

Thank you, members of the Council. My name is Ira Robbins. I am a retired senior citizen who has lived on 10<sup>th</sup> Street, approximately 20 meters directly across from the proposed building, for nearly 15 years. I would like to offer several reasons why you should not allow this project to move forward.

The extraordinary rezoning requests should not be allowed. If zoning regulations exist to ensure rationality and consistency to development in the city, why grant Stellar exceptions that throw logic and long-held practice out the window solely for their benefit? If you agree to alter zoning law in this case, how will you say no to others in the future?

The trash from 341 -- dozens of contractor bags as well as furniture and appliances -- is currently dumped on the sidewalk and in the street about three-fourths of the way to 4<sup>th</sup> Avenue, where it hides one of the block's two fire hydrants. There have been problems with vermin and even several garbage fires. The building generating this twice-weekly mound of trash has 154 units. The 19-story tower Stellar hopes to erect on 10<sup>th</sup> Street will add roughly 200 new units. Where will more than twice as much garbage be dumped then?

Stellar's lawyer, in these hearings, always stresses that Fourth and Fifth Avenues as well as Ninth Street are wide thoroughfares. He has, however, avoided acknowledging that Tenth Street is a narrow Brooklyn side street which is unprepared for 200 added units in terms of the water supply, sewer capacity, electric grid and traffic.

I urge you to reject this ill-considered plan and urge Stellar to come up with a more reasonably scaled project.