

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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May 10, 2022  
Start: 10:14 a.m.  
Recess: 1:43 p.m.

HELD AT: REMOTE HEARING - VIRTUAL ROOM 2

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu  
Erik D. Bottcher  
David M. Carr  
Kamillah Hanks  
Farah N. Louis  
Francisco P. Moya  
Lynn C. Schulman

## A P P E A R A N C E S

Richard Lobel  
Amanda Ianotti  
Michael Gilbert  
Ron Gilbert  
S. Delassandro  
Eda Clarke-Ramsay  
Tristan Nadal  
Riley MacPhee  
Jennifer Morris  
Valerie Campbell  
Roberto Otero  
Karen Dixon  
Moire Davis  
Katherine Warren  
Patricia Sanchez  
Laura Colacurcio  
William Parrish  
Renzo Ramirez  
Jared Davis  
Joshua Clennon  
June Moses  
Delsenia Glover  
Deborah Gilliard  
Wayne Breamfield  
Ululy Martinez  
Brianna McClure  
Amanda Yaggy  
Francine Murray  
Janice Tudy-Jackson  
Donald Curtis  
Michele Pottillo  
John Maher  
Tamika Mapp  
Dave Tavalin  
Karen Smith-Moore  
Julius Tajiddin  
Tanesha Grant  
Beverly Pabon  
Gisele Hearne  
Ray Dietz

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

Achmat Akkad

Lisa McCracken

Yasmeen Cauthen

Robert (INAUDIBLE)

2 SERGEANT PEREZ: Sergeants, please start  
3 your recordings.

4 SERGEANT BIONDO: Recording to PC  
5 underway.

6 SERGEANT PEREZ: Host, we are in gallery  
7 view. Just give me a second while we confirm the  
8 stream.

9 UNKNOWN: Sergeants, please start your  
10 recordings.

11 SERGEANT BIONDO: PC recording underway.

12 SERGEANT BRADLEY: Cloud is up.

13 SERGEANT PEREZ: Okay, we're in speaker  
14 view. We can start now.

15 Good morning. Welcome to New York City  
16 Council's remote Subcommittee hearing on Zoning and  
17 Franchises.

18 Everyone, please turn on your video at  
19 this time. Silence all electronic devices.

20 All written testimony can be submitted to  
21 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Again, that is  
22 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Thank you.

23 Chair Riley, we're ready to begin.

24 CHAIRPERSON RILEY: Good morning, and  
25 welcome to a meeting of the Subcommittee on Zoning

2 and Franchises. I'm Council Member Kevin Riley, Chair  
3 of the Subcommittee.

4 This morning, I am joined remotely by  
5 Council Members Abreu, Moya, Hanks, Carr, Bottcher,  
6 Richardson Jordan, Restler, Schulman, Farias, and  
7 Moya.

8 Today, we will vote on rezoning proposals  
9 146-93 Guy R. Brewer Boulevard in Queens and 103 Lee  
10 Avenue in Brooklyn that were heard by the  
11 Subcommittee on April 12th and the 35-01 Vernon  
12 Boulevard in Queens and 2300 Cropsey Avenue in  
13 Brooklyn that were heard by the Subcommittee on April  
14 26th. We will also hold public hearings on 1930 Adee  
15 Avenue in my district in the Bronx and One 45/Museum  
16 of Civil Rights in Manhattan.

17 Before we begin, I recognize the  
18 Subcommittee Counsel to review the hearing  
19 procedures.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

21 Thank you, Chair Riley, and good morning,  
22 Subcommittee Members.

23 Members of the public wishing to testify  
24 were asked to register for today's hearing. If you  
25 wish to testify and have not already registered,

2 please do so now by visiting the New York City  
3 Council website at [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse) to  
4 sign up.

5 Members of the public may also view a  
6 livestream broadcast of this meeting at the Council's  
7 website. If you need an accessible version of any of  
8 the presentations shown today, please send an email  
9 request to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

10 When called to testify, individuals  
11 appearing before the Subcommittee will remain muted  
12 until recognized by the Chair to speak.

13 Applicant teams will be recognized as a  
14 group and called first followed by members of the  
15 public.

16 When Chair recognizes you, your  
17 microphone will be unmuted. Please take a moment to  
18 check your device and confirm that your mic is on  
19 before you begin speaking.

20 Public testimony will be limited to 3  
21 minutes per witness. If you have additional testimony  
22 you would like the Subcommittee to consider or if you  
23 have written testimony you would like to submit  
24 instead of appearing here before the Subcommittee,  
25 you may email it to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

2 Please indicate the LU number and/or project name in  
3 the subject line of your email.

4           During the hearing, Council Members with  
5 questions should use the Zoom raise hand function  
6 which appears at the bottom of either your  
7 participant panel or the primary viewing window.  
8 Council Members with questions will be announced in  
9 order as they raise their hands, and Chair Riley will  
10 then recognize Members to speak.

11           Witnesses are requested to remain in the  
12 meeting until excused by the Chair as Council Members  
13 may have questions.

14           Finally, there will be pauses over the  
15 course of this meeting for various technical reasons,  
16 and we ask that you please be patient with us as we  
17 work through any issues.

18           Chair Riley will now continue with  
19 today's agenda item.

20           CHAIRPERSON RILEY: Thank you, Counsel.  
21 Today, we will vote to approve with modifications  
22 preconsidered LU 39 and 40 for the 146-93 Guy R.  
23 Brewer Boulevard rezoning in Majority Whip Brooks-  
24 Powers district in Queens. The proposal would rezone  
25 an existing R3-2 to an R6A/C2-2 district and the

2 related zoning text amendment to establish an MIH  
3 program area utilizing Option 1 and 2.

4           The Council is modifying the zoning map  
5 amendment from the proposed R6A district to an R5B  
6 district to better reflect the surrounding community  
7 character of small 1 and 2-family homes. We are also  
8 reducing the rezoning area in the order to  
9 concentrate this denser and new development at the  
10 intersection of 2 wide streets that in recognition of  
11 the applicant's commitment to provide a community  
12 facility use such as an urgent care medical office.  
13 The proposed C2-2 commercial overlay will remain in  
14 place over the 4-block frontage to bring existing  
15 businesses into compliance with zoning. I'll note  
16 that the Council is in receipt of a letter from the  
17 applicant indicating withdrawal of the proposed text  
18 amendment which is not applicable to R5B zoning  
19 district. Therefore, pursuant to Council rule 11.60B,  
20 preconsidered LU 40 for the 146-93 Guy R. Brewer  
21 zoning text amendment proposal is hereby withdrawn  
22 and the application is void. Majority Whip Brooks-  
23 Powers is in support of the proposed as modified.

24           We will also vote to approve with  
25 modification preconsidered LUs 41 and 42 related to



1 the 103 Lee Avenue rezoning proposal in Council  
2 Member Restler's district in Brooklyn. The proposal  
3 would rezone an existing R6 and R6/C1-3 to an R7X/C2-  
4 4 and establish and MIH program area utilizing MIH  
5 Option 1 and 2. These proposals will facilitate the  
6 development of a new 8-story mixed-used building. Our  
7 modification will remove the 100 Lee Avenue site from  
8 the rezoning area in order to avoid incentivizing the  
9 direct displacement of numerous small retail and  
10 neighborhood services, businesses currently located  
11 at that site. Council Member Restler is in support of  
12 this proposal as modified, and I would just like to  
13 allow Council Member Restler to give any remarks  
14 regarding this project.

16 COUNCIL MEMBER RESTLER: It's always a  
17 good day to be with Chair Riley. Thank you very much  
18 for the opportunity to say a few words and to join my  
19 Colleagues. I can't say that I'm happy about this  
20 project. It didn't land exactly where I was hoping,  
21 but, in the end, I think it merits approval with  
22 modifications, and we are recommending a modified  
23 rezoning area to include 103 Lee but not 100 Lee. 100  
24 Lee Avenue includes, I believe, 11 small businesses  
25 that are integral to serving our community, and I

1 would be very concerned about their displacement in  
2 new development. At 100 Lee, the developer sought an  
3 unusual zoning change for the site, but we've agreed  
4 to it thanks to the development agreeing that they  
5 would cap the proposed building at 8 stories, and so,  
6 what they could've built as of right, which I believe  
7 was 5 stories, the new 8-story development will now  
8 include affordable housing and be subject to MIH  
9 which is a good thing, and the development team  
10 worked with us to try to effectively meet the needs  
11 of the local community in South Williamsburg so we'll  
12 see more 3-bedroom units, more 2-bedroom units, less  
13 1-bedroom units in the final project that's been  
14 proposed. The development team has also agreed to  
15 codify all of that in a community benefits agreement  
16 which we will finalize in advance of the full Council  
17 vote. This was not the most enjoyable negotiation  
18 that I've every been through, but I'm happy that we  
19 have resolved it and are moving forward and expanding  
20 housing supply in South Williamsburg where it's so  
21 desperately needed. I talk to families in South  
22 Williamsburg every day who are moving to Monsey, who  
23 are moving to Kiryas Joel, who are moving to  
24 Lakewood, who are moving to even Borough Park, and  
25

2 they desperately want to stay in Williamsburg, but  
3 there isn't the housing for them, and the 50-odd  
4 units, 49 units that will be generated here,  
5 including some affordable units and more larger  
6 units, will be helpful. I really just want to thank  
7 the applicant team for bearing with us, for working  
8 us. I really want to thank the Council Land Use  
9 staff, Raju and Brian, for engaging and helping. I  
10 want to thank the many community leaders who inserted  
11 themselves here to try to help us work out a final  
12 agreement. I most of all want to thank my team,  
13 Mariana and Arvind, Arvind in particular as our Land  
14 Use point did a terrific job here and were just  
15 incredibly diligent and helpful, and I am very, very  
16 fortunate to have just exceptionally talented folks  
17 working in our office and really appreciate all the  
18 hard work that you put into this. Thank you all, and  
19 thanks for the opportunity to say a couple words,  
20 Chair Riley, and to my Colleagues, I apologize for  
21 going on a little long.

22 CHAIRPERSON RILEY: That's all right,  
23 Council Member Restler. I also would like to  
24 acknowledge Majority Whip Brooks-Powers and Council  
25 Member Mealy and Council Member Farias who joined us.

2 Majority Whip Brooks-Powers, would you like to give  
3 any remarks regarding the Guy R. Brewer zoning?

4 MAJORITY WHIP BROOKS-POWERS: Yes, and  
5 good morning, everyone. Thank you, Chair Riley, for  
6 convening today's Zoning Subcommittee hearing.

7 I wanted to take a brief moment today to  
8 convey my support for the item on today's agenda in  
9 my district at 146-93 Guy R. Brewer Boulevard. The  
10 proposed up-zoning has been reduced from an R6A to an  
11 R5B residential use covering solely the development  
12 lot while keeping intact the proposed C2-2 commercial  
13 overlay on the site and the neighboring lots to the  
14 north. It is my hope that this combination will  
15 attract new economic uses and make a positive  
16 contribution to the streetscape of Springfield  
17 Gardens while the modest increase in residential  
18 density will support the creation of a community  
19 facility use to benefit the local neighborhood. I  
20 would like to see a healthcare center in the space to  
21 address the critical gaps in coverage that my  
22 district faces, and I'm grateful for the developers'  
23 commitment to a good faith effort in pursuit of this  
24 goal. I am extremely proud and grateful for the  
25 engagement we saw on this item from all stakeholders.

1 I'd like to thank the assorted residents of  
2 Springfield Gardens for their input and leadership on  
3 behalf of their neighbors. This process has been a  
4 lengthy one but one that has allowed those who are  
5 generally engaged in their community boards and  
6 civics as well as those who are not engaged to be  
7 able to be a voice in the decision-making process. I  
8 would also like to thank the applicant, Mr.  
9 Dharminder Singh (phonetic) and the extended  
10 development team led by Richard Lobel who repeatedly  
11 came to the table to compromise and find a project  
12 that reflects the community's perspective. Thanks  
13 also to the Land Use team, James Catone, Brian Paul,  
14 and Jeff Campagna as well as Alex Hunter from my  
15 staff for all of their hard work on this item. I  
16 encourage my Colleagues to vote aye. Thank you.

17  
18 CHAIRPERSON RILEY: Thank you, Majority  
19 Whip. We will also vote to approve preconsidered LUs  
20 48 and 49 for the 35-01 Vernon Boulevard rezoning  
21 proposal relating to property in Council Member Won's  
22 district in Queens. This proposal would rezone an  
23 existing R5 to an M1-4/R7A and establish a special  
24 mixed-use district as well as establish an MIH  
25

1 program area utilizing Option 1. Council Member Won  
2 is in support of this proposal.

3  
4 Finally, we will also vote to approve  
5 preconsidered LU 47 for the 2300 Cropsey Avenue  
6 rezoning proposal relating to property in Council  
7 Member Brannan's district in Brooklyn. This proposal  
8 would map a C2-4 overlay within an existing R6  
9 district. Council Member Brannan is in support of  
10 this proposal.

11 Members of the Subcommittee who have  
12 questions or remarks about today's item should use  
13 the raise hand button now. Counsel will announce in  
14 the order that the hands are raised. Counsel, are  
15 there any Council Members with questions or remarks  
16 at this time?

17 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: I  
18 see that Council Member Mealy has her hand up.

19 CHAIRPERSON RILEY: Council Member Mealy.

20 COUNCIL MEMBER MEALY: Good morning,  
21 everyone. I know I'm not on this Committee. I would  
22 just like to ask Council Member Restler's district,  
23 all those store owners, did they have an opportunity  
24 to come back in those new developments or any of the  
25 homeowners who were living there, did they get an

2 option to come back instead of moving outside the  
3 district?

4 COUNCIL MEMBER RESTLER: Thank you as  
5 always, Council Member Mealy. I really appreciate  
6 your thoughtfulness and concern. The site that we are  
7 recommending for approval at 100 Lee did not have  
8 previous tenants. It was a vacant site, and they've  
9 begun construction. As of right, they could've built  
10 about 5 stories, and, with the approval today, will  
11 allow them to go up to 8. Now, as a result of the  
12 approval today, there will also be affordable housing  
13 on-site because it will be subject to Mandatory  
14 Inclusionary Housing.

15 The site across the street that we're not  
16 including in the approved rezoning area includes the  
17 11 small businesses so we are avoiding their  
18 displacement and making sure that they can continue  
19 to stay and operate. We did not hear from the owner  
20 of 100 Lee during this process to know if they had  
21 any plans to sustain the small businesses coming  
22 back, and, so as a result, we don't think it's a risk  
23 worth taking. Thank you.

24 CHAIRPERSON RILEY: Thank you. I now call  
25 for a vote to approve Preconsidered LUs 47 relating

2 to the 2300 Cropsey Avenue rezoning proposal and  
3 Preconsidered LUs 48 and 49 relating to the 35-01  
4 Vernon Boulevard rezoning proposal, to approve with  
5 modification I have described Preconsidered LU 39  
6 relating to the 146-93 Guy R. Brewer rezoning  
7 proposal and Preconsidered LUs 41 and 42 relating to  
8 the 103 Lee Avenue rezoning proposal, and to file  
9 Preconsidered LU 40 also relating to the 146-93 Guy  
10 R. Brewer Boulevard rezoning.

11 Counsel, please call the role.

12 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
13 Chair Riley.

14 CHAIRPERSON RILEY: Aye on all.

15 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
16 Council Member Moya. Council Member Moya, I think  
17 you're muted.

18 Council Member Abreu. Moving on. I'll  
19 call back on Council Member Moya.

20 COUNCIL MEMBER MOYA: Sorry about that. I  
21 vote aye.

22 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
23 Thank you, Council Member Moya. Council Member Abreu.

24 COUNCIL MEMBER ABREU: Aye on all.



1 SUBCOMMITTEE ON ZONING AND FRANCHISES

17

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
3 Council Member Bottcher.

4 COUNCIL MEMBER BOTTCHEER: Aye on all.

5 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
6 Council Member Hanks.

7 COUNCIL MEMBER HANKS: Aye on all.

8 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
9 Council Member Schulman.

10 COUNCIL MEMBER SCHULMAN: Aye on all.

11 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
12 Council Member Carr. Council Member Carr, are you  
13 there? Looks like we lost him, Chair, so the vote now  
14 stands at 6 in the affirmative, no negatives, no  
15 abstentions, and we can leave the vote open.

16 CHAIRPERSON RILEY: Thank you, Counsel. To  
17 continue with today's meeting, I will now open the  
18 public hearing on LUs 58 and 59 relating to the 1930  
19 Adee Avenue rezoning proposal in my district in the  
20 Bronx. The application seeks a zoning map amendment  
21 to rezone an existing R4 to an R6B and a related  
22 zoning text amendment to establish an MIH program  
23 area.

24 For anyone wishing to testify on this  
25 item, if you have not already done so, you must

2 register, and you may do that now by visiting the  
3 Council's website at council.nyc.gov/landuse.

4 Counsel, can you please call the first  
5 panel for this item?

6 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Yes,  
7 the first panel for this item is Richard Lobel,  
8 Amanda Ianotti, Michael Gilbert, Ron Gilbert, S.  
9 Dalessandro, Dalbir Singh, Kevin Williams, and Eda  
10 Clarke-Ramsay. Richard, did I catch everyone?

11 RICHARD LOBEL: You did.

12 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
13 Okay.

14 RICHARD LOBEL: I note that Kevin  
15 Williams, I believe he's not present.

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
17 Okay. Thank you. All that is a panel, Chair, minus  
18 Kevin Williams.

19 CHAIRPERSON RILEY: Counsel, can you  
20 please administer the affirmation?

21 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
22 Sure. Applicants, can you please raise your right  
23 hand, and I will call on you individually to answer  
24 the following question.

25

2 Do you affirm to tell the truth, the  
3 whole truth, and nothing but the truth in your  
4 testimony before the Subcommittee and in your answers  
5 to all Council Member questions?

6 Richard Lobel.

7 RICHARD LOBEL: I do.

8 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
9 Amanda Ianotti.

10 AMANDA IANOTTI: I do.

11 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Eda  
12 Clarke-Ramsay.

13 EDA CLARKE-RAMSAY: I do.

14 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
15 Thank you. S. Dalessandro.

16 S. DALESSANDRO: I do.

17 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
18 Michael Gilbert.

19 MICHAEL GILBERT: I do.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
21 Thank you.

22 CHAIRPERSON RILEY: Thank you. For the  
23 viewing public, if you need an accessible version of  
24 this presentation, please send an email request to  
25 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

2 Now the applicant team may begin.

3 Panelists, before you begin, I just ask that you  
4 please restate your name and organization for the  
5 record. You may begin.

6 RICHARD LOBEL: Chair Riley. Once again,  
7 Richard Lobel of Sheldon Lobel PC for the applicant  
8 team. We're pleased to be here today to present the  
9 1930 Adee Avenue rezoning, which will provide a much-  
10 needed daycare facility to the local area.

11 I'm going to proceed with a brief  
12 presentation, and then the entire applicant team is  
13 available to answer any questions. Please load the  
14 presentation.

15 While the presentation is loading, once  
16 again, we are here for the 1930 Adee Avenue rezoning.  
17 To go into a brief site history background while the  
18 presentation loads, in 1963 the original building on  
19 this site was built as a manufacturing facility, and  
20 it was supposed to be altered in 1987. Next slide.

21 That alteration would've provided a small  
22 enlargement on the eastern portion of the site.

23 However, between the years of 1987 and 1995, it was  
24 enlarged without the benefit of approved lands and  
25 materials, and, in 1995, a violation issued for the

fact that the building was built out full to the lot line on 2 stories. The DOB violation persisted, and, in 2017, the applicants obtained the property and seek to rezone the property in accordance with the following presentation.

The next page has a summary of what we're trying to do which is to rezone 5 lots, one of which is the applicant site, from the existing R4 district to an R6B district, which would permit the use of the site as a Use Group 3 community facility daycare for St. Jemuel's as Dr. Clarke-Ramsay is on the line with us and can discuss at the Chair and Council's discretion. In addition to this rezoning to R6B, there would also be a mandatory inclusionary housing text amendment to require that any redevelopment of this site or any of the sites included within the rezoning area would provide affordable housing. However, it is the applicant's current intent to have a daycare facility at this site. Next slide.

Again, the proposed rezoning will facilitate the alteration, legalization, and development of the 2-story building as a Use Group 3 community facility daycare. What the R6B will do will be to facilitate the legalization of this existing

2 noncomplying building. The building is currently  
3 noncomplying with regards to front yard, side yard,  
4 and lot coverage based on community facility bulk  
5 regulations, and the existing approximately 14,264  
6 square foot building would remain. Importantly, for  
7 the Council to note, the proposal here from an R4 to  
8 an R6B does not change the underlying bulk in terms  
9 of square footage of the building. Both the R4 and  
10 the R6B would permit the 14,200 square foot building  
11 at this site. The difference here is that the R6B  
12 would legalize these yard conditions and coverage  
13 conditions. Again, it's a wonderful rezoning from our  
14 point of view because what this will allow is for St  
15 Jemuel Group Family Daycare to occupy the site. This  
16 is a beloved local institution which has been serving  
17 the Fordham/Bronx Park community for over 17 years  
18 and will allow them to extend their services to this  
19 site. Next slide.

20           You can see in the circled area the area  
21 of the rezoning which is more directly focused on the  
22 next slide, the tax map, which demonstrates the R6B.  
23 Can you load the next slide, please?

24           The R6B and the duration of that R6B. The  
25 site itself is roughly 7,000 square feet, just short

1 of 100 feet wide. In addition, these adjacent sites  
2 would be included within the rezoning area. Next  
3 slide.  
4

5           Regardless of the applicant's plan to  
6 have a daycare facility at this site, an R6B zoning  
7 would be merited here regardless given the fact that  
8 you have a wide street at Adee Avenue here at 80 feet  
9 wide. You also have the fact that there is an R6  
10 district to the east of the property across the New  
11 England Thruway. This is an area where similar types  
12 of zoning and building types are not unknown so there  
13 is a strong preference in this area in terms of land  
14 use, which would justify the R6B. Here, however, what  
15 you see is what you get, and the building, as we will  
16 discuss in the plans, would remain largely unchanged.  
17 In fact, a portion of the roof of the second story  
18 would actually be reduced in order to legalize lot  
19 cover at the site. Next slide.

20           The next few slides have pictures of the  
21 site. You can see in the foreground several shots of  
22 the existing facility. Again, a fairly standard 2-  
23 story institutionalized building. If you want to just  
24 page through the next few pages. You can just see the  
25 site. Again, we're looking forward to being able to

2 redevelop the site in terms of beautifying the site,  
3 the outside of the building, etc., and I think, to  
4 conclude the presentation, we would look to 2 slides.  
5 The first would be the next slide.

6           The next slide shows the sum of the work  
7 that would be going on in this building, which is, if  
8 you look in the lower left slide, you see a portion  
9 that says 2 story. That's an existing 2-story portion  
10 that's at 25 feet tall and in order to comply with  
11 lot coverage regulations, that ceiling would be  
12 reduced by 2 feet to be 23 feet, which would come in  
13 under permitted obstructions within the proposed R6B  
14 so the only change to this building would be to lower  
15 that corner by 2 feet, after which point we would be  
16 able to legally occupy the building with a community  
17 facility use and to proceed to a certificate of  
18 occupancy.

19           If you want to page through the rest of  
20 the slides, you will see typical floor plans and  
21 layouts for a classroom and administrative area for  
22 St. Jemuel.

23           Finally, I would just note, if you want  
24 to go to the last slide. The last slide demonstrates  
25 that Michael and Ron have done previous developments



2 in terms of daycare centers including in the Bronx,  
3 and so the external façade of the building would be  
4 reconfigured so as to provide an inviting environment  
5 for young kids and professionals who will be  
6 attending the premises and using it as a daycare  
7 facility.

8 I think, in conclusion, we're hopeful  
9 that the Council and Chair Riley in whose district  
10 the building is will be able to support the decisions  
11 of the Bronx Borough President and, importantly,  
12 Community Board 12 who basically demonstrated that  
13 through their votes that quality daycare and  
14 accessible daycare is important for residents of the  
15 area, and we're excited to proceed with the project.

16 With that, the entire applicant team is  
17 happy to answer any questions.

18 CHAIRPERSON RILEY: Thank you, Richard. I  
19 did speak with my Community Board, and they did  
20 express their concern that potentially for the  
21 project site to be redeveloped as a non-school  
22 function in the future is still an issue. Having the  
23 daycare is very important and childcare is very  
24 important in the community, but I do think having  
25 that potential project site turning into a non-school

2 function would be a huge issue within that community  
3 which is my community within the Valley of my  
4 district. That's what we call it in the district, the  
5 Valley. What can you do to kind of address that  
6 concern for me personally because it's a few blocks  
7 away from me and my community's concern about this  
8 issue?

9           RICHARD LOBEL: Thank you, Chair. At the  
10 hearings, particularly the Community Board hearings,  
11 we were presented with the discussion around the  
12 Valley and the sensitivity there to height. It was  
13 clear that the area did appreciate St. Jemuel's and  
14 wanted the application to proceed but did not want a  
15 potentially reconfigured building at the site which  
16 would permit under the R6B a total of 5 stories so  
17 the discussion at the time was whether or not the  
18 applicant would willingly enter into a restrictive  
19 declaration to be recorded against the site which  
20 would cap the height of that building, and so really  
21 the discussion was around height because they didn't  
22 want a really tall building there so I think what we  
23 settled on and we exchanged documentation at the time  
24 and are happy to enter that into the record going  
25 forward, but, basically, to the extent that we would

2 be limited to 3 stories such that we wouldn't exceed  
3 the height of any of the buildings on the block, that  
4 would be the preference of the applicant which would  
5 enable us to stay within the height limits of the  
6 current R4 but also to the extent that let's say in  
7 20 or 30 years there was no need for daycare anymore  
8 they would be able to redevelop with a residential  
9 building which could go up to that 3 stories in  
10 height. Again, I think we're very appreciative of the  
11 discussion of the Community Board on this, and, as a  
12 solution to that issue, that was the proposal that  
13 was on the floor.

14 CHAIRPERSON RILEY: Thank you. Is there a  
15 contract now for the daycare provider for this  
16 currently proposed project?

17 RICHARD LOBEL: There is. I would be happy  
18 to introduce Dr. Clarke-Ramsay as well as the  
19 Gilberts who can discuss the nature of that  
20 relationship.

21 MICHAEL GILBERT: We have a preliminary  
22 agreement with the school to operate there. We have  
23 not drawn the formal lease at this time because we  
24 didn't have something that we could legally rent in  
25 order to operate, but it is every intention to move

2 forward with lease once this rezoning is done. Dr.  
3 Clarke...

4 CHAIRPERSON RILEY: Mike, I do have a  
5 question. With the past daycares that you have, what  
6 were the leases that you would kind of negotiate with  
7 them?

8 MICHAEL GILBERT: As far as term, between  
9 5 and 10 years.

10 CHAIRPERSON RILEY: Five to 10 years,  
11 okay.

12 MICHAEL GILBERT: Yeah, because situations  
13 change. We've had our daycare operators who were no  
14 longer viable (INAUDIBLE) city programs, it no longer  
15 worked for their use so we wound up replacing them  
16 with someone who was able to like the one that was  
17 pictured in (INAUDIBLE) village, the operator was no  
18 longer able to get universal pre-K. The new operator  
19 who took over it and is doing great there and serving  
20 the community, and the community is absolutely  
21 ecstatic and the tenant frankly is happier than they  
22 could've ever been because they didn't expect to have  
23 full capacity day one, but the community was happy.  
24 We've had local operators, operators with multiple  
25 locations, and we have one site right now with the

2 city actually as a tenant operating as UPK over on  
3 Webster Avenue in the Bronx.

4 CHAIRPERSON RILEY: Okay. Can you please  
5 expand on the land use rationale for including the 3  
6 nondevelopment lots in this rezoning from the R4 to  
7 R6B?

8 RON GILBERT: Richard, can you explain  
9 that?

10 CHAIRPERSON RILEY: Yeah, can you just  
11 expand on that, Richard, for me?

12 RICHARD LOBEL: Thank you for that, Chair.  
13 The land use rationale is as follows. When we  
14 discussed this with City Planning, the applicant is  
15 responsible for setting forth a land use rationale as  
16 to why not only the proposed development site would  
17 be included but potentially other sites. In the 3  
18 adjacent sites on this block, you've got a condition  
19 where you've got Adee Avenue is a wide street at 80  
20 feet wide and so when we look to potential rezonings  
21 and potential upzonings, when we look to whether or  
22 not there's good access to the site in terms of a  
23 wide street, that exists here. The other thing to  
24 note is that all 3 properties exist with residential  
25 square footage which exceeds what would be permitted

2 under the R4 but does not violate the R6B regulation  
3 so each of those buildings would become complying in  
4 the R6B. Another hallmark of a land use meritorious  
5 rationale is if the rezoning would essentially  
6 address and cure noncomplying conditions. We  
7 understand the sensitivity to including other  
8 properties in the rezoning, and so these properties  
9 themselves when you look to the nature of the  
10 construction here and, particularly, the fact that  
11 they are overbuilt under current law, it's unlikely  
12 that any of them would redevelop, but we are  
13 sympathetic with the opinions as have been expressed  
14 by certain community stakeholders who want them  
15 excluded from the rezoning, but those are the valid  
16 reasons why we did include them. We have no interest  
17 in those sites. It was merely a matter of the  
18 applicant's land use rationale.

19 CHAIRPERSON RILEY: Thank you. Lastly,  
20 what is the potential community benefit of pursuing  
21 this action, Richard?

22 RICHARD LOBEL: It's a good question.  
23 First of all, having been before CB12 many times and  
24 having engaged in multiple conversations around this  
25 application, I'd say that there was a really sincere

2 conversation around this, and I know Dr. Clarke-  
3 Ramsay is on the call with us. I'd actually be happy,  
4 Chair, if she would say a few words because I  
5 honestly think that the value of having St. Jemuel at  
6 this site and the reliance of the community on a  
7 local daycare provider who is trusted and who has  
8 been literally raising children in this community for  
9 years, I really think that that's one of the most  
10 important community benefits that was expressed at  
11 the hearings. I'd also say that the opportunity to  
12 take this existing building, which has basically been  
13 illegal since 1987, and to bring it into compliance  
14 would be a good thing. May Dr. Clarke-Ramsay speak  
15 for a moment?

16 CHAIRPERSON RILEY: Yes. Counsel, is Dr.  
17 Clarke sworn in?

18 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
19 Sorry, Chair. What was the question. Sorry.  
20 Apologies.

21 CHAIRPERSON RILEY: Is Dr. Clarke on?

22 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Let  
23 me check. I thought she was on. Dr. Clarke, are you  
24 there?

25 DR. CLARKE-RAMSAY: Yeah.

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: And  
3 she's unmuted. We can hear you now. Thank you, Chair.

4 DR. CLARKE-RAMSAY: Thank you for having  
5 me on.

6 CHAIRPERSON RILEY: Dr. Clarke, we can't  
7 hear you.

8 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: We  
9 heard you for a second and then the audio was very  
10 faint. Do you want to try again?

11 CHAIRPERSON RILEY: We still can't hear  
12 you, Dr. Clarke. No, we still can't hear you.

13 RICHARD LOBEL: I will tell you, Chair,  
14 unsure about Dr. Clarke's audio, but I will tell you  
15 that St. Jemuel has other locations in the area. Dr.  
16 Clarke-Ramsay was recognized by the Community Board  
17 as being a valued member and stakeholder in the  
18 community and so I'd say with regards to community  
19 benefits, the most important one was to be able to  
20 provide high quality daycare to members and residents  
21 in the Valley.

22 CHAIRPERSON RILEY: I still would like to  
23 visit a site just so I could see for myself. If we  
24 could set that up, I would truly, truly appreciate  
25 that.



2 I have no more questions. I now invite my  
3 Colleagues to ask any questions. If you have any  
4 questions for this applicant panel, please use the  
5 raise hand function, and the Counsel will call on  
6 you.

7 Counsel, are there any Council Members  
8 with questions?

9 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: No  
10 Council Members with questions at this time, Chair.

11 CHAIRPERSON RILEY: There being no further  
12 questions, the applicant panel is excused.

13 Counsel, are there any members of the  
14 public who wish to testify on 1930 Adee Avenue  
15 proposal?

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Give  
17 me just one second, Chair, to confirm, but I believe  
18 there are no witnesses here.

19 CHAIRPERSON RILEY: No problem.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: No  
21 members of the public. I'm confirming.

22 You can go ahead and close the hearing.

23 CHAIRPERSON RILEY: There being no other  
24 members of the public who wish to testify on LUs 58  
25 and 59 relating to the 1930 Adee Avenue rezoning

2 proposal, the public hearing is now closed, and the  
3 items are laid over.

4 I will now open the public hearing on the  
5 preconsidered LUs 53 through 57.

6 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
7 Chair, before we continue, I think we have Council  
8 Member Carr and Chair Louis here.

9 CHAIRPERSON RILEY: I'm so sorry. I'm so  
10 sorry. I got excited.

11 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: We  
12 can take their votes if their ready.

13 CHAIRPERSON RILEY: Yes. I'd like to  
14 acknowledge Council Member Carr and Chair Louis and  
15 Chair Salamanca who just joined us.

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
17 Continuing the vote for the Subcommittee Land Use  
18 items as the Chair called them earlier, Chair Louis.

19 CHAIR LOUIS: Yes.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
21 Thank you. Council Member Carr.

22 COUNCIL MEMBER CARR: Aye.

23 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: The  
24 final vote is 8 in the affirmative, no negatives, no  
25

2 abstentions. The items are approved and will be  
3 referred to the full Land Use Committee.

4 CHAIRPERSON RILEY: Thank you, Counsel.

5 I will now open the public hearing on  
6 preconsidered LUs 53 through 57 relating to the One  
7 45/Museum of Civil Rights rezoning proposal in  
8 Council Member Richardson-Jordan's district in  
9 Harlem. This application seeks a zoning map amendment  
10 to rezone existing R7-2/C1-4 and C8-3 districts to a  
11 C4-6 district and related zoning text amendment to  
12 establish an MIH program area and 3 zoning special  
13 permits to modify regulations for height and setback,  
14 use and signage and residential parking to facilitate  
15 a new mixed-use development.

16 For anyone wishing to testify on this  
17 item, if you have not already done so, you must  
18 register online, and you may do that now by visiting  
19 the Council's website at [council.nyc.gov/landuse](https://council.nyc.gov/landuse).  
20 Once again, that's [council.nyc.gov/landuse](https://council.nyc.gov/landuse).

21 I would now like to allow Council Member  
22 Richardson-Jordan to give any remarks regarding this  
23 project. Council Member Richardson-Jordan, the floor  
24 is yours.

2 COUNCIL MEMBER RICHARDSON-JORDAN: Hi.

3 Thank you for allowing me this time to speak about  
4 this terrible project that is going to be a  
5 displacement to my community. I've been very vocal  
6 against this project, but I have not been alone. The  
7 community has been standing against this project all  
8 along the way. It was voted down no with no  
9 conditions at the local Community Board, and you will  
10 get to hear some public testimony today from  
11 community members. I really urge my Colleagues to  
12 please stay and listen to the community. This is our  
13 role as government, to serve the people and not  
14 special interests and not corporate greed.

15 There are a few elements to this projects  
16 that I particularly want to highlight and to those  
17 who may not know in terms of our community as well.  
18 Our district has a higher portion of renters than the  
19 city average, and half of them are rent burdened. 67  
20 percent of renters in the district pay less than  
21 1,500 in rent, and the median rent is 1,125. One-  
22 third of the households in the district make less  
23 than 25,000 a year. I want to be clear. There are  
24 only 27 units, previously none, previously none, but  
25 an 11th hour proposal where they threw in some

1     breadcrumbs there is now 27 units for 1/3 of the  
2  
3     people in our district. This is absolutely a slap in  
4     the face in a project that has 915 units. Half the  
5     households in the district make less than 49,000.  
6     There are only 91 units, again out of 915, that would  
7     accommodate this level of Harlemites. If I might be  
8     so generous, there are some Harlemites, very few,  
9     approximately 1 in 10, who can afford higher AMI  
10    levels that MIH defined affordability and, in some  
11    cases, market rate.

12                 All in all, we're looking at a project  
13    that 2 out of every 10 Harlemites could feasibly hope  
14    to live in, and all of this for a massive upzoning.  
15    We are area that has experienced extreme  
16    displacement. We've lost over 10,000 black residents  
17    of Harlem in the last census. We lost all income  
18    brackets, particularly low income, those making  
19    20,000 to 30,000 a year, those making 30,000 to  
20    40,000 a year. This is the displacement that we're  
21    fighting in our community. We are the last black  
22    community on the island of Manhattan, and we need to  
23    take a stand so if I sound angry about this, it's  
24    because I am. There have been multiple attempts to  
25    reach out and have an open meeting with this

2 developer, which have been turned down. They do not  
3 want to work in and with community on this project,  
4 and I am asking that they pull the proposal. This is  
5 something I've asked all along the way, that they  
6 pull the proposal, return to the table, do something  
7 that is for community if we are going to have such a  
8 massive upzoning. It is unacceptable to have  
9 something so massive without community input and with  
10 so much community disapproval.

11 I urge my Colleagues to vote this down.

12 CHAIRPERSON RILEY: Thanks, Council Member  
13 Richardson-Jordan.

14 Counsel, can you please call the first  
15 panel for this item?

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Yes,  
17 Chair. The panel for this item is Gregg Pasquarelli,  
18 Tristan Nadal, Bruce Teitelbaum, Riley MacPhee,  
19 Roberto Otero, Valerie Campbell, (INAUDIBLE), and  
20 Jennifer Morris.

21 Applicants, let me know if I missed any  
22 of you.

23 TRISTAN NADAL: No, I think that's  
24 everybody.

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

3 Okay. Can you please raise your right hand, and I  
4 will call on each of you individually to answer the  
5 following question? Sorry, Chair. I jumped ahead. I'm  
6 going to call on them for the oath.

7 CHAIRPERSON RILEY: Go ahead.

8 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Do  
9 you affirm to tell the truth, the whole truth, and  
10 nothing but the truth in your testimony before this  
11 Subcommittee and in your answers to all Council  
12 Member questions. I will call on the ones that I  
13 mentioned that are actually in the hearing right now.  
14 Starting with Tristan Nadal.

15 TRISTAN NADAL: Yes.

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
17 Riley MacPhee.

18 RILEY MACPHEE: Yes.

19 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
20 Jennifer Morris.

21 JENNIFER MORRIS: Yes.

22 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
23 Valerie Campbell.

24 VALERIE CAMPBELL: Yes.

25

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

3 Finally, Roberto Otero.

4 ROBERTO OTERO: Yes.

5 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

6 Thank you.

7 CHAIRPERSON RILEY: Thank you. For the  
8 viewing public, if you need an accessible version of  
9 this presentation, please send an email request to  
10 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

11 Now, the applicant team may begin.

12 Panelists, as you begin, I just ask that you please  
13 restate your name and organization for the record.

14 You may begin.

15 TRISTAN NADAL: Thank you. Tristan Nadal  
16 here representing the sponsor, and thanks to  
17 everybody for joining us today. Five or six years  
18 ago, the sponsor purchased an approximately 70,000  
19 square foot partially vacant commercial lot along  
20 144th and 145th Street in Central Harlem with the  
21 intention of developing it as of right which includes  
22 market rate residential and self-storage. Instead, it  
23 was decided for a variety of reasons to pursue a re-  
24 entitlement and upzoning of the property which led us  
25 to the opportunity here today to share with you a



1 plan we feel is distinctive and impactful. Thanks  
2 again for your consideration and time.

3  
4 We believe our One 45 project is not only  
5 right for Harlem but has significant citywide  
6 implications that merit this Body's support. I'm  
7 joined today, as mentioned, by our architect from  
8 SHoP Architects, Roberto Otero, Land Use Counsel  
9 Valerie Campbell from Kramer Levin who will take you  
10 through the particulars of the project, and I'll  
11 close by telling you about some of the community  
12 benefits.

13 First, I just wanted to set the stage a  
14 bit. Over the past several years, and especially the  
15 last few months, we've spent a lot of time conferring  
16 with and listening to community residents, elected  
17 officials, leaders, and other stakeholders in the  
18 neighborhood, which has led us to revise our plan in  
19 some very significant ways here. Some may think we've  
20 fallen short, but we feel we've meaningfully changed  
21 our plan in attempts to meet the needs and concerns  
22 that have been expressed to us as best we can.

23 High level, we're proposing to convert a  
24 partially vacant commercial lot, which now houses  
25 among other things a gas station, liquor store, and

1 zero residential housing, into a forward-thinking,  
2 resilient, and sustainable development that serves  
3 the needs of existing Harlem residents and hopefully  
4 can help reverse years of disinvestment and  
5 redlining. We're proposing to build over 900 homes,  
6 40 percent of which would be made affordable to a  
7 cross spectrum of folks including union members,  
8 seniors, and others. That's an increase of about 150  
9 affordable homes from what we originally proposed.  
10 Given the lack of available rental units really  
11 everywhere in the city, but especially in Manhattan,  
12 combined with rising interest rates, supply chain  
13 issues, and the rest, I think we know the residential  
14 market rate is only going to continue to tighten, and  
15 hard-working New Yorkers are going to find it harder  
16 and harder to find nice homes that they can afford.  
17 There's really no more urgent issue that affects  
18 every corner of the city than shortage of housing,  
19 and this project's success or failure will mean a  
20 great deal not only for Harlem but other similar  
21 neighborhoods in the city. We think One 45 will help.  
22 It's not going to solve the problem by itself, but  
23 its impact will be significant.

2           Importantly, too, One 45 will create New  
3 York City's first geothermal green energy district to  
4 address climate change and environmental injustice  
5 and could help set a citywide trend in that effect.  
6 It'll create jobs, youth internships, career  
7 training, economic development, and revitalize an  
8 important area in central Harlem which will provide  
9 amenities and services that other communities take  
10 for granted. We feel it's a great example of a new  
11 paradigm of inclusive and sustainable development for  
12 neighborhoods that have endured years of  
13 disinvestment. It's a 500 million dollar plus private  
14 investment in a community that's going to create over  
15 900 new homes, 370 affordable units, New York City's  
16 first green energy district, thousands of jobs,  
17 access to first-rate healthcare, opportunities for  
18 minority and local residents, and space for local  
19 CBOs. We believe it's worthy of your support on the  
20 merits, and that's what we're respectfully asking  
21 from you today.

22           Just to address a couple of the Council  
23 Member's comments, we have diligently been reaching  
24 out to meet with Council Member Richardson-Jordan to  
25 discuss this revised proposal, seeking her feedback,

2 and we have not been able to do so, but we continue  
3 to want to work with the Council Member on this  
4 proposal that we think is now responsive in  
5 addressing many of the needs of the neighborhood,  
6 which we'll get into now as I'll hand it off to  
7 Roberto.

8 ROBERTO OTERO: Thank you, Tristan. If we  
9 can go to the next slide, we can start walking you  
10 through the project as it has advanced. Next one,  
11 please.

12 As you can see, the location of the  
13 project is at the intersection of 2 wide streets,  
14 145th Street and Lenox Avenue, Malcom X Boulevard.  
15 Next one.

16 We can see the existing condition as has  
17 been noted. Currently, it's at 100 percent commercial  
18 and community facility use with no residential  
19 housing on site. It has low-density, 1-story  
20 buildings overall with community facility, National  
21 Action Network Headquarters and the Timbuktu Islamic  
22 Center located on site as well as some retail,  
23 variety of restaurants, 99-cent stores, laundromat,  
24 gas station, vacant gas stations, and 2 vacant lots.  
25 Next one, please.

1           In terms of the proposed design, in the  
2 next slide, please, we will see the CPC-approved  
3 design which had, as noted here, the 865,00 square  
4 foot development with the housing as noted here, the  
5 commercial use office as well as the community  
6 facility use of 48,000, the museum, a tower top event  
7 space, the new headquarters for the National Action  
8 Network as well as ground floor retail of about  
9 42,000 square feet, and below-grade parking.

11           Going on to the next one, we'll show you  
12 here the modified development. As we advanced through  
13 the public process and in response to community  
14 feedback, the development was modified and is  
15 reflected in this image. It was mutually agreed with  
16 the museum that accommodating additional affordable  
17 housing was more important for the community, and the  
18 museum decided to find an alternate location. In  
19 response to that, additional housing has been  
20 integrated into the project as noted here, rising to  
21 over 370 affordable units as broken up here, and  
22 we'll get into further detail in the next slides. The  
23 design retains its key elements which are, of course,  
24 a podium that wraps along 145th and Lenox and the 2  
25 towers that work within the scale and morphology in

2 context with the similar multifamily residential  
3 towers in the area and the façade remains an elegant  
4 and efficient high-performance enclosure system that  
5 leads to higher sustainability and comfort needs of  
6 the future. In this diagram, you'll see how the  
7 program is distributed as noted with commercial areas  
8 in blue, the event space at the top of the 145th  
9 tower, the retail at grade in red, the community  
10 office services as noted here in purple, and the 2  
11 different types of residential noted in both orange  
12 and yellow that are the majority of the area of the  
13 project. Next slide, please.

14 We will go into the summary of the  
15 changes. As noted previously, there's no Museum of  
16 Civil Rights in the project anymore, the National  
17 Action Network continues and remains, additional  
18 housing as noted here has been included, and  
19 community facility offices, etc., area changes as  
20 noted here, and we can go into further detail. Next  
21 slide, please.

22 We can see a clear summary of the  
23 residential comparison, the increase in the number of  
24 units, more importantly the substantial increase in  
25 the affordable units, and the different categories as

2 noted here, MIH, moderate income, very and extremely  
3 low income, and family units have also increased.

4 Next.

5 Of course, the increased affordability  
6 units are an important addition, both the low-income  
7 housing and the moderate-income housing as noted here  
8 in detail and how it has been integrated into the  
9 design seamlessly. Next.

10 The event space at the top of the 145th  
11 tower remains which will provide access for community  
12 programming and event space with amazing views that  
13 leverages the unique location of the site.

14 I think I will hand it over to Valerie  
15 now to go through the proposed zoning action. Thank  
16 you for...

17 VALERIE CAMPBELL: Thank you very much. My  
18 name is Valerie Campbell. I'm a partner at Kramer  
19 Levin, and we're land use counsel to the owner. Next  
20 slide.

21 The project requires a number of land use  
22 actions including a rezoning from the existing C8-3  
23 and R7-2/C1-4 zoning districts to a uniform C4-6  
24 zoning district, text amendments to map the project,  
25 and a mandatory inclusionary housing area, and to

1 modify a provision of section 74-744(b) which will  
2 allow the Beacon special event space in tower 1 to be  
3 located above the residential units. It also requires  
4 several permits and a certification which I will  
5 describe in more detail. The proposed special permits  
6 are available because the development qualifies as a  
7 large-scale general development, and, as such, zoning  
8 modifications are available to provide some design  
9 flexibility and create a better site-plan than would  
10 be possible as of right. Next slide.

12           The rezoning of this site will make the  
13 zoning more consistent with the predominant mixed-use  
14 context of the surrounding neighborhoods. The slide  
15 shows the existing zoning on the left and the  
16 proposed zoning on the right. The existing C8-3  
17 zoning is an outmoded zoning designation designed for  
18 automotive and heavy commercial uses. It is now most  
19 often used to develop self-storage facilities that do  
20 not contribute to the streetscape or provide  
21 meaningful employment. The existing zoning also does  
22 not require the provision of affordable housing or,  
23 in fact, allow for any housing at all. The rezoning  
24 will increase the overall permitted density of the  
25 project area from 6.5 FAR to 12 FAR. The higher



1 density is appropriate on this large site which is  
2 located at the intersection of 2 major wide streets  
3 and well-served by public transit. The rezoning makes  
4 the affordable housing possible because it permits  
5 the development of a critical mass of new market rate  
6 development required to cross-subsidize the  
7 affordable units. This site does have to be rezoned  
8 to be redeveloped with any affordable housing, and  
9 the proposed rezoning provides a higher yield of the  
10 affordable units than a lower density rezoning would  
11 and allows for a mix of uses including the not-for-  
12 profit office space and the health facility. Next  
13 slide.

14  
15           This slide shows the overall massing and  
16 the distribution of uses that results from the  
17 rezoning and the special permits. Each building has a  
18 podium with a tower above except for building 2 which  
19 is a lower scale building. Tower 1 has the Beacon  
20 special event space at the top which will be a  
21 uniquely attractive venue because of the  
22 extraordinary views it will provide. We are also  
23 asking for 2 zoning text amendments. The first is the  
24 MIH designation that will produce over 200 units of  
25 affordable housing through the MIH program, and, as

2 Roberto noted, there's an additional 160 units of  
3 affordable housing proposed. The second text  
4 amendment is an amendment that allows the Beacon  
5 space to be located over a floor with residential  
6 units provided that an acoustical barrier is  
7 provided. Next slide.

8           Special permits. We need a special permit  
9 to modify the height and setback regulations for  
10 tower 1 because the Beacon special event space is  
11 located in an area of the tower that penetrates the  
12 sky exposure plane. Except for the location of the  
13 Beacon space, tower 1 would otherwise comply with the  
14 applicable setback and coverage regulations. The  
15 special event spaces also needs a special permit so  
16 it can be located over a floor containing dwelling  
17 units and for its ground floor lobby to be located  
18 within 50 feet of the street wall. The height and  
19 setback and location of the use waivers make the  
20 Beacon special event space possible. We think that it  
21 will serve the community by providing a unique venue  
22 in central Harlem that will keep local dollars in the  
23 community and bring outside events to the facility.  
24 We were also asking for a special permit to reduce  
25 the required parking for the market rate residential

1 units. The proposed reduction is from 40 percent of  
2 the units to 20 percent of the units. This means that  
3 approximately 124 parking spaces would be provided in  
4 the project. We think this will meet the needs of the  
5 estimated 15 percent of the residential unit  
6 occupants who will own cars. The area is also well-  
7 served by off-street parking facilities and has good  
8 access to mass transit. The parking reduction also  
9 allows for more retail space to be provided at grade.  
10 Now that the museum is no longer part of the project,  
11 we are not requesting any signage waivers for this  
12 use, and we are also not requesting a waiver of the  
13 retail continuity requirement which was a  
14 certification that was necessary because of the  
15 museum frontage. Next slide.

17           The project also requires a certification  
18 to allow a curb cut on a wide street and an  
19 additional curb cut on a narrow street. That's at  
20 West 144th Street. The curb cut on West 145th will be  
21 used for loading, and there will be 2 curb cuts on  
22 144th to access both loading and the required  
23 accessory parking. The curb cut will ensure that  
24 there are the correct number of loading bays for  
25 retail uses, it will minimize trucking activity on

2 West 144th Street, and it will allow for (INAUDIBLE)  
3 access. Next.

4 I think we are now moving onto the  
5 section. Tristan, are you taking this section or is  
6 Bruce?

7 TRISTAN NADAL: Okay. I think I'm unmuted  
8 now. All right.

9 To close, I just wanted to walk through  
10 some of the aspects of the project we think will be  
11 beneficial to the community. Next.

12 As I mentioned at the top, this project  
13 is really responding to a local and citywide housing  
14 crisis. Rents now far exceed pre-pandemic peaks and  
15 supply is hundreds of thousands of units behind.  
16 We've heard feedback from folks in and out of the  
17 community about the need for more housing and at  
18 various income levels so our new plan tries to  
19 address that by creating about a third of all the  
20 housing built in this district over the past decade  
21 and 5 times more affordable housing than MIH has  
22 produced since its inception in the district for a  
23 total of about 370 regulated units. The range in  
24 income bands of populations that we're hitting  
25 represents a diversity of incomes in the district and

2 the city at large creating a place where residents of  
3 all types can live in one building together. Just to  
4 address who this is targeting, about 300 of these  
5 units are at 60 percent of AMI or below or an average  
6 of, and, according to the Census data, that is  
7 affordable to over 50 percent of folks in this  
8 district, which is about 30,000 households, so we  
9 think this is addressing a lot of the need in the  
10 neighborhood including those in moderate income  
11 levels who want to stay in the neighborhood. We've  
12 also increased the amount of family-sized units in  
13 response to feedback we've received to over 30  
14 percent of the total, which is 50 percent more than a  
15 project like this would typically have. Next.

16           Environmental sustainability is really a  
17 major focus of this development. We're creating a  
18 unique green energy program based on geothermal  
19 technology that'll reduce the amount of carbon  
20 created from the building dramatically. This  
21 basically means cleaner air, better health for  
22 everyone in and around the project, especially in an  
23 area that suffers from the highest rate of chronic  
24 respiratory disease in Manhattan. We're also working  
25 really hard to create the city's first district-wide

2 green energy improvement district that would provide  
3 cleaner, safer, more comfortable heating and cooling  
4 services to other buildings in the neighborhood that  
5 would be able to tie into the system for no charge.  
6 This is something we think can be replicated  
7 throughout the city and responds to citywide calls  
8 for action combatting climate change. Next.

9           This development is projected to create  
10 over 1,150 jobs including 550 permanent jobs in  
11 things like construction, retail, office, building  
12 services, engineering, and more. We're working with a  
13 lot of local partners like Positive Workforce, 100  
14 Black Men, Pathways to Apprenticeship, and have made  
15 agreements with Union Groups like Local 79, 32BJ to  
16 make sure that these jobs are focused on hiring local  
17 residents of Community Board 10 and that those jobs  
18 will come with years of professional training to  
19 ensure that they really lead to full-time careers.  
20 Next.

21           We've also created several programs  
22 including an internship program that places local  
23 students, young workers in positions of various  
24 professionals that are on the project. We have a  
25 NYSERDA-funded green jobs opportunity workshop series

1 to educate local residents about what is the fastest-  
2 growing sector in the New York state economy, green  
3 jobs, and one that's really woefully underrepresented  
4 by both minority and women. We also have a mentorship  
5 program with Mission Society, a local nonprofit, that  
6 we've been running since March that brings  
7 professionals of all talents into Zoom classrooms  
8 with high school students for weekly seminars  
9 exposing them to different high-achieving professions  
10 and career paths. Next.

12 We've also created a community retail  
13 empowerment initiative, which is really a program  
14 that allocates a percentage of the retail space  
15 exclusively for local and M/WBE businesses and  
16 provides them discounted rent for local entrepreneurs  
17 and limits the size and square footage of spaces to  
18 limit big box. Next.

19 We really want to make One 45 a hub of  
20 activity in the neighborhood that's usable to a wide  
21 swath of people so we've created a CBO, a nonprofit  
22 opportunity hub that'll offer space to local  
23 community groups at reduced rents. Thus far, we've  
24 reached agreements with the National Action Network,  
25 Pathways to Apprenticeship, P.A.'L.A.N.T.E. which is

2 a local tenant advocacy group, and we're in advanced  
3 discussions with others including a nonprofit  
4 healthcare provider for ambulatory care and culinary  
5 arts and training center. We're also making  
6 multimillion-dollar improvements to the Charles Young  
7 Playground which is located across the street. Next.

8           In sum, we feel this plan is really  
9 responsive to the needs of the Harlem community and  
10 other similar communities across the city. This would  
11 really be an unprecedented private investment in this  
12 area of Harlem, and it's historically been neglected  
13 by both public and private institutions alike. We  
14 think this development model can create a paradigm  
15 for future rezoning projects in similar districts and  
16 create sustainable affordable housing, community  
17 spaces, jobs, and economic opportunities for local  
18 residents.

19           We thank you all for listening, and I'll  
20 give it back to the Chair.

21           CHAIRPERSON RILEY: Thank you so much. I'm  
22 just going to ask a couple of questions to the  
23 applicant team then I'm going to turn it over to  
24 Council Member Richardson-Jordan for her questions.



2           You may have covered some of my questions  
3 in the presentation, but I just would like to ask  
4 them just so you can confirm them for the record. The  
5 height and density of the project at this location  
6 has raised concerns throughout the ULURP from the  
7 Community Board to the Borough President to City  
8 Planning Commission with request to scale the  
9 development down to be more contextual with the  
10 surrounding neighborhood. How are you addressing  
11 these concerns?

12           TRISTAN NADAL: To address the height, the  
13 original plan started out about 150 feet, I think,  
14 higher than the plan we have. We listened to folks  
15 over the years to bring it down to the current level  
16 and even out the height of the buildings and present  
17 them more contextually with buildings in the  
18 neighborhood. Esplanade Gardens is a similar number  
19 of stories, and some of the other large residential  
20 communities in the area, we believe it is contextual  
21 on a site that is at the intersection of 2 large  
22 streets on top of a train station. If there were a  
23 place for density, we believe this is appropriate. We  
24 also have addressed some of the concerns about  
25 congestion, which we felt largely were stemming from

2 the inclusion of the museum which may create a large  
3 number of tourists. We've obviously changed that use  
4 and also addressed additional affordable housing  
5 while doing that so we have tried to be responsive to  
6 that. We believe the density we have now is warranted  
7 and needed to create the amount of community benefits  
8 and affordable housing being created here.

9 CHAIRPERSON RILEY: How did you come to  
10 the decision to add the senior housing component to  
11 the project? Is that addressing a specific community  
12 need?

13 TRISTAN NADAL: Yeah, it is something that  
14 we've heard a lot about as a need in the area. It's  
15 an aging population so it was our hope to target  
16 particularly vulnerable seniors in the area at very  
17 and extreme low incomes.

18 CHAIRPERSON RILEY: Can you explain how  
19 the updated affordability compares to what was  
20 previously proposed in terms of both numbers of units  
21 and levels of affordability?

22 TRISTAN NADAL: Sure. I think we could  
23 maybe bring up that slide. I don't know who's  
24 controlling, but I think maybe around slide 18 or so

2 we had a comparison. Keep going. Sorry. Keep going  
3 up. Yeah, right there.

4 Overall, affordability increased from 25  
5 to 40 percent. The average at 60 percent AMI is about  
6 the same, decreased slightly just because the number  
7 of non-senior units decreased slightly. We added 90  
8 very and extremely low-income units that we expect to  
9 be targeted towards seniors that'll be at less than  
10 50 percent AMI down to 30 percent AMI for formerly  
11 homeless and then 70 moderate income which we've  
12 really done in congress with the various union  
13 partners we are working with who strongly requested  
14 these moderate income units for their constituents  
15 who, you know a lot of developments really target  
16 only market rate and very low income, and a lot of  
17 their constituents are kind of in the middle, and so  
18 that's why we worked with them at their behest to add  
19 this additional slot of moderate income units, which  
20 you can see here is 70 units in the proposal.

21 CHAIRPERSON RILEY: Can you describe the  
22 smaller scale as of right alternative development  
23 scenario identified in the EIS in terms of bulk and  
24 uses, and is this a legitimate alternative to what is  
25 being proposed or just a hypothetical?

2 TRISTAN NADAL: Valerie, do you want to  
3 address that one?

4 VALERIE CAMPBELL: The as of right did not  
5 include any housing because it can't. It did include  
6 permitted community facility and retail uses, and we  
7 tried to have it be conservative for the purposes of  
8 the environmental analysis.

9 CHAIRPERSON RILEY: Thank you. There are  
10 concerns from the community about a number of  
11 transportation issues including subways and bus  
12 capacity, traffic, and street safety that will be  
13 impacted by bringing almost 1,000 new units to this  
14 neighborhood. We understand that the environmental  
15 review process deemed that these impacts are below  
16 the CEQR threshold, but we also know that a project  
17 of this scale undoubtedly brings thousands of new  
18 residents and thousands of new trips on transit and  
19 by car and foot that inevitably strain our finite  
20 system, especially when we look at impacts at the  
21 scale of the broader community that includes other  
22 large developments being built at the same time like  
23 the Bronx Point just across the river. What are some  
24 ways you plan to address these transportation  
25 concerns?

2 TRISTAN NADAL: As you noted, no  
3 exceedances were found through the EIS process,  
4 either at the station or long-haul as far as the  
5 subway goes and same for pedestrian. We are cognizant  
6 of those concerns. We did reach out to MTA. They  
7 recently did a renovation of that station, and the  
8 actual rates of use are well within line of the rest  
9 of the city and actually below so we think there is  
10 capacity for additional density here. We also expect  
11 to be talking with DOT about potential improvements  
12 to the bus system, and we had previously offered  
13 discussions with other local housing communities  
14 about a private bus system that might help local  
15 transit within the neighborhood.

16 CHAIRPERSON RILEY: I'm only going to ask  
17 one last question then I'll pass it over to Council  
18 Member Richardson-Jordan. Do you have an agreement  
19 with existing commercial tenants on the property, and  
20 will they have a guaranteed right to return, and, if  
21 so, will you guarantee them below market commercial  
22 rent?

23 TRISTAN NADAL: We have reached agreement,  
24 as I mentioned, with the National Action Network to  
25 return to the site. We are in advanced discussions as

2 well with Sweet Momma to return to the site. We have  
3 reached out to all other tenants at the site and  
4 discussed with them what their needs and requirements  
5 and requests are and whether they want to come back,  
6 whether they'd like to move somewhere else which  
7 we've helped them do at our own cost. For example,  
8 the Timbuktu Center would like to buy their own  
9 townhouse for their constituency, and we've actually  
10 gone ahead because of the Sharia law issue they have  
11 agreed to purchase a townhouse for them and finance  
12 it so that they can continue to operate in the  
13 neighborhood in the fashion that they'd like. To  
14 answer your question, we have been proactive talking  
15 to all the existing tenants and working with them on  
16 what best fits their plans for the future.

17 CHAIRPERSON RILEY: Thank you. I would  
18 like to pass it over to Council Member Richardson-  
19 Jordan to ask her questions. Council Member  
20 Richardson-Jordan, the floor is yours.

21 SERGENT BIONDO: Starting time.

22 COUNCIL MEMBER RICHARDSON-JORDAN: I would  
23 like to start by just clarifying a couple things  
24 because, especially for those who are under oath, we  
25 should be telling the truth. There was an as-of-right

2 proposal that did involve making housing. It was 44  
3 units of market rate housing. I also want to say that  
4 P.A.'L.A.N.T.E. was mentioned. P.A.'L.A.N.T.E. is not  
5 in favor of the project. They were simply asked that  
6 if they were given space would they take it, and  
7 there is no community org that would not take space  
8 if it was given. I also would like to clarify that  
9 even with the revised proposal and these new 11th  
10 hour breadcrumbs that we're moving from a scenario  
11 where 1 in 10 Harlemites could afford to live there  
12 to 2 in 10 being able to afford to live there so we  
13 still have 8 out of 10 Harlemites that cannot live  
14 here so those are a few things I just do want to  
15 clarify because, again, we should be telling the  
16 truth.

17 Question, and please tell the truth, when  
18 was this new plan finalized, and when was it  
19 released, and as we were only notified just  
20 yesterday, and not by you, when was my office and I  
21 contacted?

22 TRISTAN NADAL: I think you know we have  
23 much email correspondence between us and..

24 COUNCIL MEMBER RICHARDSON-JORDAN: Yes,  
25 but when was this new plan finalized and released?

2 TRISTAN NADAL: The new plan was released  
3 publicly this morning, but we had been working on it  
4 and reached out to your office, I think, many times  
5 either through us or intermediaries or union partners  
6 of ours to try to set up a meeting to let you okay  
7 now about the plan as much as we could and hopefully  
8 solicit your feedback for it, but we were unable to  
9 get a meeting.

10 COUNCIL MEMBER RICHARDSON-JORDAN: No.  
11 Again, let's tell the truth. What I said is that you  
12 are unable to get a private meeting. I am not  
13 privately meeting with developers and that we could  
14 have a meeting, but there were members of my Housing  
15 Taskforce that needed to be invited to the meeting,  
16 and you denied that so let's be clear about, let's  
17 tell the truth. Again, there was not a refusal on the  
18 meeting. There was a refusal on a private meeting  
19 with just me alone.

20 That being said, can you comment, since  
21 there wasn't any public input because you wouldn't  
22 meet in community with me, can you comment on where  
23 and how you have gotten community input other than  
24 where it's legally required?



2 TRISTAN NADAL: Over the last 5 years that  
3 we've been working on this project, we've met with  
4 every elected official, with many local stakeholders  
5 over 5 years and more, the Community Board many  
6 times, even recently.

7 COUNCIL MEMBER RICHARDSON-JORDAN: The  
8 Community Board voted down the proposal unanimously  
9 with no conditions.

10 TRISTAN NADAL: Understood, but we have..

11 COUNCIL MEMBER RICHARDSON-JORDAN: What  
12 would be the harm in pulling the proposal as I have  
13 asked, as numerous Community Board members have  
14 asked, as the public has asked, what would be the  
15 harm in pulling this proposal and returning to the  
16 drawing board. We've already seen so many iterations  
17 of this. The new plan is out literally this morning,  
18 your own words. What would be the harm in pulling  
19 this and returning to the drawing board instead of  
20 trying to ram this through?

21 TRISTAN NADAL: We don't think we're  
22 trying to ram it through.

23 CHAIRPERSON RILEY: If I may interject,  
24 I'm sorry, Council Member. Anyone on your team can  
25 interject and answer questions for the Council

2 Member. They don't have to use the raise hand  
3 function so Valerie, you can interject whenever you  
4 feel the need to answer the Council Member's  
5 questions. Council Member Richardson-Jordan, please  
6 continue.

7 VALERIE CAMPBELL: Sure. I did want to  
8 accept the correction because when I was talking  
9 about the as-of-right, I was talking about the as-of-  
10 right on the C8-3. There is a small portion of the  
11 site that is in the R7-2, and we think that 40 units  
12 of housing could be developed as-of-right on that  
13 site. There would be no requirement that any of those  
14 units be affordable, and I would like to correct  
15 that. Thank you.

16 TRISTAN NADAL: Thank you. To address your  
17 question, Council Member, like I said this project  
18 has been in the works a long time. We have gotten a  
19 lot of community feedback over the years, and I  
20 understand you're recently on the Council and that's  
21 why we reached out to you even before your  
22 certification in your position...

23 COUNCIL MEMBER RICHARDSON-JORDAN: Yes,  
24 but would not meet with me unless it was private.

2 TRISTAN NADAL: And so we've continued to  
3 try to be reactive to the responses that we've gotten  
4 which is why we've come back with a revised proposal  
5 that we think is responsive to the concerns that  
6 we've heard. Frankly...

7 COUNCIL MEMBER RICHARDSON-JORDAN: Yes,  
8 but where is the community input on the revised  
9 proposal? That is my question.

10 TRISTAN NADAL: Again, that...

11 COUNCIL MEMBER RICHARDSON-JORDAN: Where  
12 has the community given input?

13 TRISTAN NADAL: On conversations in many  
14 public hearings that you were a part of.

15 COUNCIL MEMBER RICHARDSON-JORDAN: Okay. I  
16 don't mean reacting to the outcry and doing your own  
17 thing and giving 11th hour breadcrumbs. I mean  
18 actually involving the community in the process.

19 TRISTAN NADAL: I don't feel that 370  
20 affordable units in your district is breadcrumbs,  
21 but...

22 COUNCIL MEMBER RICHARDSON-JORDAN: Let's  
23 stop because we're lying, we are lying again. I'm  
24 sorry. We have to stop doing this. It's not just this  
25 individual project. We, as a city, like my fellow

2 Council Members, we have to stop doing this, okay?  
3 Mandatory inclusionary housing is not affordable. We  
4 cannot use a metric that does not apply to the local  
5 community to determine affordability. It's not real.  
6 It's fake. It does not apply to the humans who  
7 actually live here in our district, in our community,  
8 and it's furthering displacement when we claim things  
9 are affordable and they are not. Can I ask are you  
10 applying a 421a tax abatement on this project? Are  
11 you going to get...

12 TRISTAN NADAL: I'll address your first  
13 point. As I mentioned, 300 of those units are  
14 affordable to 60 percent AMI average or below, which,  
15 according to census data, is affordable to over 50  
16 percent of the households in this district which is...

17 COUNCIL MEMBER RICHARDSON-JORDAN: But  
18 that is not true.

19 TRISTAN NADAL: I'm just going by census  
20 data, but I do believe that that is impactful and  
21 reaches the folks in your neighborhood and does...

22 COUNCIL MEMBER RICHARDSON-JORDAN: That is  
23 not true, sir. That is not true, sir. Harlem has  
24 experienced extreme displacement. We have experienced  
25 violent gentrification. If you take the census data

2 from the most recent census, then you are  
3 incorporating in new transplanted Harlemites. I am  
4 talking about long-time Harlem residents. I am  
5 talking the people of the community. 60 percent AMI  
6 is not affordable to the people of the community, and  
7 we should stop lying about that. 1 in 3 makes 25,000  
8 a year or less. Half the community is making 49,000  
9 or less.

10 TRISTAN NADAL: You're representing your  
11 entire district.

12 COUNCIL MEMBER RICHARDSON-JORDAN: I'm  
13 representing the stats of long-time Harlemites and  
14 not the stats of new gentrifiers with an inflated  
15 number that is skewed by MIH because you are working  
16 to make money. I got it. I got that you're trying to  
17 inflate the numbers. I'm just saying that I see, and  
18 the public sees it too. The people of Harlem see it  
19 as well, and I'm asking my Colleagues to please see  
20 this too.

21 I have other questions, but I don't know  
22 since there's no truth.

23 Okay, did you study the racial impact of  
24 the area? Let's ask that one. Was there a study  
25 around the racial impact of this project on the area?

2 TRISTAN NADAL: A racial impact study, no,  
3 was not completed.

4 COUNCIL MEMBER RICHARDSON-JORDAN: For 915  
5 units. No racial impact study.

6 CHAIRPERSON RILEY: Council Member  
7 Richardson-Jordan, can I ask that you ask 2 more  
8 questions? I'll allow the other Colleagues to ask  
9 questions then I'll come right back to you for a  
10 second round.

11 COUNCIL MEMBER RICHARDSON-JORDAN: You  
12 know what. That's okay. My Colleagues can ask their  
13 questions.

14 CHAIRPERSON RILEY: All right, so just  
15 wait and I'll come right back to you for a second  
16 round, okay?

17 Counsel, can you please call on the next  
18 Council Member who has a question?

19 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Yes.  
20 I'll just announce the Council Members in the order  
21 in which they raised their hands so first I have  
22 Council Member Abreu to be followed by Council Member  
23 Schulman to be followed by Council Member Farias.  
24 Council Member Abreu.

25 SERGENT BIONDO: Starting time.

2 COUNCIL MEMBER ABREU: Yes, so my first  
3 question is to the applicants, what is the average  
4 AMI in Harlem based off of the standard that the  
5 Council Member mentioned of long-time Harlemites  
6 who've been there for, let's say, 10 years or more.

7 TRISTAN NADAL: I don't have data parsed  
8 that deeply based on years living in the district,  
9 but it's about 60,000 dollars.

10 COUNCIL MEMBER ABREU: The Council Member  
11 states that the average AMI is much less than 60,000.  
12 It's somewhere at least near 40 to 50, 50 being the  
13 highest.

14 TRISTAN NADAL: Yeah, I'm just going by  
15 city DCP data.

16 COUNCIL MEMBER ABREU: Is it fair to say  
17 that 90 percent of the units therefore are at 60  
18 percent AMI or above?

19 TRISTAN NADAL: Say that again.

20 COUNCIL MEMBER ABREU: If we're assuming  
21 that the AMI in Harlem is somewhere between 40 to 50  
22 AMI, is it fair to say that 90 percent of the units  
23 are at 60 percent AMI or above?

24 TRISTAN NADAL: I don't know where that  
25 number is coming from, but, no, that's not correct.

2 At least 20+ percent of the units would be at 40  
3 percent of AMI or below.

4 COUNCIL MEMBER ABREU: I'm not sure that  
5 that's true based off the breakdown I received from  
6 one of your representatives so we should actually  
7 correct that for the record as well. My other  
8 question is, and this has to do with labor, why have  
9 you not made a commitment to build a 100 percent  
10 union as the (INAUDIBLE) Center did? Are you taking  
11 any steps to address the concerns raised by the  
12 carpenters' unions?

13 TRISTAN NADAL: Yeah, we've already made  
14 deals with Local 79, 32BJ.

15 COUNCIL MEMBER ABREU: Referring to  
16 carpenter's unions specifically and whether or not  
17 it'll be 100 percent union.

18 TRISTAN NADAL: We have not committed to a  
19 100 percent union project. I don't think that is  
20 feasible to do in this neighborhood given the rent  
21 levels and the amount of affordability we're trying  
22 to provide. Unfortunately, we can't respond to every  
23 single need. We're trying our best to do that, but  
24 we're trying to provide a high level of affordability  
25 and we've engaged with the carpenters. We've met with



2 them several times, and we actually continue to reach  
3 out to them now to meet with them and we are very  
4 open to bidding to them. We have not struck a deal  
5 with them as you know, but we have not ruled any of  
6 them out of the equation.

7 COUNCIL MEMBER ABREU: Yeah, my  
8 understanding is you refused to come back to the  
9 table, but, that being said...

10 TRISTAN NADAL: I'm sorry, Council Member.  
11 That's not accurate, and, actually, in our  
12 conversations with them today it sounds like there  
13 may have been some internal wires crossed based on  
14 our communication because we did sit down with them  
15 in May 2021, again in January for an update and let  
16 them know we'd keep them apprised of where we're  
17 going with the project and especially particularly  
18 when we go to lay out construction. It was a friendly  
19 conversation and hadn't received any correspondence  
20 from them since then.

21 COUNCIL MEMBER ABREU: Respectfully, my  
22 takeaway points are that you're not committed to 100  
23 percent union labor and that at least 85 percent, if  
24 not more percent, of the units are 60 percent AMI or  
25 above which doesn't capture the 40 or 50 percent AMI

2 levels the folks in Harlem who these apartments would  
3 be out of reach for so I would like to see in this  
4 project deeper affordability and 100 percent union  
5 labor to have my support. Thank you so much.

6 TRISTAN NADAL: Again, just from census  
7 data, 300 units would be affordable to over 50  
8 percent of the constituents in the district.

9 CHAIRPERSON RILEY: Thank you, Council  
10 Member Abreu. Next up, Council Member Schulman.

11 SERGENT BIONDO: Starting time.

12 COUNCIL MEMBER SCHULMAN: Chair Riley,  
13 thank you for holding this hearing today. I want to  
14 reiterate a little bit of what my Colleague, Council  
15 Member Abreu, said about 100 percent union. The  
16 carpenters did tell me as of this morning that they  
17 had severe concerns. The other question I have is  
18 nothing was mentioned during the presentation about  
19 prevailing wage so I wanted to know where you are  
20 with that.

21 TRISTAN NADAL: As mentioned, the unions  
22 that we've made deals with, 32BJ, Local 79 will be  
23 prevailing wage positions.

24

25

2 COUNCIL MEMBER SCHULMAN: All right. Well,  
3 I urge you to please talk to the other unions as  
4 well. I understand you have laborers.

5 My other question, different question, I  
6 know that the Community Board voted unanimously  
7 against the project. They did note that the Manhattan  
8 Borough President also voted to disapprove with  
9 conditions. I've read all the conditions this morning  
10 and didn't hear you address any of those conditions  
11 in your presentation so I wanted to know where you  
12 are with those.

13 TRISTAN NADAL: We have briefed again the  
14 Community Board and the Manhattan Borough President's  
15 office of this new plan, and they think we've made  
16 significant strides for improvement towards reaching  
17 a lot of their goals that they had addressed in their  
18 hearings and their opinions.

19 COUNCIL MEMBER SCHULMAN: All right. I'd  
20 like to hear more specifics about that instead of  
21 just saying you've met a lot of them. The other, just  
22 as a general comment, is that this is a huge project  
23 that's going to change the character of this area and  
24 you're asking the Council to give you a lot and it  
25 doesn't sound like you're giving a lot in return so I

2 just wanted to mention that. The number of units, I  
3 think like the Borough President said at least 50  
4 percent of the units should be affordable housing,  
5 and I didn't hear that and all kinds of stuff about  
6 space and free public space for certain parts of the  
7 year and all that. There's a specific laundry list of  
8 things that the Borough President put out, and I want  
9 to hear more specifics about those. It doesn't have  
10 to be now but at some point in time.

11 TRISTAN NADAL: Sure.

12 COUNCIL MEMBER SCHULMAN: Okay.

13 TRISTAN NADAL: Thank you. We do think  
14 we've made strides towards addressing that. We can  
15 continue to have the affordability conversation, and,  
16 again, we think we've addressed making this a place  
17 that would be inclusive for a lot of users through  
18 the kinds of spaces that we're providing to local  
19 CBOs and other kinds of users.

20 COUNCIL MEMBER SCHULMAN: Thank you.

21 That's all, Chair Riley, that I have.

22 CHAIRPERSON RILEY: Thank you, Council  
23 Member Schulman. Council Member Farias, and then  
24 we're going to go back to Council Member Richardson-  
25 Jordan.

2 SERGENT BIONDO: Starting time.

3 COUNCIL MEMBER FARIAS: Good morning,  
4 everyone. I'm just going to try to run through  
5 questions as I've listed them since we're with  
6 limited time. In terms of climate change, and I heard  
7 that was mentioned during the presentation, what are  
8 some of the pathways you're looking into for this  
9 project to create good green climate jobs? I know you  
10 mentioned Pathways to Apprenticeship and some other  
11 partnerships that you have going on.

12 TRISTAN NADAL: Yeah, for climate jobs,  
13 we're working with a group called Redi Districts who  
14 does geothermal energy and other types of sustainable  
15 energy projects all throughout the country. We have  
16 spoken with other groups like WE ACT, Green Energy  
17 Force, and others about supplementing the programs  
18 we're already doing. As I mentioned, we have a funded  
19 program with NYSERDA, and we do think that this  
20 project will create several hundred green jobs in  
21 different areas like solar will take installers  
22 (INAUDIBLE) plumbers, pipefitters, etc.

23 COUNCIL MEMBER FARIAS: I'm hearing  
24 plumbers and pipefitters which is great, but are any

2 of these apprenticeship models that you'll be  
3 implementing?

4 TRISTAN NADAL: Yes. They will be part of  
5 an apprenticeship program that we're running with  
6 some of the partners I mentioned.

7 COUNCIL MEMBER FARIAS: Is it a registered  
8 New York State Department of Labor apprenticeship or  
9 an apprenticeship model? Big difference.

10 TRISTAN NADAL: Apprenticeship model at  
11 this point.

12 COUNCIL MEMBER FARIAS: Okay, and I'm  
13 hearing that we only have deals with laborers and  
14 32BJ. Being that you will be creating green jobs,  
15 don't you think this is a good opportunity to work  
16 with additional labor unions to create that pipeline  
17 and that pathway for local hire?

18 TRISTAN NADAL: We are in conversations  
19 with other labor unions at this point. I haven't  
20 spoken about them because we haven't reached deals  
21 yet, but, yes, we are continuing to speak with the  
22 labor unions including the carpenters.

23 COUNCIL MEMBER FARIAS: Yeah, I'm always  
24 in favor of a good apprenticeship model, but a  
25 unionized registered apprenticeship is actually what

2 create middle class jobs and where folks and families  
3 can actually stay in the neighborhoods that you're  
4 trying to "keep them in" so I urge you folks to move  
5 away from a model and really look at how to get  
6 registered apprenticeships within this project.

7 TRISTAN NADAL: We are working with  
8 Positive Workforce who's locally based in Harlem, has  
9 placed over 20,000 jobs that have turned into careers  
10 largely for constituents in this district so I hear  
11 you. We're working towards it.

12 COUNCIL MEMBER FARIAS: In terms of the  
13 laborers and 32BJ, do you have a breakdown of how  
14 many of their union members are actually, well, I'm  
15 really actually not interested in the 32BJ numbers,  
16 the laborers, the ones that are going to build this  
17 building, do you know how many people are part of  
18 local hire, what is the actual number of members they  
19 have at the union in the Harlem area?

20 TRISTAN NADAL: There are many hundreds in  
21 the district, and we do have an agreement with them  
22 that commits to both local existing members in the  
23 district as well as a quota to reach for new members  
24 in the district given union membership.

2 COUNCIL MEMBER FARIAS: Okay. I won't  
3 belabor the point on labor and apprenticeships but  
4 thank you. I hear you're interested in attracting  
5 seniors and that's why you have the affordability  
6 rate that's going on. Did you folks seek any federal  
7 subsidy programs like the SARA program while looking  
8 at this project?

9 TRISTAN NADAL: We have been in discussion  
10 with HPD about various programs for very low and  
11 extremely low-income units, and we continue those  
12 discussions with them.

13 COUNCIL MEMBER FARIAS: Okay. Outside of  
14 the community center, are there any other deep  
15 community investments that are being made or a CBA  
16 that's being developed?

17 TRISTAN NADAL: We are, as I mentioned,  
18 investing a multimillion dollar investment into the  
19 playground across the street from us, and we are  
20 committed to providing services and spaces for people  
21 within the community and in the building for  
22 healthcare services, culinary arts training, and some  
23 of the other entities that I mentioned. We're also  
24 doing an internship program and also a youth  
25



2 mentorship program in partnership with Mission  
3 Society that we've actually been running since March.

4 SERGEANT BIONDO: Time expired.

5 COUNCIL MEMBER FARIAS: Got it. Hearing  
6 that the time expired, I'll wrap right here. I just  
7 really want to state for the record that I'm hearing  
8 through multiple testimonies and it's continually  
9 being stated that y'all think this project is best  
10 for Harlem and it's good for Harlem when Harlem is  
11 literally saying it is not, and I would like to see  
12 some more deeper affordability. I think my Colleagues  
13 really touched on that along with unionized build,  
14 especially for my support. I also think it's  
15 important that y'all have to consider working with  
16 the members, whether it's the Council Member or the  
17 BP or the Community Board, I think for all of us as  
18 Council Member Richardson-Jordan Colleagues, it's  
19 alarming to have folks that are coming into our  
20 communities that are really refusing to come to the  
21 table in a real way. We each approach these ULURPs  
22 and these decisions differently, and so I would  
23 really urge you folks to reconsider how you're  
24 approaching the Council Member's request and Harlem's  
25 request going forward. I'm from the Southeast Bronx,

2 but my grandmother lives on 112th and 5th and so  
3 what's happening in Harlem is really important to me  
4 as well other than just being a New York City Council  
5 Member so I really urge you folks to reconsider your  
6 approach going forward.

7 TRISTAN NADAL: I appreciate that. Again,  
8 we did make this change in response to many meetings  
9 that we've had with local stakeholders, elected  
10 officials. We have attempted to reach out to the  
11 Council Member. We have spoken with the Borough  
12 President and others about this new plan, and we'll  
13 continue to work at it.

14 COUNCIL MEMBER FARIAS: I appreciate that.  
15 All I will say is we look forward to having that  
16 public hearing that the Council Member asked since it  
17 was stated here and now that everyone knows that it's  
18 desired so we look forward to seeing that.

19 CHAIRPERSON RILEY: Thank you, Council  
20 Member Farias, for that. Council Member Hanks, I know  
21 you had your hand raised. Did you have a question?

22 Council Member Richardson-Jordan, I'm  
23 just going to allow Council Member Hanks then go  
24 right back to you if that's okay.

25 SERGENT BIONDO: Starting time.

2 COUNCIL MEMBER HANKS: I just want to  
3 applaud my Colleagues. Council Member Farias really  
4 said it best, and I echo the sentiments of everyone  
5 here, me being on Staten Island. You have to  
6 understand that everybody talks about responsible  
7 development, but we here at this hearing want to have  
8 sensible development which makes sense to the  
9 neighborhood, and so if you don't have a cooperative  
10 or an agreement or buy-in from the very people and  
11 neighbors that are going to live here if they can  
12 afford to live here and if the jobs are such that  
13 they can be able to earn a living, reach the middle  
14 class, and live here so if it doesn't have the labor,  
15 if it doesn't have the deeper affordability, these  
16 are the things that Council Member Richardson-Jordan  
17 is talking about and so I'm hoping to hear the  
18 reiteration of this and to really listen to what's  
19 being said here. Thank you, Chair Riley, for that  
20 consideration, but it really wasn't a question.

21 CHAIRPERSON RILEY: Thank you, Council  
22 Member Hanks. I would like to turn it back over to  
23 Council Member Richardson-Jordan for her second round  
24 of questions.

25 SERGENT BIONDO: Starting time.

2 COUNCIL MEMBER RICHARDSON-JORDAN: I just  
3 wanted to ask if at this point there would be an  
4 openness to the meeting that I had asked for  
5 regarding a new proposal which is an open meeting  
6 with community members? Yes or no?

7 TRISTAN NADAL: We do have willingness to  
8 meet with you, yes.

9 COUNCIL MEMBER RICHARDSON-JORDAN: Okay.  
10 Is there at this point a commitment to doing a racial  
11 impact study to actually see what is going to be the  
12 effects of displacement on the area from such a huge  
13 project?

14 TRISTAN NADAL: We can continue to have  
15 that discussion with you.

16 COUNCIL MEMBER RICHARDSON-JORDAN: All  
17 right. Is there at this point any commitment to have  
18 some real deep affordability as I said, and just to  
19 say, my Colleague, Council Member Abreu, asked about  
20 those who have been in Harlem 10 years or more, that  
21 is the stats by which we did our rubric which has  
22 been shared with this applicant and shared with other  
23 development so, yes, the stats that I am talking  
24 about where we have 1/3 of the community at 25,000 or  
25 less, we have half the community at 49,000 a year or

2 less, these are stats of the long-time Harlemites,  
3 and those who aren't looking at that data should not  
4 be claiming affordability because you haven't looked  
5 at the real data. Is there at this point a commitment  
6 to doing deep affordability along the lines of what  
7 actually reflects the community where we have 1/3 of  
8 the community that is in need of those deeply  
9 affordable units at the very least?

10 TRISTAN NADAL: Again, we are willing to  
11 sit down with you and discuss your requests and see  
12 what we can do to meet them.

13 COUNCIL MEMBER RICHARDSON-JORDAN: Okay.  
14 That's again with an open meeting, correct?

15 TRISTAN NADAL: I think we'd prefer to be  
16 in a setting that's conducive to direct negotiation,  
17 but we, again, reiterate that we would like to meet  
18 with you.

19 COUNCIL MEMBER RICHARDSON-JORDAN: Okay.  
20 The issue is at this point, because this has been a  
21 publicized project and the whole community has seen  
22 it, that it is unacceptable to do a deal that doesn't  
23 have community buy-in and public support, which is  
24 part of the reasons I've been asking to pull this  
25 proposal and simply start again because we can't have

2 unilaterally deciding things for the whole community.  
3 This is how corruption breeds, and this is how we  
4 keep making deals that aren't good for our community  
5 and that's what makes the ULURP process so crooked so  
6 again, big picture, I will once again send a message  
7 about us meeting, but it will have to be a meeting  
8 that's accessible to my community because the outcry  
9 is righteously and rightfully from the community as  
10 I'm sure we're going to get to hear in public  
11 testimony.

12 TRISTAN NADAL: I understand. The  
13 intention was not to make any backdoor deals without  
14 input of the community.

15 COUNCIL MEMBER RICHARDSON-JORDAN: Yeah,  
16 well, I think a good faith effort would've been  
17 pulling the proposal the way I asked, the way the  
18 Community Board has asked. I mean it's not too late  
19 to do the right thing.

20 TRISTAN NADAL: We simply don't have the  
21 ability to do that. We have financial obligations and  
22 other things that it's just not possible.

23 CHAIRPERSON RILEY: Thank you, Council  
24 Member Richardson-Jordan, for your questions.

25 Give me one second.

2           There being no further questions for this  
3 applicant panel, you are excused.

4           Counsel, are there any members of the  
5 public who wish to testify on One 45 proposal?

6           SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

7 Thank you, Chair Riley, and before you do a general  
8 announcement for them, yes, we do have several  
9 members of the public patiently waiting to testify,  
10 and I just want to say a quick announcement for those  
11 of you are waiting.

12           We will get to all of you. We will call  
13 you on panels. The Chair will make an announcement  
14 just now about the process so you don't need to raise  
15 your hand up in Zoom. We'll just lower your hands  
16 right now, and we'll call on you as we get to you.

17           Thank you so much for your patience. Go  
18 ahead, Chair.

19           CHAIRPERSON RILEY: Thank you, Counsel.  
20 Members of the public will be given 2 minutes to  
21 speak. Please do not begin until the Sergeant-at-Arms  
22 has began.

23           Counsel, can you announce any members of  
24 the public?

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Yes.

3 We're going to call on the first panel, which is made  
4 of Karen Dixon, Moire Davis, Katherine Warren,  
5 Patricia Sanchez. Karen Dixon will be the first  
6 member of this panel.

7 SERGENT BIONDO: Starting time.

8 KAREN DIXON: Good morning. Can everyone  
9 hear me?

10 CHAIRPERSON RILEY: Yes, we can hear you,  
11 Miss Dixon.

12 KAREN DIXON: Good morning, Chairperson  
13 Riley and Members of the Subcommittee on Zoning and  
14 Franchises. My name is Karen Dixon, and I am the  
15 Chair of the Land Use Committee for Manhattan  
16 Community Board 10. I'm here to provide testimony on  
17 behalf of the Community Board in the absence of our  
18 Chairperson, Miss Cicely Harris.

19 We urge the Council to vote no on this  
20 project. From the onset, the community expressed  
21 concerns related to the proposed number of affordable  
22 units compared to fair market units, the  
23 disproportionate number of studio and one-bedroom  
24 units compared to large units for families, the  
25 increased density to the area where pre-existing



1 transportation challenges created by the shortened  
2 number 3 subway station located on 145th Street and  
3 Malcom X Boulevard, as well as the anticipated  
4 displacement of existing residents where almost all  
5 of our renters or most of our renters are severely  
6 rent-burdened. While the developer proposes a third  
7 building in the area previously slated for the Civil  
8 Rights Museum that includes housing for unionized  
9 workers, seniors, and formerly homeless people, the  
10 project still does not meet the needs of the  
11 community. Only 27 apartments out of 915 will be  
12 designated for the formerly homeless, 207 apartments  
13 will be permanently affordable from an average AMI  
14 but with AMI going up to 110 percent. We also will  
15 have 70 percent of the apartments that will remain  
16 only studio and one-bedroom units while gaining 546  
17 fair market apartments. AMI levels are not realistic  
18 for the residents of the community. Residents  
19 continue to experience challenges in the wake of the  
20 pandemic. Much has been said to the community that we  
21 should embrace this proposal because of the added  
22 number of affordable units, the anticipated  
23 beautification of the area, and the alleged community  
24  
25

2 benefits, but why should we settle when the need in  
3 the community is greater than what is proposed?

4 As a point of clarity, the Community  
5 Board did meet briefly...

6 SERGEANT BIONDO: Time expired.

7 KAREN DIXON: The developers yesterday,  
8 and we were informed about the project. We did not  
9 say that we fully support it, but we acknowledged  
10 that there was an increase in the number of  
11 affordable units than was previously proposed. Thank  
12 you.

13 CHAIRPERSON RILEY: Thank you, Miss Dixon.

14 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
15 Chair Riley, the next witness to testify is Moira  
16 Davis to be followed by Katherine Warren.

17 SERGENT BIONDO: Starting time.

18 MOIRA DAVIS: Good afternoon, everyone. I  
19 want to thank you for having this meeting. My name is  
20 Moira Davis. I'm the Board President at Esplanade  
21 Gardens.

22 I'm just listening to everything, and  
23 it's amazing that the renovation of the train station  
24 actually is used to say something was done about the

1 issue about the train station, which is not true.

2 It's still 5 cars.

3 I just want to mention that 145th Street,  
4 it appears to be a wide space, but it's not wide.

5 It's only a lane and a half, one being a bus lane,

6 and, if you look at all of the architectural

7 development, it all blends in with the existing

8 neighborhood. In my opinion, the way the project is

9 marked currently it almost would appear to be a

10 cactus in a bouquet of roses. It would totally stick

11 out, and it doesn't actually blend into the

12 community. Also, I noted that Tristan had mentioned

13 that there were adjustments made to the height. I

14 noticed it also appeared shorter in the photo

15 rendering, but I never heard actually what the height

16 of the buildings were going to be, the new proposal.

17 In addition to that, it's not just about

18 affordability or who gets to work on the project,

19 who's going to earn on the project, it's about how

20 the project affects the entire community, the people

21 who live here. We want new members of our community

22 to join. Harlem is a very diverse community, but this

23 project is not taking into account of who lives here

24 now and what actually will benefit.  
25

2 I also noticed there's a lot of last-  
3 ditch efforts and last-minute things that are being  
4 thrown in, senior housing. When we spoke with the  
5 developer, our issues that we presented have remained  
6 the same so I'm just a little confused about things...

7 SERGEANT BIONDO: Time expired.

8 MOIRA DAVIS: And I agree with Council  
9 Member Jordan that I think we need to take this back  
10 to the drawing board and come up with something  
11 really tangible because this is not it.

12 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
13 Thank you, Moira. The next witness on this panel is  
14 Katherine Warren to be followed by Patricia Sanchez.

15 SERGEANT BIONDO: Starting time.

16 KATHERINE WARREN: Hi, thank you. My name  
17 is Katherine Warren. I am actually a proud Esplanade  
18 Gardens Cooperator. I have been here for 11 years, a  
19 Harlemiter for 15 years, born and raised in Manhattan  
20 my entire life.

21 I cannot stress how important it is that  
22 the Council Member, I want to paint a picture in  
23 regards to what the community actually is. 145th and  
24 Lenox is actually at the juxtaposition of not one but  
25 two hospitals. We have Harlem Hospital at 135th and

2 Lenox and Lincoln Hospital right across the 145th  
3 Street bridge, which actually the entrance is at  
4 145th and Lenox. The amount of traffic that occurs  
5 every single day. We have documentation pictures.  
6 Every day, doesn't matter if there's a Yankee game or  
7 not. In terms of the amount of density of the  
8 traffic, while adding an additional 2 tall buildings  
9 that, although they stretch 28 stories, they're not  
10 taking into consideration the actual commercial and  
11 retail space underneath, which actually, if you look  
12 at the drawings, it actually says 363 feet. We are 27  
13 stories at Esplanade Gardens. However, 363 feet would  
14 be equivalent of 36 stories which would tower over  
15 the entire community. The impact of not just the  
16 shading for the community in terms of the sun to the  
17 park across the street, to our neighbors on 144th and  
18 all around, it also will impact in regards to light  
19 pollution. The traffic that was mentioned in terms of  
20 off-street parking, there's an abundant amount of  
21 off-street parking. That is ridiculous. I've driven  
22 around for 3 hours looking for parking.

23 SERGEANT BIONDO: Time expired.

24 KATHERINE WARREN: In terms of the transit  
25 Moira touched upon, it is an abbreviated train

2 station so please take into consideration what the  
3 community is asking for. Thank you. I appreciate it.

4 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

5 Thank you, Katherine. The last witness on this panel  
6 is Patricia Sanchez.

7 SERGENT BIONDO: Starting time.

8 PATRICIA SANCHEZ: Hi. Good afternoon. I  
9 would first like to thank the Committee for allowing  
10 me the time to add my voice to the One 45 project.  
11 Can you hear me?

12 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: We  
13 can hear you.

14 CHAIRPERSON RILEY: Yes, we can hear you,  
15 Miss Sanchez.

16 PATRICIA SANCHEZ: Thank you for allowing  
17 me the time to voice my opinion. I wanted to go on  
18 record as a member of the community that is opposed  
19 to the One 45 project. There are several reasons why  
20 the community is against the project. I have had many  
21 conversations with the members of my community and my  
22 development. I live directly across the street on the  
23 opposite corner of 145th Street and Lenox Avenue. I'm  
24 a shareholder of the Esplanade Gardens community. I  
25 would briefly like to point out just a few concerns.

2 First of all, people were not aware of  
3 the One 45 project. They were not aware of the plans  
4 for the parcel of land. Therefore, I'm pointing out  
5 that the developer probably did not involve the  
6 community in the plans for our community, in which we  
7 live. I speak for myself and for many others. Most  
8 people would be pleased to see the row of stores  
9 revitalized and improved. However, we feel that the 2  
10 proposed towering buildings, also known as  
11 skyscrapers, are not welcome and do not fit in our  
12 community. Our area is already taxed with congestion,  
13 noise pollution, and pollution. Adding over 900  
14 housing units in what I consider a small amount of  
15 land will be overwhelming to the block as well as our  
16 community. That is not even a square lot.

17 SERGEANT BIONDO: Time expired.

18 PATRICIA SANCHEZ: Additionally, since it  
19 was said that the museum is not going to be coming to  
20 that location and that the space is recommended for  
21 senior housing, does that mean the proposal will now  
22 involve even more units than the already proposed  
23 900+? Some people will be moving in, owning their own  
24 cars, and where will they park?

2           Please keep in mind that we have the  
3 Mother Hale Bus Depot one block away adding to the  
4 pollution. We are constantly faced with the buses  
5 idling on Lenox Avenue waiting to enter the garage of  
6 the depot. We are faced with a lot of traffic on  
7 145th Street and Lenox Avenue trying to cross over  
8 the 145th Street bridge also adding to our pollution.

9           There are many more concerns that I could  
10 say, but I know others will have time to speak as  
11 well. I would just like to conclude by saying if any  
12 housing is built on that site that it should fit in  
13 with the already existing structures and buildings.  
14 I'm asking the Committee and any powers to be please  
15 consider all of the community and do not allow any  
16 structures to be built taller than the storage  
17 facility across the street from the location and the  
18 storage facility that is located around the corner on  
19 146th Street. Also, I would just like to say that  
20 parking is definitely an issue in our community and  
21 for them to say that it won't be is not telling the  
22 truth. Anybody could stand on 145th Street any time  
23 of the day and see that we are overwhelmed with  
24 congestion, and that needs to be taken into  
25 consideration. Adding all these additional units will



2 just heighten the congestion in our community so  
3 please do not have skyscrapers that do not fit in our  
4 community in our community. Please bring it back to  
5 the table and talk it over with the community. We  
6 know what's best for us. Thank you for listening.

7 CHAIRPERSON RILEY: No problem, Miss  
8 Sanchez. Thank you for your testimony. Council  
9 Members, you can ask each panel questions. There will  
10 be a 2-minute time limit. Counsel, are there any  
11 Council Members with questions at this time?

12 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
13 Chair, I don't see any Council Members with questions  
14 at this time.

15 CHAIRPERSON RILEY: Okay. We can move on  
16 to the next panel. Thank you to the panelists who  
17 came and testified today. Thank you.

18 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: The  
19 next panel will be Laura Colacurcio, William Parrish,  
20 Renzo Ramirez, and Jared Davis. Laura Colacurcio will  
21 be the first panelist. Sorry if I mispronounced your  
22 name, Laura.

23 SERGENT BIONDO: Starting time.

24 LAURA COLACURCIO: Hi there. Thank you for  
25 the opportunity to testify on behalf of the

2 Association for a Better New York. My name is Laura  
3 Colacurcio, and I am the Vice President at ABNY.

4 ABNY is a nonprofit organization  
5 dedicated to the healthy growth and renewal of New  
6 York City's people, businesses, and communities. We  
7 are a 50-year-old civic organization representing  
8 corporations, nonprofits, unions, government  
9 authorities, and educational, cultural, and health  
10 institutions. We strive to promote connections  
11 between the public and private sectors to make New  
12 York City a better place to live, work, and visit for  
13 all. As ABNY seeks to move our city forward during  
14 the ongoing and evolving COVID-19 pandemic, we look  
15 towards transformative economic development projects  
16 that have the potential to improve the communities  
17 and the lives of people living within them.

18 The developers of the One 45 Harlem  
19 project have listened to local stakeholders to refine  
20 the proposed development. In direct response to input  
21 from the community, the number of housing units  
22 proposed has increased to 915 including an additional  
23 150 affordable units, creating 367 new units of  
24 affordable housing in total, 40 percent of the  
25 project. Among those affordable units, more than 90

2 will be reserved for very and extremely low-income  
3 seniors and still more, 70 units of affordable union-  
4 targeted workforce homes have been added to the  
5 project since its certification. One 45 Harlem will  
6 also serve its community by including 16,000 square  
7 feet of community facility space for local nonprofits  
8 including House of Justice as well as the world  
9 headquarters for National Action Network.

10 The project also endeavors to be New York  
11 City's first geothermal green energy district,  
12 creating emissions savings that will promote  
13 environmental justice.

14 Additionally, One 45 Harlem will create  
15 an estimated 1,200 jobs in the green energy sector,  
16 many of which will be available to local residents  
17 and union members.

18 Moreover, One 45 Harlem is dedicated to  
19 sponsoring a fully funded year-round local youth  
20 employment...

21 SERGEANT BIONDO: Time expired.

22 LAURA COLACURCIO: And apprenticeship  
23 initiative.

24 Furthermore, the developers have  
25 committed to a weekly leadership seminar in

2 partnership with the Mission Society. This seminar  
3 has been operating since March 2022 already. The One  
4 45 Harlem proposal will create a mixed-use  
5 development that will be home to a diverse group of  
6 tenants and represents a progressive urban  
7 environment that will serve as a model for other  
8 privately financed development projects in New York  
9 City. The current lot is underutilized and presents  
10 an opportunity to better serve the community. ABNY  
11 supports this enhanced version of the DCP-certified,  
12 CPC-approved One 45 proposal to bring housing and job  
13 opportunities for Harlem and urges the process to  
14 move forward. Thank you very much.

15 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

16 Thank you, Laura. Before I call on the next witness,  
17 I just have a quick announcement. For those of you  
18 that want to testify, if you could just go to the  
19 Council website to register so you can get a link.  
20 Please go to our Council website to register for the  
21 hearing. I said this before, but those of you who are  
22 waiting to give testimony, we'll get to you so you  
23 don't need to raise your hand. We'll get to all of  
24 you shortly, hopefully soon.

2 The next witness for this panel will be  
3 William Parrish to be followed by Renzo Ramirez.

4 SERGENT BIONDO: Starting time.

5 WILLIAM PARRISH: Good afternoon. Thank  
6 you for the opportunity to testify to the  
7 Subcommittee on Zoning and Chair Riley. My name is  
8 William Parrish. I'm President and CEO of Noble  
9 Strategy. We're a minority-owned construction  
10 management firm who have worked extensively in the  
11 Harlem community. We are part of the team to move  
12 this process along in a way that would fit the  
13 community needs. Not only the consideration of where  
14 folks live but how they work and how they grow. As it  
15 relates to construction jobs, over 200 jobs that we  
16 expect to see. Not only construction trade-based jobs  
17 but also opportunities in the green workforce for  
18 low-skilled and no-skilled workers who can jump into  
19 this industry and be on the front edge of one of the  
20 leading industries in the country on green energy.  
21 Partner with folks, not only NYSERDA but WE ACT,  
22 possibly some other entities including Strive Harlem,  
23 to create opportunities for disenfranchised youth to  
24 be a part of this green energy district as well as  
25 the project and build in the community. The positive

2 workforce integrations will be in Local 79 and an  
3 opportunity to provide construction trade-based  
4 opportunities. Our goal is to work with the team to  
5 make certain that as the project goes into  
6 construction we have allocated real hiring plans and  
7 real business diversity plan so that folks in the  
8 community who own businesses, who are entrepreneurs,  
9 who do this work can grow and live and get a piece of  
10 this opportunity as it relates to the development at  
11 hand. Thank you.

12 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

13 Thank you, William. The next witness for this panel  
14 is Renzo Ramirez.

15 SERGENT BIONDO: Starting time.

16 RENZO RAMIREZ: Hello. Can you guys hear  
17 me?

18 SERGENT BIONDO: Yes.

19 CHAIRPERSON RILEY: Yes, we can hear you.

20 RENZO RAMIREZ: Good afternoon, Chair  
21 Riley and Members of the Subcommittee. My name is  
22 Renzo Ramirez. I am a native New Yorker, and I work  
23 as a doorman. I'm here on behalf of my union, 32BJ,  
24 and the 85,000 building service workers 32BJ

25

1 represents in New York City to express our support  
2 for this rezoning.  
3

4           32BJ supports responsible developers who  
5 invest in the communities where they build. I'm happy  
6 to report that many of the developers in the rezoning  
7 area have made credible commitments to create  
8 affordable housing for the community. One 45 will  
9 also create over 800 new housing units, nearly 300  
10 new affordable units, and 12 to 13 prevailing wage  
11 building service jobs. This commitment is an  
12 investment in the community that will give working  
13 families opportunities for upward mobility and  
14 security. Projects like the one being discussed today  
15 allow people like myself the opportunity to stay in  
16 New York City. We support the rezoning, and we are  
17 confident that many of the developers will be  
18 responsible employers and make a positive impact on  
19 the community.

20           For these reasons, we respectfully urge  
21 to approve this rezoning. On behalf of the New York  
22 City 32BJ membership, we support this rezoning. Thank  
23 you.  
24  
25

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

3 Thank you, Renzo. The last speaker on this panel will  
4 be Jared Davis.

5 SERGENT BIONDO: Starting time.

6 JARED DAVIS: Good morning, everybody.

7 Thanks for allowing me to speak. I am a Harlem  
8 resident, and I've lived here for all 19 years of my  
9 life. The one thing I don't seem to really understand  
10 is the aggression towards change and progression in a  
11 modern city, a modern urban city, especially within  
12 underutilized and underdeveloped areas. We are  
13 getting those affordable units. No residents are  
14 being displaced on site. Just looking at the list of  
15 facts on their website, I can say as someone who  
16 usually opposes gentrification within predominantly  
17 black neighborhoods, this project is offering the  
18 most I've ever seen in a single project. We'll be  
19 getting the largest art installation, our union  
20 workers will be getting jobs, a green energy  
21 district, the first of its kind, young empowerment,  
22 community space, the list goes on so I can't  
23 comprehend why anyone would be against a project of  
24 this scope. There's a stigma that every development  
25 that comes to Harlem is an automatic sign of



2 gentrification and should be immediately knocked  
3 down. Yes, that stigma is justifiable in some of the  
4 developments we've seen sprout up in the area,  
5 especially around the 125th Street area. Let's not  
6 forget the as-of-right plan. Pushing this project  
7 away may lead to further gentrification. Why? The as-  
8 of-right plan is either a market rate building or it  
9 can be another soulless storage facility building.  
10 Both things I would not want to see in place of  
11 hundreds of apartments. However, with my support, I  
12 believe that the developers must include more  
13 community input for this project. You must take into  
14 account the conditions the community desires. You  
15 must include also more affordability. With that said,  
16 I hope the development pushes forward..

17 SERGEANT BIONDO: Time expired.

18 JARED DAVIS: With the community in mind.

19 Thank you.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

21 Thank you, Jared. Chair, it looks like Council Member  
22 Richardson-Jordan has questions for this panel.

23 CHAIRPERSON RILEY: Council Member

24 Richardson-Jordan.

25 SERGENT BIONDO: Starting time.

2 COUNCIL MEMBER RICHARDSON-JORDAN: Yeah. I  
3 just wanted to ask Mr. William Parrish. We have a  
4 Green-to-Greener initiative for our Harlem parks that  
5 I am funding with discretionary to move parks towards  
6 carbon zero and do a lot of beautiful green energy  
7 things including opportunities for the kids, and that  
8 would also create green jobs in a way without having  
9 the displacement of our community. I'm wondering if  
10 you have any interest in working with us on that  
11 project, which does the work without harming  
12 Harlemites but still has that green energy in mind.  
13 Would you be interested in that Green-to-Greener  
14 initiative that..

15 WILLIAM PARRISH: Absolutely. Certainly,  
16 Council Member.

17 COUNCIL MEMBER RICHARDSON-JORDAN: There's  
18 better ways to get there, and that is important.

19 WILLIAM PARRISH: As a green energy  
20 professional, I've been (INAUDIBLE) professional  
21 since 2004, this is the work that I do and I know  
22 that this is not only for folks who have typically  
23 looks for folks with architectural, engineering, and  
24 construction 4-year degrees, but this work allows  
25 folks who, as long as they can use a computer, can

2 learn and be proficient in this space so I'm really  
3 looking forward to those opportunities.

4 COUNCIL MEMBER RICHARDSON-JORDAN: Okay.

5 WILLIAM PARRISH: Thank you.

6 CHAIRPERSON RILEY: Thank you, Council  
7 Member. Counsel, we can move on to the next panel.

8 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Yes.

9 Before we do, I just want to provide the website  
10 because I did not in my prior announcement. Again, if  
11 you want to register to testify, you need to go to  
12 [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse), one word, to testify.  
13 Thank you.

14 The next panel will be Joshua Clennon,  
15 June Moses, Delsenia Glover, and Deborah Gilliard.  
16 First panelist is Joshua Clennon.

17 SERGENT BIONDO: Starting time.

18 JOSHUA CLENNON: Good afternoon. Thank you  
19 to the City Council. Thank you, Chair Riley. My name  
20 is Joshua Clennon. I'm a lifelong Harlem resident,  
21 Officer of Community Board 10.

22 I'm here to urge the Council to vote no  
23 on this project. The Harlem community is not a  
24 community that's antidevelopment. We recognize that  
25 we need and want to build more affordable housing,

2 but we refuse to do so at the expense of existing  
3 residents nor without honest commitments to address  
4 community concerns.

5           There are several significant community  
6 concerns that remain unaddressed by this development  
7 team. This development team has been unwilling to be  
8 transparent and address concerns regarding the  
9 affordability and composition of their affordable  
10 units. A majority of units set aside for affordable  
11 housing in the original rendering were studio-sized  
12 apartments which does not meet the community needs of  
13 low-income housing for families within our district.  
14 The developer said in their testimony today that 20  
15 percent of the units will be below 40 percent AMI  
16 which is inconsistent with the new breakdown that we  
17 have that clearly shows that only 10 percent of the  
18 units will be 50 percent AMI or below so they are  
19 perhaps still confused on the breakdown of the  
20 composition of affordability for this project.

21           At the Community Board, there were no  
22 commitments made for union labor, apprenticeship  
23 programs, MBE contracts for predevelopment and  
24 marketing, and no commitments for permanent jobs for  
25 locals after the project is completed. There are no

2 agreements in place with several small businesses who  
3 will be displaced as a result of this project. No  
4 effort to address the increased congestion that this  
5 project will bring to the 145th Street corridor. As  
6 many have stated, the 145h Street station only opens  
7 to 5 cars. The project is not contextual with the  
8 existing neighborhood. The current design sticks out  
9 like a sore thumb, and the backup renderings with the  
10 residential rezoning will be a much better starting  
11 point for future conversations.

12 SERGEANT BIONDO: Time expired.

13 JOSHUA CLENNON: The stated community  
14 benefits in this project include Brigadier General  
15 Young Playground. That park was renovated in the past  
16 fiscal cycle, and the green energy district is  
17 contingent on future state legislation and there are  
18 no agreements or commitments with NYCHA and private  
19 housing to even make this a reality.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
21 Thank you, Joshua. The next speaker will be June  
22 Moses to be followed by Delsenia Glover.

23 SERGENT BIONDO: Starting time.

24 JUNE MOSES: Good afternoon. Hi. My name  
25 is June like the month, Moses like the Bible. I'd

1 like to thank y'all for giving me the opportunity to  
2 come to speak before you on this project. I am the  
3 proud President of the West 135th Street Apartment  
4 Tenant Associate, Incorporated. We are 10 buildings  
5 on 135th Street between Lenox and 7th Avenues, 198  
6 units, about 1,000 people. My people here, we are a  
7 Section 8, 30 percent of our income, or we also fall  
8 into that 40 to 60 percent of AMI. Now, from  
9 listening to everything that's been said, one thing I  
10 can say that there's been insidious gaming played  
11 with language right now because we keep saying the  
12 word affordable, affordable, affordable yet everyone  
13 on this call understands that low-income and  
14 affordable are 2 very separate and different things.  
15 Now that we see this low-income piece coming into the  
16 project, we also see that there's a way that the  
17 residents themselves can be cherry-picked through  
18 this. There's a set-aside for people who are right  
19 now suffering without homes but, again, is this also  
20 going to be a cherry-picking process because will the  
21 people actually hear, no one can afford this. They  
22 cannot, and I keep hearing 60 percent of the AMI and  
23 census numbers, but NPR just reported March 2022 that  
24 the census numbers, black people, brown people, we  
25

2 were all woefully undercounted so again we're still  
3 working with ghost numbers. Over here, we are not  
4 against any type of progress. That's not it at all,  
5 but what we're saying is that while we were here  
6 through the bad times and we stuck it through and  
7 we're putting up, when the good times come and great  
8 things comes, are we going to be allowed to take part  
9 and, from everything that I'm seeing, we're going to  
10 be pushed out so please reconsider and open up more  
11 for more low-income people because that's kind of  
12 where the community is. I thank you for your time.

13 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

14 Thank you, June. The next speaker for this panel is  
15 Delsenia Glover to be followed by Deborah Gilliard.

16 SERGENT BIONDO: Starting time.

17 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Do  
18 we have Delsenia?

19 SERGENT BIONDO: You're unmuted but  
20 nothing's coming out audio.

21 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

22 Delsenia, we can't hear you. Can you speak? I mean  
23 you're unmuted.

24 While we work out those audio issues,  
25 maybe we can move on to Deborah Gilliard.

2 SERGENT BIONDO: Starting time.

3 DELSENIA GLOVER: Okay. Can people hear me  
4 now? Can you hear me now?

5 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Yes,  
6 we can hear you, Delsenia.

7 CHAIRPERSON RILEY: Yes, we can hear you  
8 now, Miss Glover.

9 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
10 We'll start the clock over. Sorry, Chair.

11 DELSENIA GLOVER: Okay. Sorry about that.  
12 Yes, I am Delsenia Glover, and I represent the  
13 Executive Committee of the Lenox Terrace Association  
14 of Concerned Tenants. Thank you, Chair Riley and the  
15 Committee, for allowing me to speak.

16 As primarily lifelong residents of  
17 Harlem, we are extremely concerned and vehemently  
18 opposed to the development of the One 45 project,  
19 which offers very little affordable housing and no  
20 deeply affordable housing in a community that is  
21 desperately in need. The developer said that there's  
22 a housing crisis in New York City. Well, the crisis  
23 is a crisis of affordable housing and deeply  
24 affordable housing, not just housing. For example,  
25 Central Harlem has one of the highest percentages of



1 housing-insecure children in the New York City public  
2 schools in our district. Our percentage of children  
3 who live in unstable housing situations are  
4 documented to be below grade level as compared to  
5 children who are not. We are in need of housing for  
6 those families. It is insulting that in a district  
7 and in a city with so many families in shelter and  
8 with 200,000 eviction cases pending in the New York  
9 City court system that there can be any consideration  
10 for a development project in Central Harlem that does  
11 not consider families who are most in need of  
12 housing. The One 45 project will further displace and  
13 gentrify our neighborhood. As it is, more than 10,000  
14 black and brown individuals and families, renters and  
15 potential owners, have left the district, many moving  
16 out of state due to the lack of affordability of  
17 rental housing as well as home ownership  
18 opportunities. We witnessed the presentations by the  
19 developer at Community Board 10 hearings and  
20 meetings. I was personally insulted when this  
21 statement was made by the owner representative, Mr.  
22 Nadal. "This project will support thriving members of  
23 the community." What does that mean, thriving  
24 members? Who are these thriving members? I will leave  
25

1 it to the developer to answer that question. What we  
2 do know is that this rezoning is not designed for  
3 community members nor for working families. It is a  
4 displacement plan. The amount of affordable housing  
5 they offer is insulting as well.

7 SERGEANT BIONDO: Time expired.

8 DELSENIA GLOVER: In addition, relieving  
9 the pressure on the existing transit system  
10 infrastructure that this project will bring has not  
11 been clearly defined. We are just over 2 years out  
12 from a years' long fight against rezoning of the  
13 Lenox Terrace and the massive infill primarily market  
14 rate housing project that would have been in  
15 development right now had not the Lenox Terrace  
16 residents and the larger community not opposed it so  
17 vehemently. We do that again here today. The people  
18 of Harlem have spoken through the Community Board  
19 process and said no. The Manhattan Borough President  
20 has spoken and said no. I urge you to vote no to the  
21 One 45 project on behalf of my neighbors throughout  
22 Harlem. This project cannot be approved.

23 Respectfully. Thank you.

24

25

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

3 Thank you, Delsenia. The last speaker on this panel  
4 is Deborah Gilliard.

5 SERGENT BIONDO: Starting time.

6 DEBORAH GILLIARD: Thank you for allowing  
7 me to speak. I am a senior, and I am troubled by the  
8 One 45 project. As a lifelong Harlemite, I have seen  
9 changes, both good and bad, in the Harlem community.  
10 I have also seen the hopes of families getting  
11 together to clean up Harlem block by block. Now I see  
12 a (INAUDIBLE) in our area. Harlem is becoming a place  
13 where only the upper middle class and above can  
14 afford to live here. Most of the new development  
15 rates are unaffordable to the area families. We raise  
16 our kids, they go to college, but yet they cannot  
17 afford to live here when they come back because it's  
18 too high. We are losing our local history, our  
19 families, our young adults to this new housing theory  
20 of market rate apartments. It has to stop. We need  
21 affordable rents based on an income of long-term  
22 Harlem residents. I say no to special permits that  
23 would allow this project to add congestion,  
24 pollution, and filth to our community. One 45 project  
25

2 is not appropriate for our area and definitely not on  
3 145th Street. Thank you.

4 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

5 Thank you, Deborah.

6 CHAIRPERSON RILEY: Counsel, we can move  
7 on to the next panel.

8 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: As  
9 there are no Council Members with questions, we can  
10 call on the next panel which only has 2 people in it.  
11 I will call on Wayne Breamfield and Ululy Martinez.  
12 Wayne Breamfield is the first speaker on this panel.

13 SERGENT BIONDO: Starting time.

14 WAYNE BREAMFIELD: Hello, everyone. Can  
15 you hear me?

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: We  
17 can hear you.

18 CHAIRPERSON RILEY: Yes, we hear you,  
19 Wayne.

20 WAYNE BREAMFIELD: Okay. My name is Wayne  
21 Breamfield. I live in Harlem, and I'm the President  
22 of the Tenant Association here in Drew-Hamilton. Over  
23 the years, I have made it a point to get involved in  
24 my community, to get out and to get to know my  
25 neighbors and my neighborhood. I can say from

2 firsthand experience that the corner of 145th and  
3 Lenox has been (INAUDIBLE) for years. It's time for  
4 us to do better. We need housing for our families and  
5 for our seniors, for our friends, and those who are  
6 getting started in life and those who are restarting  
7 life. This project, I feel, provides this. We need a  
8 corner that we can trust. One that is activated and  
9 thriving. One that is beautiful and secure. We need  
10 space for our community groups to be able to  
11 facilitate their work. Again, I feel this project  
12 provides this. I want One 45 in my neighborhood, and  
13 I want my constituents to support this project. I  
14 yield my time. Thank you.

15 CHAIRPERSON RILEY: Thanks, Wayne.

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
17 Thank you, Wayne. The next speaker will be Ululy  
18 Martinez.

19 SERGENT BIONDO: Starting time.

20 ULULY MARTINEZ: Hello. Good afternoon. My  
21 name is Ululy Martinez. I'm a Principal of Pinnacle  
22 Alliance Corp, a minority business enterprise that  
23 has worked on many significant projects in Harlem  
24 including Sendero Verde, Acacia Gardens, the Smile  
25 building, and Columbia University's Manhattan Campus.

1 We started Pinnacle over 5 years to address the need  
2 for minority-owned construction businesses and the  
3 need to hire local people from our communities. I've  
4 sat in many community meetings where we listened to  
5 plans developers have for communities. They talk  
6 about their plans, but we rarely hear in their plans  
7 how they're going to empower local businesses and  
8 people in the community. One 45 is proactively making  
9 a commitment from the inception to hire minority  
10 businesses and people from the community to ensure  
11 that Harlemites are directly involved in this  
12 development and benefit from it. As a minority-owned  
13 business with 95 percent people of color, local  
14 people, this is such a key and important component of  
15 what we often lack in major developments. One 45 is  
16 committed to hiring local people of color, local  
17 minority business enterprises, and that's why I'm  
18 here to support this project. They bring in not only  
19 jobs for minority-owned businesses and local people,  
20 but they're also building a sustainable design and  
21 they plan to provide green energy district and jobs.  
22 It's exactly the kind of innovation and development  
23 that we need in Harlem. I'm here today to tell you  
24 that a vote yes for One 45's development is a vote  
25

2 yes to new business, new jobs, new opportunities, and  
3 a Harlem community that could be proud of this  
4 collective effort to make this project happen.

5 SERGEANT BIONDO: Time expired.

6 ULULY MARTINEZ: Thank you.

7 CHAIRPERSON RILEY: Thank you, Ululy.

8 Council Member Richardson-Jordan, do you have a  
9 question for this panel?

10 SERGENT BIONDO: Starting time.

11 COUNCIL MEMBER RICHARDSON JORDAN: Yes, I  
12 wanted to ask Ululy how many people who live in  
13 District 9 work for you?

14 CHAIRPERSON RILEY: Hold on a minute,  
15 Ululy.

16 ULULY MARTINEZ: Council Member, we have  
17 many people that work for us. I don't have the exact  
18 number, but we have many people. The reason why we  
19 have many people on our payroll is because we work in  
20 conjunction with local workforce development  
21 organizations like Positive Workforce who is  
22 essentially the pipeline for all our employees, and  
23 their pipeline is coming from Harlem.

24

25

2 COUNCIL MEMBER RICHARDSON JORDAN: Would  
3 it be possible for solid numbers to be sent to me,  
4 please? Could I get a solid number accounting?

5 ULULY MARTINEZ: A solid number of...

6 COUNCIL MEMBER RICHARDSON JORDAN: Yes, of  
7 people in District 9 who work for you because many in  
8 the pipeline is vague and it's not a number.

9 ULULY MARTINEZ: Oh, I understand.

10 COUNCIL MEMBER RICHARDSON JORDAN: Are you  
11 able to send that to me in some followup?

12 ULULY MARTINEZ: Yes, I understand.

13 COUNCIL MEMBER RICHARDSON JORDAN: Okay.

14 ULULY MARTINEZ: But I do want to mention  
15 that for this One 45 project the commitment to hire  
16 us is a commitment for us to hire...

17 COUNCIL MEMBER RICHARDSON JORDAN: Yes,  
18 but I'm asking currently. I'm asking who you have  
19 currently. I would like current numbers.

20 ULULY MARTINEZ: Okay, that's fine.

21 COUNCIL MEMBER RICHARDSON JORDAN: Yeah.

22 ULULY MARTINEZ: Sure.

23 COUNCIL MEMBER RICHARDSON JORDAN: Okay.

24 ULULY MARTINEZ: I can get you those  
25 numbers.



2 COUNCIL MEMBER RICHARDSON JORDAN: Thank  
3 you.

4 ULULY MARTINEZ: You're welcome.

5 CHAIRPERSON RILEY: Thank you, Council  
6 Member. Thank you, Ululy. Counsel, can we move on to  
7 the next panel, please?

8 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Yes,  
9 the next panel will be made up of Brianna McClure,  
10 Amanda Yaggy, Adrian (phonetic) Thomas, and Francine  
11 Murray. Brianna McClure is the first speaker.

12 SERGEANT BIONDO: Starting time.

13 BRIANNA MCCLURE: Hello. Good afternoon.  
14 Can everyone hear me okay?

15 CHAIRPERSON RILEY: Yes.

16 BRIANNA MCCLURE: Okay. Fantastic. Great.  
17 My name is Brianna McClure. I'm a lifelong resident  
18 of Harlem, and I'm joining you here today in order to  
19 testify against the One 45 development. I actually  
20 did have some things prepared to say, but, in  
21 learning a lot of this new information, I do want to  
22 point out that in the extremely low-income section of  
23 this new iteration of the development I would like to  
24 highlight that all of those extremely low-income  
25 units are compartmentalized into one section of the

1 development so that is extremely alarming to me  
2 because it seems to me that that's a clear way to  
3 segregate low-income residents from the potentially  
4 higher residents so I did want to start off by saying  
5 that. Like many of my community members have said,  
6 current affordability rates at One 45 are too high,  
7 they're unrealistic, and the reality is that the One  
8 45 development is catered to the luxury market in a  
9 low-income neighborhood to be honest. It excludes  
10 most people living in this neighborhood, and it will  
11 increase rent and housing costs for us locals. I have  
12 witnessed new and wealthier families move in while my  
13 friends and families are simultaneously being pushed  
14 out. There is even a homeless man that lives in an  
15 abandoned car on the street of this proposed  
16 development who greets you every day and opens the  
17 door for you. It is clear that this development will  
18 not house existing Harlem families, and it will not  
19 house those most in need. Again, I would like to  
20 point out that even with these new numbers, only 160  
21 out of proposed 900 units would actually be  
22 affordable to us local residents.

23  
24 On the transportation and congestion,  
25 clearly this area is paralyzed by heavy traffic,

2 overcrowded buses. It nearly takes 30 minutes to  
3 travel across town. The 3 train station has a  
4 shortened platform, and it is inaccessible to  
5 disabled commuters. it's also estimated that 1,900 to  
6 2,600 new residents will be added to this area,  
7 increasing the population by 5 percent.

8 SERGEANT BIONDO: Time expired.

9 BRIANNA MCCLURE: I would just like to  
10 close by saying 632 community members have signed a  
11 petition against this development so when I speak I  
12 am also representing 632 community members that have  
13 said no. Thank you.

14 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
15 Thank you, Brianna. The next speaker will be Amanda  
16 Yaggy to be followed by Adrian Thomas.

17 SERGENT BIONDO: Starting time.

18 AMANDY YAGGY: Hi. I'm here to speak as a  
19 resident of the neighborhood. I'm very happy to have  
20 Council Member Jordan be representing me. I am a  
21 resident of 4 years. I'm disabled. I'm a writer. I  
22 rely a lot on being able to walk the short distance  
23 to my corner grocery store and the prices that are  
24 affordable there. I would not qualify for 60 percent  
25 AMI in this project so 80 percent of the apartments

2 in this development would not be affordable for  
3 someone like me.

4 In addition, I just wanted to call out  
5 the ridiculous greenwashing, last minute greenwashing  
6 by this developer. According to the World Economic  
7 Forum, they're not exactly socialists over there, but  
8 World Economic Forum's most recent data was that 38  
9 percent of global emissions were construction related  
10 so I don't know how exactly they're bringing  
11 environmental justice to the community already  
12 drenched in bus smog because of the tiny subway  
13 station. Concrete alone, I think, is 8 percent of  
14 global emissions so they're going to build that with  
15 magic. What about the diesel trucks idling for 2, 3  
16 years. It's absurd to call this a green construction  
17 project. It's insulting and degrading.

18 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

19 Thank you, Amanda. The next speaker is Adrian Thomas  
20 to be followed by Francine Murray.

21 SERGENT BIONDO: Starting time.

22 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

23 Adrian, are you there?

24

25

2 Chair, it looks like Adrian's having  
3 trouble unmuting so while we try to get to her again,  
4 I'm going to call on Francine Murray.

5 SERGENT BIONDO: Starting time.

6 FRANCINE MURRAY: Good afternoon. Most of  
7 the points I had to mention have been mentioned, but  
8 I noticed that they equated the height of Esplanade  
9 Gardens to the new project that's being developed,  
10 and that is absolutely not true. First of all,  
11 Esplanade Gardens does not interfere with anyone  
12 else, and this project certainly would interfere with  
13 everyone. The reduction of parking will add to the  
14 horrendous traffic that we see on 145th Street,  
15 particularly between 3 and 6:30 p.m., and to assume  
16 that these people that are coming in will not have  
17 cars is absurd. It was mentioned that the renovation  
18 of the subway did not increase capacity. It was only  
19 beautification so why that was even mentioned we  
20 wonder about. Also, my question is how would a  
21 private bus company benefit the community at large? I  
22 vote no. Please vote no for this project. Thank you  
23 for your time.

24

25

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

3 Thank you, Francine. I'm going to see if we can try  
4 again for Adrian Thomas.

5 Adrian, we're going to have to move on to  
6 the next panel, but we can get you later. We're  
7 getting you an unmute request, but staff is telling  
8 me you're not answering so we're going to move on to  
9 the next panel, and we can get you at a later time.

10 While we do that, I just want to make a  
11 quick announcement. Two things I just want to  
12 announce. Again, if you're in the meeting right now  
13 and wish to provide testimony to the Subcommittee,  
14 please go to our website at  
15 [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse) so you can register so  
16 you can get a link so you can testify. The other  
17 thing I'm being told that some of you that already  
18 testified are joining back this Zoom so you can just  
19 watch the hearing from the Council website at  
20 [www.council.nyc.gov](http://www.council.nyc.gov), and you can follow the links  
21 there to see the livestream so you don't need to  
22 rejoin the meeting so the staff will remove you once  
23 you've testified. Thank you for allowing me to make  
24 that announcement.

2 We're going to call on the next panel,  
3 Chair. I just need a couple of minutes to get from  
4 staff the name of the panelists so the meeting will  
5 stand at ease while I do that. Give me just one  
6 second.

7 Thank you for your patience. Next panel  
8 will be Michele Potillo, Janice Tudy-Jackson, Donald  
9 Curtis, and Julius Tajiddin, sorry if I mispronounced  
10 your name, Julius. Again, the first person will be  
11 Michele Potillo.

12 SERGENT BIONDO: Starting time.

13 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Do  
14 we have Michele?

15 CHAIRPERSON RILEY: Michele, can you hear  
16 us?

17 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
18 We're having trouble with Michele. Michele, if you're  
19 getting an unmute request, please accept it. While  
20 you do that, we can go to the next person who is  
21 Janice Tudy-Jackson.

22 SERGENT BIONDO: Starting time.

23 JANICE TUDY-JACKSON: Good afternoon.  
24 Thank you so much for allowing me this time to speak.  
25 Can you hear me?

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: We  
3 can hear you, Janice. Go ahead.

4 JANICE TUDY-JACKSON: Okay. I have been a  
5 resident of Esplanade Gardens for 54 years. As a  
6 young adult at the time, we invested in this  
7 community at a time when co-ops were unheard of. We  
8 specifically invested in this particular community in  
9 Harlem. I'm a New Yorker. I've lived in New York for  
10 76 years, but we specifically invested in this  
11 community because of the open space, the sense of  
12 community, the lower density, and when I think about  
13 this project these massive towers that are not in  
14 line with the community, the nature of the community  
15 at all, it really disturbs me. The developers have  
16 used comparisons using Esplanade Gardens, Savoy  
17 Manor, and other developments. Let me just break it  
18 down. Savoy Park, which is located just a few blocks  
19 from this proposed project, is not as tall, but it is  
20 spread out over 3 square blocks. The same with Drew-  
21 Hamilton, which is NYCHA housing. It's spread out  
22 over 2 square blocks, and the buildings are dispersed  
23 from one another so light can pass through. Esplanade  
24 Gardens is spread out over 4 square blocks so there's  
25 open space light passes through. Lenox Terrace over 4



2 square blocks. This proposed project, these massive  
3 towers...

4 SERGEANT BIONDO: Time expired.

5 JANICE TUDY-JACKSON: They propose to  
6 squeeze it on half of a city block, half a city block  
7 so this is in addition to the lack of affordable  
8 housing. What I'm telling you is (INAUDIBLE) The  
9 station at 145th Street is not only half length, the  
10 platform is shallow so that crowding on that station,  
11 if you put all of these additional units, is a  
12 hazard. it's a hazard. People have already talked  
13 about the congestion. During the times, another  
14 speaker spoke, traffic at Lenox Avenue goes all the  
15 way up the hill to Amsterdam Avenue, and that doesn't  
16 include when there's a Yankee game. Lenox Avenue is  
17 congested from 145th Street all the way down to 129th  
18 Street. You sit on the bus and the bus can't move.  
19 This is the only...

20 CHAIRPERSON RILEY: Miss Jackson. I'm  
21 sorry, Miss Jackson. Could you just wrap it up for us  
22 real...

23 JANICE TUDY-JACKSON: Yes.

24 CHAIRPERSON RILEY: Quick because we have  
25 a lot more speakers.

2 JANICE TUDY-JACKSON: This is the only  
3 entrance to the bridge into the Bronx is at this  
4 intersection.

5 Let me just sum it up by saying something  
6 that the Council Woman from Staten Island, Council  
7 Woman Hanks said, the developer if they want to move  
8 forward needs to start again with the community and  
9 not try to ram something down our throat. It is  
10 offensive. It's offensive. Thank you very much.

11 CHAIRPERSON RILEY: Thank you, Miss Tudy-  
12 Jackson. Sorry if I interrupted you.

13 JANICE TUDY-JACKSON: No, that's okay.

14 CHAIRPERSON RILEY: All right. Thank you  
15 so much.

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
17 Chair, before I call on the next panelist, this would  
18 be a good time to make an announcement. You have 2  
19 minutes, but you can also submit your testimony in  
20 writing to us. The email is  
21 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Whether you're  
22 testifying or if you needed more than 2 minutes,  
23 we'll take your testimony after the hearing or during  
24 the hearing.

2 The next speaker on this panel will be  
3 Donald Curtis.

4 SERGENT BIONDO: Starting time.

5 DONALD CURTIS: My name is Donald Curtis.  
6 I hope everybody can hear me. President of Unified  
7 Black Caucus.

8 CHAIRPERSON RILEY: Yes, we can hear you.

9 DONALD CURTIS: Thank you. I am the  
10 President and Director of Unified Black Caucus, and  
11 we have been adamantly opposed to this project since  
12 its inception. We have met several times with the  
13 developer, and the developer has a bulldoze type  
14 attitude that's disrespectful of this community. To  
15 bring in senior citizens into this project at this  
16 late stage and not at the inception of the original  
17 plan is just calloused and disingenuous, and this  
18 cosmetic attempt that they're trying to push through  
19 right now must fail. We are against this project.  
20 Never should a right to build outweigh the needs and  
21 the benefits and the objections of the community,  
22 native community. I'm born and raised right there on  
23 that strip, and we are against this entire project.  
24 Any building, whatsoever. We've met with the  
25 developers, and they told us the original plans were

2 exactly what we want for the community until they  
3 were contacted by (INAUDIBLE) James Patterson on  
4 behalf of Al Sharpton, and they were in talks for 5  
5 years with select special interests, not the  
6 community. We are the community. You don't get to  
7 come in and bulldoze us. You don't get to come in and  
8 disrespect us. Then it's disingenuous that you put a  
9 plan out this morning that has no community review,  
10 no community input, not even the City Council, not  
11 even the Community Board, a plan that you just  
12 admitted you put in this morning. We are against it.  
13 We don't want you to build anything there, by right  
14 of anything, over the objections of the community, my  
15 community, not your community, and a lot of people  
16 are speaking for this project. You're not from that  
17 community. I'm born and raised there and 60 years  
18 old. Never seen you, never heard of you, and your  
19 special interests is for benefits of profit margin,  
20 not the community...

21 SERGEANT BIONDO: Time expired.

22 DONALD CURTIS: At hand. Thank you.

23 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

24 Thank you, Donald. The next speaker on this panel is

2 Julius Tajiddin. Sorry if I mispronounced your name,  
3 Julius.

4 SERGENT BIONDO: Starting time.

5 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Do  
6 we have Julius?

7 CHAIRPERSON RILEY: I don't see Julius  
8 here.

9 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Let  
10 me try one last time, thank you, Chair, for Michele  
11 Pottillo. Michele, are you there?

12 CHAIRPERSON RILEY: Yeah, we can hear you,  
13 Michele.

14 SERGENT BIONDO: Starting time.

15 MICHELE POTILLO: Thank you. I'm having a  
16 booster for the vaccine so I'm unable to really  
17 speak. (INAUDIBLE) I've resided in Harlem all of my  
18 life, and I've been a resident of Esplanade Gardens  
19 for over 50 years. This project is just too massive  
20 for the community. When we met with Mr. Teitelbaum  
21 with the developers, things were different. They said  
22 they did have a proposal for a (INAUDIBLE) buildings.  
23 Now, they don't know anything about that. Also, to  
24 reiterate what others have said about this morning to  
25 come on board and say that you're bringing in units

2 for seniors, as Mr. Curtis just spoke, that is  
3 disingenuous because you didn't even consider seniors  
4 from the beginning of the project, and, when we spoke  
5 to Mr. Teitelbaum in May 2021 when we first heard  
6 about this project, he said that this was brought to  
7 several politicians 4 to 5 years ago. When we spoke  
8 to one, he said he didn't know anything about it,  
9 then we find out that he's on the Board (INAUDIBLE)  
10 so there seems to be a lot of back and forth things  
11 that are being said that are not true, and, as  
12 Council Member Richardson said, please speak the  
13 truth. I oppose this project and I ask everyone else  
14 to vote against this. Thank you. I yield my time.

15 CHAIRPERSON RILEY: Thank you.

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

17 Thank you, Michele. The next panel is going to be  
18 John Maher, Tamika Mapp, Dave Tavalin, and Karen  
19 Smith-Moore. John Maher is the first panelist.

20 SERGEANT BIONDO: Starting time.

21 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

22 John, are you there? Can you accept the unmute  
23 request?

24 JOHN MAHER: Good morning. John Maher  
25 here. Can you hear me?

2 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: We  
3 can hear you.

4 JOHN MAHER: Excellent. I'd like to thank  
5 the panel for hearing the zoning issue today. I'm a  
6 Harlem resident and a housing justice attorney. I'm  
7 here to oppose the current as envisioned One 45  
8 upzoning development in Harlem. I feel it will be  
9 deleterious to the community, inequitable in terms of  
10 environmental and racial justice, and, therefore,  
11 should be sent back to the City Planning Commission  
12 for a redo or a reconsideration. There are too many  
13 reasons to list in 2 minutes, but I would like to say  
14 that number 1, one simply cannot tell from the data,  
15 especially the yesterday afternoon data dump, exactly  
16 how many units will be considered affordable housing.  
17 There's a greater policy debate within the housing  
18 justice community regarding affordable housing at  
19 all. I fail to see how this narrative of upzoning by  
20 Bruce Teitelbaum and his politically connected wife,  
21 Miss Kasirer, is anything other than the same  
22 historic narrative in Harlem where basically  
23 politically connected outside people monetize the  
24 community zoning rights which afford to the residents  
25 of Harlem, as you know, a black and Latino community

1 who are underserved chronically by the  
2 administration, and what this leads to is basically a  
3 mechanism of extraction where the development will  
4 provide a permanent means of extraction of revenue  
5 from people living in Harlem and will provide very  
6 little lasting value to people of Harlem.  
7

8           Again, the other thing I question is the  
9 eco-friendly jobs.

10           SERGEANT BIONDO: Time expired.

11           JOHN MAHER: I do not believe. Sorry. I do  
12 believe there are permanent jobs that will be created  
13 on a meaningful basis. These are not middle or upper  
14 management jobs. These are kind of servant jobs, and  
15 I believe that this is part of the, again, attempt by  
16 Teitelbaum and other developers to (INAUDIBLE)  
17 economy on Harlem where basically the residents are  
18 ethnically cleansed from their rent-stabilized  
19 apartments and replaced by (INAUDIBLE) luxury 421a  
20 tax giveaway developments. I'm not in favor of this  
21 at all nor should anybody with a responsible view  
22 towards urban planning, in particular, and racial  
23 justice in Harlem support.

24           The other thing is...



2 CHAIRPERSON RILEY: John. Sorry to  
3 interrupt you. If you could just wrap it up. Thank  
4 you.

5 JOHN MAHER: I'll just conclude by saying  
6 I oppose it, and I support Council Member Jordan's  
7 efforts to send this ill-conceived proposal back to  
8 the Planning Board. Thank you, Members of the  
9 Committee. Thank you, everybody. Thank you, Mr.  
10 Riley. Good afternoon.

11 CHAIRPERSON RILEY: Thank you, John, and  
12 sorry to interrupt you. Go ahead.

13 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
14 Thank you, John. The next speaker on this panel will  
15 be Tamika Mapp.

16 SERGENT BIONDO: Starting time.

17 TAMIKA MAPP: Hi. Thank you so much,  
18 Chair, Council Members. Thank you for the opportunity  
19 to let me speak. My name is Tamika Mapp. I'm the  
20 State Committeewoman for the 60th Assembly District,  
21 and I oppose this rezoning. One, the reason why, it  
22 does not bring affordable housing that we desperately  
23 need for our community. The developers need to go  
24 back to Council Member Richardson-Jordan which has an  
25

2 AMI layout for the community that would justify  
3 having housing in our community.

4           The second one is environmental. They  
5 didn't really think about their environmental studies  
6 coming into the district at all so I totally support  
7 Council Member Richardson-Jordan. The developers need  
8 to go back to her office in an open meeting with the  
9 Housing Committee to try to get this right if they  
10 want truly affordable housing in our community  
11 because right now 95 percent of the development  
12 that's going to go up if y'all approve this is not  
13 for our community. Long-term Harlemites won't be able  
14 to get into that building, and we desperately,  
15 desperately need housing that's affordable to  
16 everybody's pocket, not just to the high 145 percent  
17 of the development. Thank you so much.

18           SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

19 Thank you, Tamika. The next speaker is Dave Tavalin.

20           SERGENT BIONDO: Starting time.

21           SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

22 Dave, you're on mute.

23           DAVE TAVALIN: I'd like to follow up about  
24 the settler colonialism kind of thing going on. I'm  
25 reading from the CSS, Community Service Society. This

1 was before Eric Adams became Mayor. Largest increase  
2 in NYPD referred complaints occurred in communities  
3 of color with large influx of white residents  
4 accompanied by new housing development. Within the  
5 areas, the complaint rate increased significantly  
6 faster where new (INAUDIBLE) housing development was  
7 also present. City finance affordable housing  
8 intended in part to keep long-time residents and  
9 marginalized communities stay in the communities they  
10 call home, but, if staying in these communities means  
11 facing a changing cultural landscape that doesn't  
12 resemble the old and increasingly places long-time  
13 residents at risk of heightened police engagement,  
14 then city housing policy has failed them.

16 Just as I'm a native New Yorker, I've  
17 lived up here 6 years, and the amount of (INAUDIBLE)  
18 southeast and we've got rezoned and it's just insane  
19 amount of police that are on the streets. We all know  
20 who is getting hassled by the police. I've seen it  
21 with my own eyes, and I've seen in Bushwick, in Lower  
22 East Side, and the study was after the development.  
23 Before the development, police come in and sweep  
24 communities, and we all know that, and, besides the  
25 affordability (INAUDIBLE) people in community garden

2 because they can't stay here, and this green thing is  
3 like, there's a park right across the street and  
4 there's no garbage cans, trash cans. Come on. Let's  
5 talk about it, and let's not like with the  
6 greenwashing stuff. Nobody can afford it. I can't  
7 afford it. I can't afford to move into any of these  
8 buildings. Let's call it what it is. Thanks.

9 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

10 Thank you, Dave. The last speaker on this panel is  
11 Karen Smith-Moore.

12 SERGENT BIONDO: Starting time. Unmute.

13 KAREN SMITH-MOORE: Good afternoon. Can  
14 you hear me?

15 CHAIRPERSON RILEY: Yes, we can hear you.

16 KAREN SMITH-MOORE: Good afternoon,  
17 Council. Thank you for the audience. My name is Karen  
18 Smith-Moore, and I have been a resident of Esplanade  
19 for over 25 years. Regarding the One 45 project, I am  
20 opposed to it. Many of the reasons I have against it  
21 have already been spoken for so I don't want to  
22 belabor those issues.

23 However, I heard a lot of I think, we  
24 think from developers and politicians whom none live  
25 in the area but seem to believe that they know what's

2 best for the community over what is actually  
3 beneficial to the community. Many of the new  
4 developments that have already been built in Harlem  
5 are not only unaffordable for the median income, but  
6 a lot of them are not even completely occupied  
7 because people cannot afford to live in a lot of  
8 these developments that have already been built. Many  
9 of the youth who were raised here cannot afford to  
10 stay here if they so choose without enlisting 2 or 3  
11 roommates to help them pay for the unit. I just want  
12 to reiterate Mr. Nadal stated regarding the 145th  
13 Street train station, which is going to be directly  
14 under this potential project, he stated that  
15 statistically it's underused in comparison to  
16 stations which is inaccurate because many of the  
17 commuters in the area utilize that subway station,  
18 and I'm just concerned of how structurally it's going  
19 to be sound for it to be a half a station with an  
20 additional 1,000 commuters. That's going to be an  
21 issue that I don't think they really checked into. I  
22 seem to hear a lot of these people for the project  
23 making it seem as if Harlem residents don't want any  
24 type of development for the betterment of the  
25 community. That's not true. We do want development,

2 but we want to be included in what would be  
3 beneficial and what we need in this community like  
4 learning centers for the youth, recreational centers  
5 for the youth, things like that that would be  
6 beneficial. Yes, why is it that they could not..

7 SERGEANT BIONDO: Time expired.

8 KAREN SMITH-MOORE: Yes. Lastly, why is it  
9 that they could not provide these jobs and build  
10 stuff like that that we need in the community without  
11 attaching affordable housing, which we know is not  
12 affordable to this median income.

13 I'd like to thank Councilwoman  
14 Richardson-Jordan for representing us so well. I  
15 appreciate you and everyone else that is doing the  
16 best that they can for this community. Thank you.  
17 Again, I am opposed to that project.

18 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
19 Thank you, Karen. Chair, I see Julius is back from  
20 the prior panel. We're going to add him to this one  
21 so Julius, go ahead.

22 SERGEANT BIONDO: Starting time. Julius,  
23 you're connecting to audio now. Accept the unmute  
24 request, please.

25 JULIUS TAJIDDIN: Okay. I'm heard now?

2 SERGENT BIONDO: Yes.

3 JULIUS TAJIDDIN: All right. Good morning,  
4 Council Members. The majority of Central Harlem's  
5 residents, mostly black, are against the project as  
6 race plays a role in this application. I'd like to  
7 first point out a couple of things. Everyone else  
8 from Harlem has done so well so I'm going to narrow  
9 what I have to say.

10 I'd like to first point out the word  
11 gentrification. We use it nonchalantly, but really it  
12 stands for a condition that is brought about by  
13 unlawful measures of a government body. Just recently  
14 we saw the Court of Appeals strike down the  
15 redistricting of our Congressional and State Senator  
16 lines. The task of redistricting is allowed, but how  
17 it was done became unlawful. This developer also uses  
18 (INAUDIBLE) words like we think and should and would  
19 like you to do an unlawful rezoning. I urge you to  
20 reject this application completely on the following  
21 grounds.

22 This project doesn't consider the  
23 displacement that a 421a project can cause due to  
24 higher property taxes that will be burdened on the  
25 private homeowners in the neighborhood. We also see

1 this project as the knife that will end our, black  
2 people's, plurality status in Central Harlem or the  
3 one that's right before such a knife. This is a right  
4 that's protected by the Voting Rights Act. Most  
5 people see redistricting as the method used affecting  
6 the voting rights of a protected class of people such  
7 as black people within the meaning of the Voting  
8 Rights Act. However, rezonings are akin to  
9 redistricting. A rezoning is technically a  
10 reapportionment which is the word that's used by the  
11 DOJ so reapportioning the development plane to the  
12 developer's liking in a Harlem worse case development  
13 scenario usually redistributes the pie if you will at  
14 70 percent to open market apartments...

16 SERGEANT BIONDO: Time expired.

17 JULIUS TAJIDDIN: And 25 percent to  
18 whoever, likely occupied by mostly non-black. Black  
19 people in Central Harlem are not looking for a  
20 development that outpaces our growth. In other words,  
21 building housing models mainly for the rich and a few  
22 for lower income, usually black, will eventually  
23 displace us. We don't have to accept this.

24 Then the jobs that are alleged. Let's be  
25 real. Most of these private construction jobs do not



2 go to black people. Using the words minority and  
3 people of color have been very useful in keeping  
4 black people out of employment. This is one of the  
5 reasons why we have a problem with our young black  
6 men. An idle mind is the devil's workshop. We are  
7 tired of these shams and cons. I urge you strongly to  
8 reject this project 100 percent and let them start  
9 over.

10 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

11 Thank you, Julius. I'm going to call on the next  
12 panel which will be made up of Kim Smith, Tanesha  
13 Grant, Beverly Pabon, Gisele Hearne. Kim Smith will  
14 be the first one on that panel.

15 SERGENT BIONDO: Starting time.

16 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Do  
17 we have Kim? We'll go back to Kim. I'm going to call  
18 on Tanesha Grant next.

19 SERGENT BIONDO: Starting time.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

21 Tanesha or Kim, if you get an unmute request, can you  
22 please accept it so we can hear you?

23 While we wait for that, I'm going to call  
24 on Beverly Pabon.

25 SERGENT BIONDO: Starting time.

2 BEVERLY PABON: Thank you, Chair. Thank  
3 you, everyone, for giving me this opportunity to  
4 speak. Am I heard?

5 CHAIRPERSON RILEY: Yes, we can hear you.

6 BEVERLY PABON: Okay. Thank you. My name  
7 is Beverly Pabon. I'm a long-time resident of Harlem,  
8 born and raised, actually a third generation of  
9 Harlemites here so I have a vented interest in what's  
10 going on in the community. For a long time, I have  
11 not been politically invested in what's going on  
12 because I didn't think things worked politically for  
13 us, but I see now recently because of the housing  
14 situation that we have to get involved.

15 I'm against this One 45 program because  
16 of the benefits that it would give more so to the  
17 developer than the community. I understand that by  
18 right that this new construction will get a 421a  
19 benefit, and I don't think the analysis has been made  
20 regarding the, at the moment it would be beneficial  
21 to whoever can afford to live in these buildings for  
22 now for low income, but they will be priced out in  
23 the years to come. The 421 benefits will be  
24 beneficial to the developer for over 30 years where  
25 property taxes are not being paid for this

2 development so with those property taxes not being  
3 paid by this developer, programs that's needed for  
4 housing and low income or schools and education will  
5 not be funded because they're not getting the  
6 revenue, which would not benefit the community. I  
7 would like to see an analysis, almost like an  
8 amortization of the tax benefits under the 421 will  
9 give this developer to how the affordability..

10 SERGEANT BIONDO: Time expired.

11 BEVERLY PABON: Will be to the community.  
12 That needs to be addressed because you will see over  
13 the time period that we will be priced out. I am  
14 against this program. I thank everyone who has been  
15 talking against it. I thank the support that we've  
16 been getting from Richardson-Jordan and other  
17 community Council people, and I ask that you  
18 definitely say no to this project. Thank you so very  
19 much for your time.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

21 Thank you, Beverly. The next speaker on this panel is  
22 Gisele Hearne.

23 SERGENT BIONDO: Starting time.

24 GISELE HEARNE: Hi, everyone. My name is  
25 Gisele Hearne. I've lived in this community for 60

1 years, and I just wanted to say this is a big no on  
2 this project here for the simple fact the community  
3 has never been involved in anything and we wouldn't  
4 have been involved in this had Kristin not been  
5 elected City Council so that's a problem there. The  
6 problem is that we get all of these new developments  
7 and buildings coming up, and, boom, it's there. We  
8 didn't vote for that storage on 145th Street, but  
9 with this here project on One 45 with Teitelbaum,  
10 they lied to us to our face many times. We set up a  
11 meeting with them as a community to talk with them  
12 with the City Council, and nobody showed. Then they  
13 sent us this very nasty letter talking about how they  
14 did not want to meet with all of, they didn't want to  
15 meet with the community, they felt like the community  
16 didn't have anything to offer to this project. Also,  
17 again, like the young lady, Beverly, just said, with  
18 these taxes coming in, the prices are going to go up  
19 for everything because now we have to foot the bill  
20 for this development, these buildings that are going  
21 up, and we don't know what type of businesses they're  
22 going to put in there that's going to outprice us  
23 again. We can barely pay rent and have food at the  
24 same time and take care of our kids. The people who  
25

2 are moving into these new developments will not be  
3 sending their children to CS200, to PS194. They're  
4 going to send them to schools like Calhoun. They're  
5 going to send them to schools that are going to be  
6 really totally out of the community, and we do not  
7 benefit those so now where are we when it comes to  
8 the things that we need for our community. We won't  
9 get funding. We're just asking the Council to vote  
10 no...

11 SERGEANT BIONDO: Time expired.

12 GISELE HEARNE: For this project here on  
13 One 45. Thank you.

14 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
15 Thank you, Gisele. I'm going to move on to the next  
16 panel. For those of you on this panel that we missed,  
17 and I don't see any Council Members with questions so  
18 I'm going to move on to the next panel.

19 TANESHA GRANT: Tanesha Grant. I'm here.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Oh,  
21 Tanesha's here. Okay.

22 CHAIRPERSON RILEY: All right. Go ahead,  
23 Miss Grant.

24 SERGEANT BIONDO: Starting time.

25

2 TANESHA GRANT: I'm very sorry, but I was  
3 just getting an award from Monty Williams for being  
4 an essential worker for the work that I do so sorry  
5 that I had, no, I'm not sorry, but that's what I was  
6 doing.

7 My name is Tanesha Grant. I am the  
8 Executive Director of Parents Supporting Parents New  
9 York. We are a community-based organization that  
10 mainly works in Harlem. I don't know, maybe you've  
11 heard of Parents Supporting Parents New York or Moms  
12 United for Black Lives. We give black and brown  
13 Harlem children unapologetically the technology they  
14 deserve because the system seems to think that they  
15 don't deserve it so our organization gives children  
16 computers that cost over 1,200 dollars.

17 What I'm hearing on this call is very  
18 disturbing. I'm hearing these developers come in and  
19 not really pay attention to the community because if  
20 you think that 300 units of so-called affordable  
21 housing is helping the community of Harlem when we  
22 have 19 shelters, there is something seriously wrong.  
23 I was on them calls with the developers, and I have  
24 been on the ground doing the work that I have done  
25 for a long time and when they say that they had

2 community involvement I don't understand what they're  
3 talking about because I knew nothing of this until  
4 several months ago. This is not great for Harlem.  
5 This is not great for affordable housing. You cannot  
6 put up a 900-apartment high-rise on 145th and then  
7 say that it's good for the community. That would not  
8 be good for the community. What would be good for  
9 community is for us to be able to afford high-  
10 quality, modern affordable housing that goes with our  
11 pay range, what we make, our income. I would like to  
12 echo a lot of my comrades on here..

13 SERGEANT BIONDO: Time expired.

14 TANESHA GRANT: The affordable housing,  
15 the narrative is very misleading and what it does is  
16 it's trying to displace the black people who have  
17 lived in Harlem for generations. We will fight this,  
18 and we hope that this Committee stands with us and  
19 votes no on this zoning. Thank you.

20 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

21 Thank you, Tanesha, and congratulations on your  
22 award. I'm going to call on the next panel as there  
23 are no Council Members with questions, Chair, so the  
24 next panel will be...

2 CHAIRPERSON RILEY: Counsel, can we just  
3 try Miss Samuels one more time before we move on to  
4 the next panel?

5 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
6 Sure. Kim Smith, are you there?

7 CHAIRPERSON RILEY: I think it's Samuels,  
8 Kim Samuels.

9 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
10 She's actually on the next panel, Chair.

11 CHAIRPERSON RILEY: No problem. All right.

12 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: For  
13 all of you who are waiting, if you haven't testified,  
14 we'll do a last call where you can raise your hand,  
15 and we'll get to you if we missed you.

16 The next panel is Ray Dietz, (INAUDIBLE),  
17 K. Samuels, and Achmat Akkad. Ray Dietz is the first  
18 one.

19 SERGENT BIONDO: He's still being promoted  
20 into (INAUDIBLE)

21 RAY DIETZ: Hello. Can you hear me?

22 SERGENT BIONDO: Yes, starting time.

23 RAY DIETZ: Hi, Council. My name is Ray  
24 Dietz. I work with the Justice Center en El Barrio.  
25 We're a community center in East Harlem, and I have



1 been a resident of Sugar Hill of Harlem for the past  
2 3 years. I staunchly oppose the construction of the  
3 One 45 towers which represents yet another land grab  
4 by developers looking to gentrify Harlem and profit  
5 from the immiseration of poor and working people,  
6 specifically the black residents of Harlem. Less than  
7 a third of the proposed units are 2-bedroom and 3-  
8 bedroom apartments which means the developers are not  
9 seeking to house families who are long-term residents  
10 of Harlem at risk of displacement. Rents in the city  
11 have risen 33 percent in the last year, which  
12 represents the highest spike among America's largest  
13 cities. Instead of supporting this plan that would  
14 disrupt the entire community's quality of life, let  
15 us take note of the warehoused apartment buildings in  
16 our neighborhood that have been boarded up by  
17 slumlords for years. Right now, they are enough  
18 vacant rent-regulated apartments to house everyone  
19 living in the city shelter system and thousands more.  
20 Yes, the city needs more affordable housing, but this  
21 proposed project is a far cry from what is actually  
22 needed. I defer to Council Member Jordan, our  
23 rightfully concerned neighbors, and my fellow  
24 speakers who do not stand to financially benefit from  
25

2 this project. I agree with Council Member Jordan's  
3 concerns about this potential development, especially  
4 the lack of community input and support for this  
5 project. Thank you.

6 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

7 Thank you, Ray. Sorry I mispronounced your last name  
8 earlier. The next speaker is (INAUDIBLE) who I  
9 believe is joining us by phone.

10 SERGENT BIONDO: Starting time.

11 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: Do  
12 we have (INAUDIBLE) or should we move on to the next  
13 one and go back to her?

14 (INAUDIBLE), you're not unmuting so we'll  
15 come back to you. The next speaker now will be K.  
16 Samuels.

17 SERGENT BIONDO: Starting time.

18 K. SAMUELS: Hello. Can you see me?

19 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: We  
20 can hear you and we can see you now.

21 K. SAMUELS: Okay. I'm sorry. I'm having  
22 some tech problems. I wanted to say that I am just  
23 amazed at my Council Member and the other young  
24 Council Members in terms of the questions that they  
25 asked at the beginning of this. They really seemed to

1 be able to go past the BS and to understand what is  
2 really going on with this housing project. I also  
3 want to say how disappointed I am in the unions that  
4 are supporting this project, and I don't believe  
5 they've had any discussion with the Council Member. I  
6 know that they have not spoken to the community at  
7 large. I also want to say that for years the  
8 community has basically been cut out of the process  
9 of involvement in terms of the types of housing that  
10 is going on in our community so it's really great to  
11 have an opportunity to have serious discussion about  
12 this and for it to be known far and wide that the  
13 community does not want this project. This project is  
14 overly large, and it also basically gives very little  
15 to the community in terms of the housing. Our  
16 cultural integrity in terms of Harlem has now been  
17 basically turned into a cartoon where people just  
18 come in and say, well, I live in Harlem, but they  
19 really don't understand and know the area. It's  
20 basically just been to push us out, the black  
21 community out, and bring everybody else into the  
22 community. That subway station will become a danger  
23 to the people who live in that area if those  
24 buildings are allowed to go up.  
25

2 SERGEANT BIONDO: Time expired.

3 K. SAMUELS: I thank you for the  
4 opportunity to speak, and I hope you turn down this  
5 project. Thank you.

6 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
7 Thank you. The next speaker will be Achmat Akkad.

8 SERGEANT BIONDO: Starting time.

9 ACHMAT AKKAD: Hello. My name is Achmat  
10 Akkad. I'm opposed to this project for many of the  
11 reasons that have been listed so instead of giving  
12 those reasons, I will just give my experience. I work  
13 for the city of New York. I've been in New York for  
14 20 years, most of that in Harlem. I was displaced  
15 from Harlem and moved across to South Bronx because I  
16 could not afford to stay in Harlem, and many of the  
17 reasons for this project are the same reasons that  
18 were given for the development in South Bronx, and,  
19 in the time in South Bronx, I witnessed affordability  
20 collapse in South Bronx, and I was only able to move  
21 back to Harlem due to the pandemic and rents  
22 collapsing so the jobs that they were creating, the  
23 people who created those jobs, who worked those jobs  
24 were not able to live in South Bronx. They were  
25 temporary jobs. Most of them, the people who worked

1 there did not live in South Bronx. Local businesses  
2 closed because the cost of living increased so I'm  
3 hearing the same stories that I heard in South Bronx.  
4 For me, as a city worker, a disabled veteran who's  
5 jumping around from place to place, I've been  
6 displaced from Harlem and I'm not trying to be  
7 displaced again, and the same reasons that they're  
8 giving today are the same reasons that they gave in  
9 South Bronx, and, as you can see, we're being  
10 displaced in both communities. I oppose this project,  
11 and I yield my time back.

12  
13 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

14 Thank you for your testimony. For the next panel,  
15 Chair, I'm going to need some help from those of you  
16 who can hear me in the hearing. There's currently 5  
17 Lisa McCrackens. Council Member, I believe Lisa works  
18 for you, but there's 5 Lisas in the Zoom right now so  
19 can the real Lisa raise her hand so that we can  
20 identify you. Okay, we have Lisa now identified. The  
21 rest of you who are named Lisa, I'm assuming you got  
22 the link so, again, there's still a little time for  
23 those of you that haven't registered to do so, but I  
24 think at this point we can call on some of you. If

2 you haven't testified, just identify yourselves when  
3 you give your testimony.

4 Lisa, are you providing testimony?

5 LISA MCCRACKEN: Yes, I am.

6 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

7 Okay, Lisa, go ahead.

8 SERGENT BIONDO: Starting time.

9 LISA MCCRACKEN: Good afternoon. Thank  
10 you. We spoke about the affordable housing, which we  
11 know is an oxymoron. There's no such thing as  
12 affordable housing with this One 45 project. I do  
13 want to speak about the 916 units that you are adding  
14 to this building with only a 124 parking spaces.  
15 Parking is at a premium right now in this  
16 neighborhood, and, again, we ride around 2, 3 hours  
17 looking for parking. I also want to talk about this  
18 retail space that you talked about, that you reached  
19 out to Sweet Mama's. I am a lifelong Harlem resident.  
20 I've been here 50 years on 148th Street. I have seen  
21 that corner, the development, the retail spaces,  
22 Charlie's, we had a fresh meat market that is gone,  
23 we no longer have access to that. All those little  
24 stores, all those little community stores are gone.  
25 You reached out to Sweet Mama and asked if they would

1 stay. What about the other businesses? What about the  
2 other stores? Where's the economic development that  
3 feeds into our community to keep our community  
4 growing? I am anti One 45. I think it's a horrible  
5 idea. I think the setup of how you have the low-  
6 income affordable housing in that little small, tiny  
7 space speaks volumes to how you are disingenuous to  
8 the people in the community and what you can offer  
9 us. I am rent-burdened as other residents are. This  
10 One 45 project is not for this community. It's not  
11 for this people. I am not speaking as working for the  
12 Council Member. I am speaking as a lifelong Harlem  
13 resident who has been in court for several years  
14 fighting my landlord just to try stay in my  
15 apartment. Again, One 45 is a horrible project.  
16 Please come back with something else, and make it 100  
17 percent affordable housing for the Harlem residents  
18 that are, that are making 45,000 dollars a year and  
19 less because that is the true AMI. That is the number  
20 that you need to look at, and that is what we need to  
21 focus on. Thank you.

22  
23 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

24 Thank you, Lisa. Chair, it looks like, again, we need  
25 your help for those of you who are here to provide

2 testimony, either because you were in a panel before  
3 and you haven't provided testimony or it looks like  
4 some of you may have rejoined but we don't know if  
5 you are who are you as identified by you so if you're  
6 here to provide testimony, please raise your hand  
7 right now.

8 Chair, I have Yasmeen with her hand  
9 raised.

10 CHAIRPERSON RILEY: Yes.

11 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
12 Yasmeen, go ahead.

13 SERGENT BIONDO: Starting time.

14 YASMEEN CAUTHEN: Hi, thank you. I really  
15 don't have much to say other than I just wanted to  
16 show my support for not approving the One 45 project.  
17 I am a third generation Esplanade Gardens. My  
18 grandparents moved here when Esplanade Gardens first  
19 was developed, and my mother's lived here and now  
20 myself and my family live here, and I am wanting just  
21 to attest to especially the congestion, especially to  
22 the lack of affordability that this will just put an  
23 undue burden in the neighborhood, and I definitely  
24 just want to commend Council Member Jordan for her  
25 hard work and really putting these developers to the



2 fire and making sure that they are held accountable  
3 so I just wanted to say that I do not support this  
4 project, and I would love for the City Council to  
5 vote against the project. Thank you.

6 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

7 Thank you, Yasmeen. I believe there's a couple of  
8 unknown callers. There's one 4487 and a few others so  
9 if you're here to provide testimony, if you could  
10 press \*9 on your phone so that you can raise your  
11 hand and our staff can identify you and unmute you.  
12 Again, \*9 from your phone.

13 It doesn't look like anyone's raising  
14 their hand so, once again, if you're here to provide  
15 testimony and you have not provided your testimony  
16 yet, could you please raise your hand so staff can  
17 identify you?

18 Chair, I don't see anyone else's hand  
19 raised so let me just confirm with staff that this is  
20 the last of it, but that might be all. One second.

21 CHAIRPERSON RILEY: Okay.

22 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: The  
23 meeting will stand at ease while we identify a couple  
24 people. Thank you.

2 We just had a person that just signed up  
3 so we just need a couple minutes to let them in. Just  
4 one second. Thanks, everyone, for your patience.

5 While we wait for that person, if we  
6 could try Adrian Thomas. Can you unmute yourself? It  
7 doesn't look like we have Adrian.

8 Give me one second, Chair. We're trying  
9 to get that last registration in.

10 The next person that I'm going to call on  
11 is Robert Duvalt (phonetic) who just registered.

12 Robert, are you there?

13 Chair, it looks like he dropped so if you  
14 want to just go back to your remarks and do a last  
15 call just in case we have anyone left. We couldn't  
16 get Adrian and anyone else, like I said, you can  
17 submit written testimony at

18 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

19 Chair, you can do a last call.

20 CHAIRPERSON RILEY: Thank you, Counsel. We  
21 just want to do a last call for anybody who wants to  
22 testify or give any remarks regarding the One 45  
23 project. Last call.

24 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO: We  
25 have Moire Davis with hand raised, but I believe

2 Moire already registered. Is it somebody else that's  
3 using Moire's link? Moire, is that you or is it  
4 somebody else...

5 MOIRE DAVIS: Yes, it is me. I wanted to  
6 just mention. I'm the Board President at Esplanade  
7 Gardens, but something that was not mentioned during  
8 this entire meeting was how dangerous 145th Street  
9 is. On March 28th, 2 of my residents were struck on  
10 that corner, a young woman and her son who is 6 years  
11 old. The mother died from her injuries, and the son  
12 is still fighting in the hospital. We're going to  
13 pray him home. I just want to say that this project  
14 and this community has suffered a lot with different,  
15 dealing with a lot of adversities, and I'm really  
16 hoping that we do come back to the table with  
17 something that's palatable to the community. We're  
18 not opposed to developing..

19 CHAIRPERSON RILEY: Miss Davis.

20 MOIRE DAVIS: Yes?

21 CHAIRPERSON RILEY: Miss Davis. Thank you  
22 so much.

23 MOIRE DAVIS: I'm sorry. Thank you, Chair.

24

25

2 CHAIRPERSON RILEY: If you have any  
3 further testimony, you could submit it to us written,  
4 okay?

5 MOIRE DAVIS: We'll be sending you guys a  
6 written submission too. Thank you.

7 CHAIRPERSON RILEY: Thank you so much.

8 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
9 Thank you, Moire. I just got word we may have Robert  
10 ready to testify.

11 CHAIRPERSON RILEY: Okay.

12 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:  
13 Robert, are you there?

14 ROBERT: Yes, I'm here.

15 SERGENT BIONDO: Starting time.

16 ROBERT: Okay. Great. Thank you so much.  
17 Rezoning is ethnic cleansing. Between 2000 to 2013,  
18 the white population increased by 455 percent while  
19 the black population declined by 5 percent and the  
20 Latino population declined by 13 percent as the  
21 result of a 2003 and 2009 rezoning in Harlem. This  
22 upzoning, which is a giveaway to Bruce Teitelbaum,  
23 will continue this trend of erasing Harlem's black  
24 American culture while continuing the 421a tax credit  
25 scam of not providing housing as a human right. The

2 average household income in Harlem is around 49,000.

3 Yet, these disingenuously described affordable

4 apartments at One 45 will be based on the citywide

5 AMI of 107,400. This is systemic economic violence

6 perpetrated in favor of the One 45 project against

7 the will of the people. It proves that the City

8 Planning Commission is an illegitimate unelected body

9 that must be abolished. This upzoning is inherently a

10 racist and class tool of white supremacy to

11 ethnically cleanse Harlem's black community while

12 denying this same community self-determination and

13 will destroy, in this case, the black culture of

14 Harlem. Thank you.

15 SUBCOMMITTEE COUNSEL MARTINEZ-RUBIO:

16 Thank you, Robert (INAUDIBLE), for your testimony.

17 Chair, I think that was the last person we have

18 testifying. As you said, people can submit testimony.

19 CHAIRPERSON RILEY: Thank you, Counsel.

20 There being no other members of the public who wish

21 to testify on LUs 53 through 57 relating to One

22 45/Museum of Civil Rights rezoning proposal, the

23 public hearing is now closed, and the items are laid

24 over.

25

2                   That concludes today's business. I would  
3 like to thank the members of the public, my  
4 Colleagues, Subcommittee Counsel, Land Use and  
5 Council staff, and the Sergeant-at-Arms for  
6 participating in today's meeting.

7                   The meeting is hereby adjourned. Thank  
8 you, everyone. Have a good day. [GAVEL]

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C E R T I F I C A T E

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



Date June 12, 2022