the increase of traffic
13 this rezoning will bring to the neighborhood.
14 Regarding open space there are significant
15 concerns about the lack of open space in this
16 rezoning. The applicant's proposal is 12 acres
17 short on open space than what is legally required
18 by the SECRA [phonetic] standards. Adding
19 amenities through a financial contribution to the
20 Dapolito Recreation Center while laudable does not
21 come close to mitigating open space. At most it
22 partially mitigates the requirement for active
23 open space. In order to meet the open space
24 requirements at least two steps should be taken.
25 First, a new community center should be

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2 constructed that is at least 50,000 square feet
3 and would be operated by a non-profit. Second, a
4 financial contribution to the Hudson River Park
5 should be made as this will be the main park that
6 the near residents use. Seeing no other
7 recreation remediation immediately within the
8 blocks - - rezoning I find ignoring these to be
9 disingenuous. No rezoning occurs in a vacuum.
10 The Hudson Square grows and prosperous development
11 pressures will mount in adjacent neighborhoods.
12 This puts demand directly on the South Village.
13 It would be short sighted not to realize this is
14 the time to landmark the district. Replacing
15 inadequate zoning with inappropriate plan will not
16 leave a livable city in its wake. This rezoning
17 will create hundreds of millions of dollars in
18 revenue for developers while severely impacting
19 the current residents of the neighborhood. The
20 mitigations outlined above must be put in place in
21 order for this rezoning to have a net positive
22 impact on the neighborhood. Thank you.

23 CHAIRPERSON WEPRIN: We are going
24 to have you do the end of car ads—the disclaimers
25 on the end of medical ads. Alright. Next.

1
2 EILEEN MCCULLGAN: Good morning,
3 Chairman Weprin. My name is Eileen McCullgan, and
4 I am a parent of a student at the New York City
5 iSchool [phonetic], and a member of its school
6 leadership team. I am here to ask that you reject
7 the creation of a special Hudson Square district
8 and the zoning changes in that district being
9 requested by Trinity Church. The changes
10 requested by Trinity would substantially increase
11 the value of their real estate holdings and the
12 holdings of other land owners in that area, and
13 the intended development would greatly increase
14 the population in that area. It is my
15 understanding that in return for the rezoning,
16 Trinity plans to fund the improvement and
17 expansion of community recreation space at the
18 Dapolito Center on Carmine Street and has also
19 promised to provide space for a school within the
20 Hudson Square District. While these commitments
21 are desirable and laudable, they do not go far
22 enough to mitigate the impact of such intensive
23 residential development. In particular the
24 existing schools in the immediate Hudson Square
25 area are currently inadequate to meet the needs of

1
2 its students, and this should be remedied before
3 additional facilities are built. The New York
4 City iSchool is a five year old high school
5 sharing space with the Chelsea Vocational School
6 at 131 Avenue of the Americas. When the iSchool
7 was established, Chelsea Vocational was slated to
8 close, but with the installation of a new
9 principal it reversed its decline and will in fact
10 remain open. The facility housing both high
11 schools was built in 1905 as an elementary school.
12 It has no gymnasium, making it very difficult for
13 students to meet the New York State requirements
14 that every student complete four years of physical
15 education in order to graduate. The Chelsea
16 students use an auditorium with sloped floor and
17 thick seating as their recreational space. While
18 the iSchool has a weight room, which can at best
19 accommodate only 35 students at a time. The
20 population of the two schools is 1,000. There is
21 simply no time in the day to give all iSchool
22 Students the weight time and the PE time their
23 graduation requirements they need to graduate.

24 CHAIRPERSON WEPRIN: Thank you for
25 your cooperation, and thank you for your service

1
2 to your school as a fellow parents.

3 MARTINE BREDOT: I too am a parent
4 from the NYC iSchool, and its PTA President. I am
5 concerned about the development of the Hudson
6 Square area, and it's going to be developed
7 without the concern of the people who already are
8 in that area, both residents and non-residents.
9 The iSchool is one of two schools in the building
10 as Eileen said that has no real gym for about
11 1,000 students--this even though the Department of
12 Education requires four years of gym for each and
13 every high school student for graduation. The
14 developer of this area must be required to develop
15 a recreation area that is accessible to the full
16 time and part time community. As of now, our
17 students must go to 135th Street for basketball
18 home games and 103rd Street for baseball home
19 games. This is a clear indication that this area
20 is severely lacking recreational space already,
21 and the residential population anticipated for the
22 area will need to--will require the need for
23 significantly more space. A sizeable recreation
24 center is needed in the area, let alone a gym for
25 our school. Please do not approve the Hudson

1
2 Square rezoning until the city mandate a
3 recreational center proportion to the size of the
4 rezoned community. Thank you for your
5 consideration.

6 CHAIRPERSON WEPRIN: Thank you, and
7 the same applies for you. Thank.

8 HARRY PINCUS: You left 49 seconds.

9 CHAIRPERSON WEPRIN: You can't have
10 her 49 seconds.

11 HARRY PINCUS: But thank you for
12 staying.

13 MARTINE BREDOT: Is there a
14 developer that would like to purchase it?

15 HARRY PINCUS: My name is Harry
16 Pincus. I am an artists and I have lived on the
17 Corner of Spring Street and 6th Avenue for 38
18 years. I came from Brooklyn. I was a working
19 class kid, and some artists got together and
20 bought a building in late 1974 and we scraped and
21 sanded and painted every square inch and I have
22 been able to raise two kids there, and now I am
23 surrounded by rampant development. We have got an
24 18 story condo if they can get their variants two
25 feet behind us. God's Love We Deliver in front of

1
2 us has overturned their covenant with the city.
3 They are going to build a six story glass and
4 aluminum monstrosity with roof gardens for condo
5 owners. There is going to be a 15 story condo
6 behind that. Down the street at 186 Spring
7 Street, a 200 year old landmark building—it should
8 have been a landmarked building was just destroyed
9 by something called Cavalier Construction. I'm
10 not a - - . I'm a New Yorker. I'm an artist.
11 I'm a father. I am concerned about this city. I
12 am concerned about what we are doing to it. I am
13 concerned about what we are going to turn over to
14 our children. You can't walk the streets. You
15 can't breathe the air. You can't see the sky.
16 What attracted me to Soho is what attracted all of
17 these developers and tourists. It was beautiful.
18 What are we doing to it? Are we going to allow
19 this rampant development to just sweep away
20 everything? Old European cities are preserved.
21 They have the wisdom to realize that Venice,
22 Firenze have areas that tourists and artists and
23 sensitive people enjoy and need, and they preserve
24 them. Why can't we do that with our old New York?
25 Why must we destroy every square inch of what our

1
2 grandparents built and bequeathed to us?

3 [applause]

4 CHAIRPERSON WEPRIN: I'll allow the
5 applause, it was such a good presentation. Thank
6 you.

7 HARRY PINCUS: And I'm announcing
8 my candidacy for the mayor of New York City.

9 [laughter]

10 CHAIRPERSON WEPRIN: Now you are
11 going to get me in trouble. Anyway, thank you all
12 very much, and I appreciate your coming down and
13 testifying. Please tell Deborah I said hello, and
14 I apologize we kept you waiting as long as we did.
15 Thank you. Is he here? Alright this panel in
16 favor—is Josh Gold [phonetic] here from the New
17 York Hotel Trades Council? I didn't see him.
18 Kazi Hussein [phonetic] also Hotel Trades? Judith
19 Semengal [phonetic] and David Reck. That's you
20 David Reck, of course. You are here. You have
21 been here the whole time? Oh. Shows what I know.
22 Alright. Something new. We will talk about
23 special permits. That is good. Who wants to go
24 first?

25 DAVID RECK: I'll go first. I am

1
2 David Reck. I own a very tiny loft building in
3 Hudson Square where I have lived and worked 35
4 years. I too was a poor person who went in there
5 and struggled and renovated my own building, my
6 own space, and about 15 years ago there were a
7 number of land use issues, which inspired me to
8 get on to the local community board, and I worked
9 on the first rezoning of Hudson Square, which was
10 enacted in 2003, and then I became chair of the
11 Land Use Committee, and over the last ten years I
12 personally have chaired the vast majority of
13 meetings the community board had about the Hudson
14 Square rezoning and I can very clearly state that
15 the people from Hudson Square who are actually in
16 Hudson Square, who are actually impacted by this
17 zoning are very much in favor of this rezoning,
18 though they have brought up many concerns. About
19 five years ago, so we had a very heavily attended
20 - - where we issued forth a very, very long list
21 about four pages of recommendations that went to
22 everybody and their brother. Trinity embraced
23 those recommendations and incorporated the vast
24 majority of them in their plan, so this plan is
25 very much what the Community Board 2 recommended,

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2 and recently here I chaired many of the meetings
3 in the review process. Many of the people from
4 Hudson Square came and were in favor of the
5 rezoning, but were in favor of some modifications.
6 Those modifications were actually incorporated in
7 this rezoning. Very happy to say that, so the
8 reality of it is these are very good things. 15
9 years ago we had hellacious problems with like
10 nightclubs where they shoot people—many nightclubs
11 where they shot people, and this rezoning puts a
12 special permit on this. We are currently being
13 invaded by hotels. There is five of them within a
14 couple of blocks of me that have just been built.
15 There are two more that have failed. There is
16 another one under construction. We don't want to
17 become a hotel zone. The zoning is very, very
18 screwy and we should not have to wait for
19 Greenwich Village. This is Hudson Square. We
20 have our own land use issues. This zoning plan
21 addresses them. I don't object to anything going
22 on with landmarking in the village, but Hudson
23 Square should have equal standing with Greenwich
24 Village. We should have equal consideration. We
25 have our land use problems. We have them now, and

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we need them resolved now by this rezoning.

CHAIRPERSON WEPRIN: Thank you very much.

DAVID RECK: And if you would like ask me a question about the special permit because I can explain that.

CHAIRPERSON WEPRIN: Well, it may come up anyway.

KAZI HUSSEIN: Good afternoon, Councilman. My name is Kazi Hussein. I am working in Hotel Plaza Athenee last 45 years, and I am proud of - - council member. Being in a union I have a middle class job with good job wage, free health insurance and a pension. The growing of non-union hotels is in the city - - . It threatens my ability to provide for my family. I support the rezoning of Hudson Square allowing hotels in the areas only by special permit will help the community and city guide the - - of hotels in the areas. It will also help protect middle class jobs like mine. Thank you.

CHAIRPERSON WEPRIN: Thank you, sir.

KAZI HUSSEIN: You're welcome.

1
2 CHAIRPERSON WEPRIN: Ma'am, you're
3 next.

4 JUDITH SEMANGAL: Good day. My
5 name is Judith Semengal. I came from Trinidad in
6 1982. I am a proud member of New York Hotel Trade
7 Council. Being in a union has meant that I have a
8 middle class job with good wages, free health
9 insurance and a pension. The union has allowed me
10 to work in the Carlyle Hotel for 19 years. The
11 growth of non-union hotels in the city is scary.
12 It threatens my ability to provide for my family.
13 I support the rezoning of Hudson Square, allowing
14 hotels in the area only by special permits.
15 Special permits will help the community and city
16 guide the development of the hotels in the area.
17 It will also help protect middle class jobs like
18 mine.

19 CHAIRPERSON WEPRIN: Thank you very
20 much, ma'am. Mr. Gold?

21 JOSH GOLD: Hi. I'm Josh Gold.
22 I'm the director of political and strategic
23 affairs for the Hotel Trades Council. We
24 represent about 32,000 hotel workers, mostly in
25 the New York City area. The hotel pipeline for

1
2 New York City is the largest in the world. Last
3 year we had more hotel rooms in New York than ever
4 before that were developed, and the development we
5 believe is out of control and not conducive to the
6 areas where it is currently being built. I know
7 Council Member Reyna was here before, but she
8 could talk for a long time about hotel development
9 in manufacturing areas. Hudson Square is—Trinity
10 is doing a good job in making sure that is going
11 to be a lively residential and commercial area.
12 We are concerned that without special permits, you
13 will have more hotel development, like you have
14 currently in the area and like you have in other
15 areas throughout Lower Manhattan and throughout
16 the city. The special permit here is fantastic
17 and I would also like to say that throughout this
18 rezoning process we have working on—the Trades
19 Council have worked on way too many actually, and
20 we have worked with some developers who don't like
21 working with us, but who are forced to. We have
22 worked with some developers who refuse to talk to
23 us. I will say that the team from Trinity has
24 been working with us extensively to make sure that
25 the language in the hotel special permit language

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2 in the rezoning proposal actually works and will
3 actually make sure to protect the community from
4 another Trump hotel or large hotel that comes into
5 the area. We are in favor of the hotel rezoning.
6 We would like to say that the language could be
7 changed a little bit. The language as currently
8 written does not match the special permit that is
9 in the north Tribeca rezoning that was done by the
10 Council a few years ago. I don't think that would
11 change the environmental impact at all, but your
12 staff could help you work on that to figure it
13 out, but we would love the language to match so
14 that developers understand that north Tribeca
15 right below Hudson Square has the same special
16 permit language as Hudson Square.

17 CHAIRPERSON WEPRIN: North Tribeca
18 is the same 100 unit standard, but the language is
19 different how?

20 JOSH GOLD: I'm not exactly sure.
21 The language in Hudson Square was supposed to
22 match the M16D language that Edison put forward in
23 the - - district, but we found a major loophole
24 that we worked with Trinity to close, and the new
25 language closes that loophole, but we think it

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2 could go a step further both for our sake and for
3 developer's sake so that they understand the 100
4 room threshold works in north Tribeca and at
5 Hudson Square, and if the South Village folks want
6 to add a special permit for hotels, we would love
7 to do that too.

8 CHAIRPERSON WEPRIN: No comment at
9 the moment. Well, thank you very much. We will
10 look at that aspect of the language, and we will
11 see. Okay good. I apologize for keeping you all
12 waiting, and my cell phone is broken, so I am not
13 communicating with any other human being, so I
14 don't know if anyone tried to text me or call - -
15 feeling you must have. I have no idea because I'm
16 out of commission on my cell phone. So I
17 appreciate it. Can you show off your socks? Very
18 impressive socks you got there. Very nice. Thank
19 you very much for this panel, and we will move on
20 to the next panel.

21 [long pause]

22 CHAIRPERSON WEPRIN: Alright. The
23 following people I'd like to call up in
24 opposition: I think it's Zack Winestine
25 [phonetic], Judy Richheimer [phonetic], Simeon

1
2 Bankoff, Will Dorans [phonetic]. I can't tell if
3 the S is an R. That's four. Mary Ann Arisman
4 [phonetic]. Yes, Mary Ann. Hold off on this one.
5 This is a panel in opposition. I'm sorry. What
6 are you asking?

7 FEMALE VOICE: [off mic]

8 CHAIRPERSON WEPRIN: No, no, not
9 the final panel. We will get to everybody
10 eventually.. trying. I have three. I called five,
11 but we only have three so far. You want me to do
12 another one? Give me another name? Laura Burns
13 here?

14 MALE VOICE: She left.

15 CHAIRPERSON WEPRIN: I might get to
16 everybody right now. Who knows? Laura Tanenbaum
17 [phonetic]? - - . Alright, so we will do these
18 four. Yeah, go ahead. You sat first. You get to
19 go first.

20 JUDY RICHHEIMER: My name is Judy
21 Richheimer, chair of the government relations
22 committee of the Guides Association of New York
23 City or GANYC, which represents the interests of
24 thousands of guides licensed to work here by the
25 Department of Consumer Affairs. Several years ago

1 we voted overwhelmingly to support the expansion
2 of the south Village Historic District, and I
3 believe that there is an inextricable link between
4 holding off on the rezoning of Hudson Square and
5 achieving that goal. As guides we are both
6 ambassadors for and interpreters of our city.
7 Often visitors are amazed, but at the same time
8 overwhelmed by our bustling and sky concealing
9 high rise districts. We guides assure them that
10 many New Yorkers feel the same and that Midtown is
11 not the whole story of New York. There are low
12 key and cozy neighborhoods even in Manhattan.
13 Greenwich Village, especially its southern end is
14 our best proof. We make another point about
15 Manhattan, that its neighborhoods stand in vivid
16 contrast one from the other or at least at one
17 time and not all that long ago we could make that
18 claim. Today Midtown-itis [phonetic] has crept
19 into nearly every crevice of this island,
20 rendering is more and more homogenous. The South
21 Village in particular demands protection from this
22 rampant destruction of special neighborhood
23 character because after all to a great extent it's
24 the birthplace of American creativity, the place
25

1 where we could prove ourselves the equal to Europe
2 in the realm of arts and letters. Beloved
3 classics like Little Women, which in all
4 likelihood was penned on MacDougal Street justify
5 this statement as do many exponents of modernity.
6 Theodore Dreiser for example slept in the South
7 Village at the Mills House Number 1 on Bleecker
8 Street for 20 cents a night. The sights related
9 to - - Dreiser remain intact, but the adorable
10 townhouse on the other - - with the little theater
11 that presented the Fantastics for over 40 years
12 gone, replaced now by a - - monstrosity. Just one
13 short paragraph—Hudson Square is on the verge of
14 rezoning and developers have already heard the
15 dinner bell calling them to feed on new territory,
16 but until they can get to that main course, they
17 intend to nibble on the nearby appetizer, namely
18 the South Village, and they have already started
19 eating. Won't you please prevent them from
20 gobbling up this beloved low rise district and
21 leave it for those of us hungry not for profit,
22 but for history?

24 CHAIRPERSON WEPRIN: Thank you very
25 much. You know we haven't had lunch yet, so I

1
2 didn't need that last paragraph, but okay. Thank
3 you. Yes, sir.

4 ZACK WINESTINE: Hello. My name is
5 Zack Winestone, co-chair of the Greenwich Village
6 Community Taskforce. Greatly appreciate your
7 patience in listening to all of the testimony so
8 far. First of all I'd like to reiterate the
9 comments that have been made by so many other
10 people about the importance of protecting the
11 South Village from the impacts that it will feel
12 from this rezoning should it be approved, and the
13 importance of landmarking the South Village.
14 Second of all, I would also just like to emphasize
15 the importance of the proverbial elephant in this
16 room, which is the fact that this zoning proposal
17 is a developer initiated proposal, and not
18 surprisingly, it offers a gold mine for both
19 property owners and developers in this area. It's
20 normal when an area is rezoned to allow
21 residential construction, which was previously not
22 permitted, for there to be very, very significant
23 givebacks to the community, and those givebacks
24 usually take the form of a reduction in allowable
25 FAR. That really is not the case here. We have

1
2 got Duarte Square, which is allowed to go to 430
3 feet, which is both unjustified and which smacks
4 of spot zoning. We have a height limit of 290
5 feet on major avenues, which is again, very, very
6 high, and we believe that 210 feet, the height
7 limit in the C64A and R10A contextual districts
8 would be a much more appropriate height limit and
9 more in keeping what currently exists in this
10 area. Most importantly the proposed 12 FAR for
11 residential is simply too high. It is more
12 typical of what is allowed in Midtown. We believe
13 that an FAR of 9 including a 3 FAR bonus for
14 affordable housing would be more appropriate. I'd
15 like to point out there has been a lot of concern
16 about how difficult it is to reach that 12 FAR in
17 so many sites in this area. I would propose that
18 is because the FAR is simply too large, and if it
19 were reduced to a 9 or a 10 FAR, developers would
20 still have the same incentive to put in affordable
21 housing to achieve the additional 3 FAR, but it
22 would eliminate these concerns about fairness
23 between the different lots and the various
24 difficulties that the special permit is creating.
25 Thank you.

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2 CHAIRPERSON WEPRIN: Thank you, Mr.
3 Winestine.

4 MARY ANN ARISMAN: I'm Mary Ann
5 Arisman, co-chair of the St. Luke's Place Block
6 Association and a trustee of the Greenwich Village
7 Society for Historic Preservation. St. Luke's
8 Place is two blocks north of the proposed rezoning
9 area. It is the southern boundary of the original
10 Greenwich Village Historic District. Members of
11 my block association testified at both CB2
12 hearings on this rezoning. We urged lower height
13 and bulk limits for Hudson Square and we supported
14 landmarking the adjacent South Village. Our
15 community board listened and passed a strong
16 resolution reflecting the community's wishes. Now
17 the City Council must do the same. I urge you not
18 to approve the proposed rezoning unless landmark
19 protections are granted to the South Village and
20 the proposed height and bulk limits for new
21 construction are reduced. The city's own
22 environmental analysis of the rezoning found the
23 South Village to be landmark eligible, and that it
24 would suffer a significant adverse impact if the
25 rezoning passes without landmark protections.

1
2 Please don't let this happen. While we realize
3 that there have been some reductions in the height
4 and bulk during this process, it is still too
5 great for this area. Hudson Square is not
6 Midtown. We already have oppressive traffic
7 problems created by the Holland Tunnel. We don't
8 need more of this, and all of the other problems
9 that increased density will bring. I urge common
10 sense in imposing reasonable height and bulk
11 limits and landmarking the South Village. Thank
12 you.

13 CHAIRPERSON WEPRIN: Thank you, Ms.
14 Arisman. Thank you very much. Yes?

15 LAURA TANENBAUM: Hi. My name is
16 Laura Tanenbaum. I live in Soho and for many
17 years I chaired the zoning committee of Community
18 board 2. I am here to urge you not to approve the
19 proposed Hudson Square rezoning unless you effect
20 the revisions put forward by Community Board 2,
21 Manhattan and the Greenwich Village Society for
22 Historic Preservation. These are reducing the
23 height and bulk limits for new construction, tying
24 the zoning to the creation of a neighboring south
25 Village Historic District, nothing until

1
2 reasonable and effective traffic mitigation steps
3 are taken and lastly, provision of active
4 recreation space, community facilities and
5 schools. The argument that the destruction of the
6 nature of the adjacent proposed South Village
7 Historic District will be greatly accelerated if
8 the Hudson Square rezoning is approved without
9 historic district designation being in place first
10 is compelling. If the city is not yet ready to
11 landmark the South Village, we should not move
12 ahead to rezone Hudson Square and thus hasten the
13 demise of this wonderful area, which tells a
14 unique story of the city. The proposed height and
15 bulk for new development in Hudson Square
16 threatens to overwhelm the surrounding areas,
17 which already suffer from intense traffic issues,
18 lack of schools and of recreation space. The
19 limits proposed by the community board are much
20 more reasonable than that proposed by the
21 applicants here. I want to particularly talk
22 about traffic, something near and dear to me as I
23 and my neighbors are frequently tortured for up to
24 seven hours of horn honking on Broome Street, and
25 I live seven blocks east of the Holland Tunnel. I

1
2 don't think this is truly livable. The area
3 Broome Street, Canal Street, Varick Street,
4 Hudson, Spring and West Streets are already
5 overburdened with excessive traffic. Residents on
6 the smaller side streets such as Charlton already
7 suffer from excessive traffic as well. It's going
8 to get worse as the Hudson Square area is up
9 zoned. I get that, but the reduction in height
10 and bulk and a limit of 100 rooms per hotel will
11 help somewhat. The other mitigations proposed by
12 CB2 would help as well. In summary, I refer you
13 to both CB2's impressive analysis and the
14 recommendations and those of the Greenwich Village
15 Historic Society. Reduce the bulk and height
16 limitations, reduce the maximum room size of
17 hotels, bring us true open recreational space
18 appropriate for all ages, make sure traffic does
19 not get worse—better would be good—give us our
20 South Village Historic District, and I think we
21 have a win, win.

22 CHAIRPERSON WEPRIN: Thank you, Ms.
23 Tanenbaum. You're not on the community board
24 anymore?

25 LAURA TANENBAUM: No longer.

CHAIRPERSON WEPRIN: Alright.

Well, thank you all very much. I appreciate your testimony. I'd like to now call on a panel again in favor of the project: Mindy Goodfriend [phonetic], Dugu Sipik [phonetic], Andrew Dainoff, Mark Fields. How many of those are here? So far two. We have more yeses? Eftihia Thomopoulos, alright. Is Vivian Morgan [phonetic] here? You came up? You missed the Hotel Trades Panel, but come join us. Is Josh Soar [phonetic] here? No. Okay, so let's do this panel. These four. That may be it for the favors now. Okay, whoever wants to go first. Okay.

MINDY GOODFRIEND: Hello, my name is Mindy Goodfriend. I am speaking in favor of the rezoning. I am from a slightly different perspective. I am one of the small building owners within Hudson Square, and as you can see there are actually many small buildings, although they are not as brightly designated as the big orange buildings. There are a lot of small buildings that have a lot of character and a lot of history, as does mine, which is about 100 years old. It was originally a warehouse building, and

1
2 I've owned it for 20 years. Originally - - I
3 owned it. It served the small creative businesses
4 that were in the Hudson Square area when the large
5 buildings were occupied by printing. Since
6 printing has kind of migrated away, the small
7 businesses have benefited from better office space
8 in the large buildings, so smaller buildings are
9 no longer really attractive to small businesses
10 because they have better space in the big
11 buildings. The outcome of that is that a building
12 like mine will be a perfect and very beautiful
13 opportunity to create residential space that is
14 already there, that is not big and not out of
15 context and that is historical to the
16 neighborhood, and there are many buildings like
17 that, so the residential addition in Hudson Square
18 will also be a combination of a lot of historic
19 buildings that are already in the context there.

20 CHAIRPERSON WEPRIN: Thank you very
21 much, Ms. Goodfriend. Do you want to go next?

22 ANDREW DAINOFF: Hi. My name is
23 Andrew Dainoff. I'm the general manager at 92Y
24 Tribeca, which is at 200 Hudson Street. The
25 proposed rezoning will allow cultural and

1 educational uses that could serve the residents of
2 Hudson Square as well as the residents of the
3 abutting neighborhoods of Soho, Greenwich Village
4 and Tribeca. Similar to what we have witnessed in
5 Lower Manhattan, a growing residential population
6 at Hudson Square will provide the critical mass
7 needed to support cultural organizations like
8 mine. Cultural institutions are vital to our
9 community spirit and the social fabric of the
10 neighborhood. Strong cultural institutions also
11 have a major economic impact on the community,
12 helping to foster the type of community that will
13 appeal to the tech, design and media firms that
14 inhabit Hudson Square. Allowing enough
15 residential development will foster the
16 development of great cultural institutions as well
17 as neighborhood stores, restaurants and cafes that
18 provide vitality to the neighborhood and make it a
19 richer community.

20
21 CHAIRPERSON WEPRIN: Thank you very
22 much. Sorry.

23 EFTIHIA THOMOPOULOS: Hi. I'm
24 Eftihia Thomopoulos. I am with the Association
25 for a Better New York. ABNY is an organization

1
2 that promotes the effective corporation of public
3 and private sectors to improve life for all New
4 Yorkers. We are pleased to strongly support the
5 vision for a rezoned Hudson Square and commend
6 Trinity Real Estate for creating this thoughtful
7 plan. Today Hudson Square faces many challenges
8 as a result of the neighborhoods antiquated
9 manufacturing zoning law. The current zoning as
10 it stands prohibits the development of cultural
11 and educational institutions as well as
12 residential development. Ultimately this results
13 in little to not foot traffic on nights and
14 weekends, which deters world class institutions
15 and quality retailers from coming and staying in
16 the area. At the same time, there is no height
17 restriction in the district, which leads to
18 overbuilding of certain sites and an abundance of
19 hotel development. Over the past several years
20 then it has become clear that the current zoning
21 of Hudson Square does not adequately serve the
22 people who work in the area and that it has
23 unlimited potential for growth. The thoughtful
24 rezoning plan put forth by Trinity with help
25 Hudson Square evolve into a vibrant mixed use

1
2 neighborhood full of commercial, residential and
3 cultural energy without losing touch with its
4 historic character. We are very grateful for the
5 vision and commitment that Trinity Real Estate has
6 brought to this plan because we believe that
7 Hudson Square rezoning represents a historic
8 opportunity to continue the momentum that has
9 brought so much vibrancy back to the communities
10 of Lower and western Manhattan. The plan will
11 make Hudson Square a world class destination that
12 serves the area's diverse populations as well as
13 the city at large. Thank you for the opportunity
14 to testify today.

15 CHAIRPERSON WEPRIN: Thank you.
16 I'm sorry to have kept you waiting so long. I
17 don't say the same for you, Vivian. I know you
18 just got here, so - - please, go ahead. I'm
19 sorry.

20 VIVIAN MORGAN: Hi. My name is
21 Vivi Morgan. I work at the Westin Grand Central,
22 formerly the New York Helmsley for 35 years. I am
23 a proud member of the New York Hotel Trade
24 Council. Being in a union has meant that it's a
25 middle class job with good wages, free health

1
2 insurance and pension. The union have allowed me
3 to buy a house, send my children to college. The
4 growth of non-union hotels in the city is scary.
5 It threatens my ability to provide for my family.
6 I support to rezoning of Hudson Square allowing
7 hotels in the area only by special permit will
8 help the community and city guide the development
9 of hotels in the area. It will also help provide
10 middle class jobs like mine. Thank you.

11 CHAIRPERSON WEPRIN: Thank you very
12 much, and thank you for taking the time out of
13 your day to be here with us all of you. We
14 appreciate your testimony, and thank you very
15 much. Right. We are going to try - - panel in
16 opposition now. Judith Stonehill [phonetic], Ann
17 Arlen [phonetic], Arthur Schwartz [phonetic], is
18 it Gus Blau [phonetic]? Come on up, and Margaret
19 Wells. Is there anyone else here who's testifying
20 in opposition or I didn't call their name? I
21 think that may be it. Yeah, I've been looking -
22 - all day I have been wondering when am I going to
23 call that gentleman? He has been sitting so
24 patiently. Come on up. I don't know if I have
25 your slip. I really have been waiting to call

1
2 your name. I've been looking at you all day.
3 Come on up. Join this panel, and you'll say your
4 name. This gentleman here who has been sitting so
5 nice and patient the whole time, he is not listed
6 anywhere at least on any of these, but we will
7 see. Literally, I've been watching you all day.
8 Very polite. Hold up your sign. Whenever you are
9 ready. Start over. He is still writing, so you
10 start and state your name for the record. Make
11 sure to push the button and get close to the mic.

12 ANN ARLEN: Yes. My name is Ann
13 Arlen. I am on the South Village Advisory
14 Committee for the Greenwich Village Society for
15 Historic Preservation, was a board member of the
16 Community Board 2 for 19 years, and chair of the
17 environment committee for 14 years. I am a
18 resident of Sullivan Street and have long wished
19 for the protection of the area that includes
20 Sullivan Street recognizing how vulnerable it is
21 because of its delicacy and the small size of the
22 buildings and so forth. I am here to speak in
23 favor of landmarking the South Village and not
24 going forward with the rezoning of Hudson Square
25 until the South Village is landmarked. Council

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2 Member Weprin, you asked about what the Council
3 representation was for the South Village? Council
4 Member Chin does have an edge—the eastern edge—of
5 the South Village, but the main portion is
6 represented by Council Member Quinn, City Council
7 Speaker, so that is what I am going to address.
8 City Council Speaker Quinn is the council
9 representative for the South Village, which lies
10 almost entirely within her council district. We
11 have asked Council Member Quinn in her role as
12 Speaker Quinn to use her leverage to require
13 completion of the landmarking of the South Village
14 as a condition for her support of rezoning Hudson
15 Square. Looking south along the streets of
16 MacDougal, Sullivan and Thompson toward the Trump
17 Hotel looming at Spring and 6th Avenue is scary
18 when you know that without landmarking more
19 buildings like that could be the future of the
20 South Village. If the City Council does not
21 condition its approval of Hudson Square rezoning—

22 CHAIRPERSON WEPRIN: Just finish
23 up.

24 ANN ARLEN: Okay. I'm going to
25 jump to the last paragraph. Speaker Quinn's state

1
2 of the city speech yesterday stressed the
3 importance of keeping the middle class in New York
4 City. She spoke particularly about the importance
5 of preserving existing middle class housing and
6 mentioned too the importance of conserving housing
7 suitable for artists. It's hard to argue with
8 that. Good planning requires that we preserve the
9 middle class housing we still have. The Speaker
10 spoke of plans to work with council reps to retain
11 middle class housing in their districts, so we
12 must ask Speaker Quinn why not protect the South
13 Village in your own council district consisting as
14 it does of low income and middle class housing and
15 artist spaces? And I really have to ask why it's
16 not being done. It's a decision. It's a
17 decision.

18 CHAIRPERSON WEPRIN: Thank you very
19 much, and good job referencing yesterday's speech.
20 Bonus points for that. Next. Mr. Rogers , I am
21 going to explain what happened to you. It was my
22 fault.

23 GUS BLAU: Hi everyone. Thank you
24 for letting me to express my opinion. My name is
25 Gus Blau and I am representing the Save Our Lady

1 of Vinius Initiative. The church is built—it is
2 standing on the lot on Broome Street, number 570.
3 As part of a community of faithful we have a big
4 issue in this proposed planning. There are no
5 places to worship proposed, and according to the
6 plan residential occupancy in the area will be
7 changed from 4 percent to 25. So the natural
8 question remains, what will happen to the faithful
9 of the area? Unfortunately today there is none
10 places as such in Hudson Square. The closest one
11 is about .6 miles from there, and so that is a big
12 concern for us, and we would like the Council to
13 address this issue. Now regarding the building
14 itself. It's a historic building. It was built
15 around the turn of the century and served
16 community needs for a hundred plus years and was
17 closed six years ago. Unfortunately we don't have
18 any power to reopen it or to buy it. We just have
19 God's will, and ask people who trust in us and the
20 faithful people who can help to preserve that
21 building because the construction, which will be
22 happening in the area definitely will push
23 historical buildings to be demolished. That is
24 for sure. The only thing to protect buildings
25

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2 right now is landmarking. I know you heard that a
3 lot, but that is the only real chance to do that.
4 I know it's possible. I know it was done. I know
5 the City Council backed up St. Brigid's church
6 reopening and it was successful. - - walk
7 together in works of good will, we will succeed.
8 Thank you very much.

9 CHAIRPERSON WEPRIN: Thank you.

10 Thank you. Mr. Rogers, right?

11 WILL ROGERS: It is.

12 CHAIRPERSON WEPRIN: I actually
13 misread—I did it. I misread it before. I said
14 it, and the way your numbers were written, I got
15 confused so I missed up the saying, so I actually
16 read the name, but it was the wrong name, so that
17 is why you didn't come up.

18 WILL ROGERS: First of all. I
19 compliment you on your focus for the entire day.

20 CHAIRPERSON WEPRIN: State your
21 name again even though I said it.

22 WILL ROGERS: I am Will Rogers.

23 CHAIRPERSON WEPRIN: Will Rogers.
24 How did I mess up Will Rogers?

25 WILL ROGERS: It's 1:20 in the

1
2 afternoon, so good afternoon.

3 CHAIRPERSON WEPRIN: Thank you.

4 WILL ROGERS: The South Village has
5 been listed as one of the seven most endangered
6 historic sites in all of New York state. The
7 Landmarks Preservation Commission has itself
8 determined the South Village landmark eligible,
9 and yet, this area remains unprotected and
10 vulnerable to increasing development pressure
11 encroaching from all sides. Sadly—I live in
12 Chelsea. Impersonal gentrification spaces are
13 becoming prevalent in New York. Please keep in
14 mind that designation of the proposed South
15 Village Historic District has been made simple
16 given the broad level of local support and given
17 the research and documentation of the history of
18 every building within the proposed district. This
19 has already been done, and please help preserve
20 this special area. Demolition or alteration of
21 historic structures in South Village and the
22 addition of new out of context structures will
23 without landmark designation have a significant
24 adverse impact, and this is by way of the LPC
25 putting this neighborhood's remarkable

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2 personality, integrity, continuity and distinctive
3 character at risk. Personally I know I am not
4 alone, and I love and enjoy the way of life here,
5 the sense of community, something that if
6 preserved has the potential to be appreciated by
7 generations to come. Please let us not lose this
8 to our future generation, and I love this word.
9 In conclusion, I urge you not to approve the
10 Hudson Square rezoning given the profound impact
11 it would have in accelerating and the destruction
12 of this fragile historic area. Landmark the
13 village first.

14 CHAIRPERSON WEPRIN: Thank you very
15 much. Thank you for your good attitude, and the
16 fact that you never met a man you didn't like.
17 Does anyone else here—here to testify? That may
18 be it. Anyway, so I think that is it. They're
19 cutting me off now. We are going to move to close
20 this hearing. We have a lot to digest even though
21 in reference to all of those food references
22 before. And we will be having discussions to take
23 into consideration a lot of the issues we heard
24 here today. Some were very new and interesting
25 and others we had heard before, but we like to

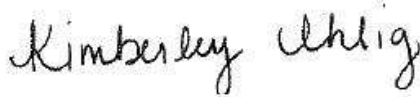
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2 hear from people and know who is speaking. We are
3 going to be—I don't know when we are next meeting
4 on this, but it will be sometime in the near
5 future, and those who are interested parties, I am
6 sure will be somehow involved in these
7 discussions. So I want to thank everybody today
8 for coming out and for all of your patience, and
9 with that, the meeting is now adjourned. Thank
10 you.

11 [gavel]

C E R T I F I C A T E

I, Kimberley Uhlig certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature

Handwritten signature of Kimberley Uhlig in cursive script, written over a horizontal line.

Date

2/26/13