



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

Testimony on the West Harlem Rezoning
Before the New York City Council by
Manhattan Borough President Scott M. Stringer

October 3, 2012

I would like to thank Chairperson Councilmember Mark Weprin and the members of the New York City Council subcommittee on Zoning and Franchises for the opportunity to speak today on the West Harlem Rezoning.

West Harlem is one of Manhattan's most unique and diverse neighborhoods. The neighborhood has well-preserved building stock with active uses and few vacant properties. But, the West Harlem community is much more than its built form. It has a diverse population who has actively ensured the community thrived and prospered through both positive and negative economic cycles. The community engagement has had positive benefits by developing new parks; fostering active community based non-profits; creating affordable housing; and making safer, lively streets.

These benefits, however, have also placed increased economic pressures, which if left unchecked will likely result in the demolition of existing buildings, the displacement of existing residents, and the loss of rent stabilized units. For this reason, I proposed the West Harlem Special District in 2007. West Harlem's zoning, between 125th and 155th streets, has not been altered since 1961 and it leaves the neighborhood at risk for unchecked development pressure. My proposal sought to preserve the well-built residential areas and find new development opportunities that can achieve the community's affordable housing and economic development goals.

The concerns I had were echoed by the community and led to a broad based endorsement of my plan by the community board, local elected officials, block associations and both community and regional non-profits. I was pleased that Amanda Burden, Chair of the City Planning Commission, saw the benefits of the proposal and agreed to undergo a comprehensive study of the neighborhood in September of 2007.

After subsequent study and consultation, the city certified the West Harlem Rezoning before you today. The plan achieves a balance of preserving the existing built context while promoting future development in areas that can accommodate growth and will not encourage new displacement.

The rezoning provides opportunities for affordable housing and economic development, which were key elements of both the community board's 197-A plan and my West Harlem Special

District. Further, the proposal is a fine-grained approach, which will encourage contextual development and discourage demolition. Most importantly, by discouraging demolition, this plan will take a significant step to disincentive the displacement of long time residents and rent stabilized units.

It is notable that the rezoning was crafted in a truly collaborative manner over many years through working with the local community, Community Board 9, Councilmember Jackson and my office. The proposal was subject to extensive vetting and City Planning demonstrated a high level of responsiveness to the community's requests and concerns. As a testament to City Planning's extensive outreach, the plan has received significant consensus over the majority of the 90-block rezoning area, which is no small achievement for any neighborhood in Manhattan.

I would like to commend the Department of City Planning for their work and personally thank Chair Amanda Burden for her commitment and vision. Additionally, I would like to thank all the community leaders particularly Community Board 9's Chair, Reverend Georgiette Morgan Thomas, and former Chair and current Land Use Committee Chair, Patricia Jones, for their hard work over the years. Finally, I would like to thank Council Member Robert Jackson for his continued partnership and leadership on the rezoning.

For a proposal of this scale, it is impressive that all parties have collaborated to create a plan with almost overwhelming support from all of the stakeholders. This proposal serves as a model for future rezonings and demonstrates the value and effectiveness of true community based planning.



For the record

SEIU 32BJ

**Comment on West Harlem Rezoning
Public Meeting of the Land Use Committee**

October 03, 2012

On behalf of the 70,000 members of SEIU Local 32BJ that live and work in New York, we want to express our congratulations to the community board for its work on the West Harlem rezoning. It is important that the plan aims to keep the character of the neighborhood and that it hopes to provide affordable housing and jobs.

While this is a great step, we at 32BJ are worried about whether or not the jobs provided will be good jobs - jobs that pay wages that people depend on to support their families.

Too often developers get money from taxpayers like our members for projects and rezonings and then turn around and don't provide good paying jobs or housing that those of us in the neighborhood can afford to live in.

If you are going to use our tax dollars to help developers, then they should make sure that they create the kinds of jobs that can support families and housing middle-class people can afford.

For the good of the community, we at 32BJ urge you to ensure there are standards in the rezoning that will provide good jobs and affordable housing that meets the needs of the community.

Thank You.

Revel

RECEIVED SEP 26 2012

September 26, 2012

Council Member Christine C. Quinn
224 West 30 Street, Suite 1206
New York, NY 10001

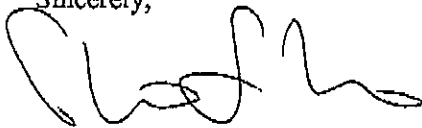
Dear Council Member Quinn,

This letter serves as our agreement with the Chair, Council Member Mark Weprin, and the encompassing members of the Subcommittee on Zoning and Franchises that we will commit to the following:

1. We will remove all planters from within the sidewalk café and from the sidewalk.
2. We will arrange the sidewalk café tables and chairs according to the plans on file with the New York City Department of Consumer Affairs.

If there are any questions please call my office. Thank you.

Sincerely,



Paolo Secondo
President, ITM Garden, Inc.
(212) 226-1844

Dear Council Member,

I have great concern about a proposal made by the NYC Dept. of City planning in regard to North Bedford Stuyvesant rezoning. In the proposal the city tries to eliminate, abolish and remove the benefit of creating community facilities in the North Bedford Stuyvesant neighborhood.

Going back around 15 years ago the Jewish community started moving into this neighborhood, expanding from the Williamsburg area. Building community facilities which includes Synagogues and Yeshivas is a fundamental foundation of Jewish neighborhoods in NYC, including Boro Park, Williamsburg, Crown Heights and Flatbush. By abolishing this benefit of being able to build Synagogues and Yeshivas 'as of right', it obviously defines a direct restriction on the expansion of the Jewish people in the North Bedford Stuyvesant neighborhood.

When the community Board 3 presented this proposal, they clearly ignored the fact that the North Bedford Stuyvesant neighborhood was built on the "as of right" community facility FAR' benefit, allowing it to increase and expand. Ironically, by increasing residential buildup as part of the proposal they do not take into account that this will require many new community facilities in the North Bedford Stuyvesant area. This indicates that the upcoming proposal is specifically trying to attract different communities and eliminating those who need Community Facilities, which is a clear discrimination against a specific group of people.

Also, by drafting this proposal they are trying to create a new class of zoning C4-4L. They are trying to move a large part of the new residential construction through the incentive of inclusionary housing. This shows how eager the community board was to shift the residential construction away from quieter streets and placing it along side the elevated train line that would not be accommodating for families and seniors since the noise and vibration of the train is extremely excessive and annoying. These areas are mostly deserted or under built throughout New York City. Taking into consideration the extreme high cost and unlikelihood of developing such buildings since it would have to be sound proof and the fact that families and seniors will not be comfortable living in these areas, it will continue being deserted and under built. No community board ever requested to have a large buildup of residential apartments along side the elevated train line. It is obvious that this proposal is only an excuse to downzone other areas.

Thank You for considering my concerns,

October 3, 2012

Distinguished members of the city council, and To Whom It May Concern,

I would like to thank you for the great work you are doing in preserving and helping our neighborhoods and communities flourish.

It is with deep concern that I write to you regarding the proposed re-zoning of the north Bedford-Stuyvesant area, that we were not notified by the city, but found out only recently, we learned that through a passerby at our construction site.

When I was a young boy, around 10 years old, I was in camp, and one day we went apple picking, I was with my friend when I saw that there was a ladder on the side, so I said to him, I want to climb up to the top of the tree and take off some apples from a higher point. So he held the ladder as I went up, when I reached the top and I was on the branches, after lots of effort and hardship, he smiled and pulled the ladder away, and he said to me "jump", and my screaming and crying didn't help much, so I had to jump.

I then learned 3 things.

1. He wasn't really my friend; he didn't care about my wellbeing.
2. A ladder can be used to do good and bad.
3. When you jump it hurts.

In this bad economy, it would only be normal and decent, that when a person files for plans and building permits, that he will then be notified of the status of his property, and that all his money he just spent, might, and in some cases will be lost.

The Talmud states that when a person comes to heaven after he passes away the first question he's asked is, did you deal with honesty? This, I can tell you with all certainty, is not honesty.

When a person buys a property, and after years of hardship, he goes to the DOB because he wants to reach and eat the fruit of his labor, spends money, and finally, gets the permit to build and then, after all these years and tens of thousands of dollars later, he starts to build, and then without any courtesy, notification or reimbursement, they tell him, spend again, file again, dig again, brings one to conclude, that the people who he thought were his friends, who were bringing him the ladder are now pulling it away, and telling him to jump, and that I can tell you, hurts.

Therefore, I hereby ask the City Council to amend this law, should they go into law, that projects that have a building permit issued by the DOB should not be affected by the new zoning, so that hard earned money isn't wasted, and that people shall be able to lead a more prosperous life in this great city, with harmony and peace.

Thank you,

212-810-7491

HARLEM INTERFAITH COMMISSION FOR HOUSING EQUALITY

Statement: Rev. Dr. Charles A. Curtis, Pastor Mt. Olivet Baptist Church

To: New York City Land Use Committee

October 3, 2012

I am Dr. Charles A. Curtis the Pastor of Mt. Olivet Baptist Church at 120th Street & Lenox Avenue for over 20 years. I represent the Harlem Interfaith Commission for Housing Equality. This institution represents over 140 churches and mosques in Harlem and Washington Heights.

The Interfaith Commission is requesting "**Community Economic Provisions**" be included in the rezoning of CB#9. The "Community Economic Provisions" will become affective when government amenities (such as loans, tax abatements, increased building heights, use adjustments and/or related enhancements) benefit publicly owned properties as well as when government enhancements increase the value of privately owned properties.

The "Community Economic Provisions" are presently not included in the rezoning of CB #9. The New York City Planning Commission rejected our request. If this application is approved without these provisions, rezoning will be the tool of displacement by government actions and the model for the rezoning of Central Harlem, East Harlem and Washington Heights.

Therefore, it must be concluded that the New York City Planning Commission is proposing policies to repopulate Harlem and Washington Heights with a wealthier population.

This displacement and repopulation policy started with "spot zoning" to enable Columbia University to expand onto the 125th Street Pier. This expansion destroyed the primary economic generator of the Latino and African American communities—thousands of affordable housing, jobs and business opportunities were lost to the community, instead of a Columbia & community joint venture that could have satisfied both interests.

The Harlem Interfaith Commission met with a representative of CPC with a simple request: include the "Community Economic Provisions" in the rezoning of West Harlem. The answer was: no, equal opportunity, anti-displacement cannot be included in CPC's rezoning proposal except for a modest number of affordable housing units. The "Community Economic Provisions" as stated in the attached include jobs, business opportunities, affordable retail and commercial leases and other community benefits—it is not limited to affordable housing.

Harlem earned the right to "Community Economic Provisions". The community started a homeownership program; sold thousands of apartments; increased community expenditure; and the crime rate dropped by double digits; merchants opened stores; restaurants & night life returned; the Apollo opened; land values soared. ***The community increased the tax base of the City.*** The community earned the right to "Community Economic Provisions".

Rezoning must become a "**shared economic benefit**" to enable neighborhoods to flourish. Rezoning is not the economic domain of developers. The Harlem Interfaith Commission for Housing Equality is prepared to take this message to every religious institution in New York until justice is achieved. Harlem and Washington Heights earned the right to "**Community Economic Provisions**" starting with West Harlem. This is fair, equitable and we expect your support.

HARLEM INTERFAITH COMMISSION FOR HOUSING EQUALITY

Zoning Committee of the Land Use Committee

Supplemental Statement

October 3, 2012

My name is Rev. Griffin, Scott or Shahid. I am a member of the Harlem Interfaith Commission for Housing Equality. Yesterday the Interfaith Commission met with Council Member Robert Jackson, Geoff Eaton of Congressman Charles Rangel's office, and staff members of the New York City Planning Commission to discuss the inclusion of the "Community Economic Provisions" in the rezoning of West Harlem Community Board #9.

The meeting cleared up some misunderstandings. The request to include the "Community Economic Provisions" in the rezoning of West Harlem would apply only to properties in West Harlem that are government owned. In terms of privately owned properties, "Community Economic Provisions" would go into effect when the value of the property is enhanced by government amenities.

As Rev. Dr. Curtis stated In terms of privately owned properties "Community Economic Provisions" would apply when the private owners receive a loan from government, tax abatement, approval to increase the height or bulk of their property, authorization to expand the use of the property, and related enhancements as a result of public or government actions. All of which must be supported by the force of law that includes an agreement by the developer before government amenities are approved.

It ought to be clear "Community Economic Provisions" would not apply to private properties when the property is enhanced exclusively by private action.



CONGRESSMAN CHARLES B. RANGEL

August 10, 2012

Reverend Charles Curtis
Senior Pastor
Mt. Olivet Baptist Church
201 Lenox Avenue at 120th Street
New York, N.Y. 10027

Re: West Harlem Rezoning

Dear Reverend Curtis,

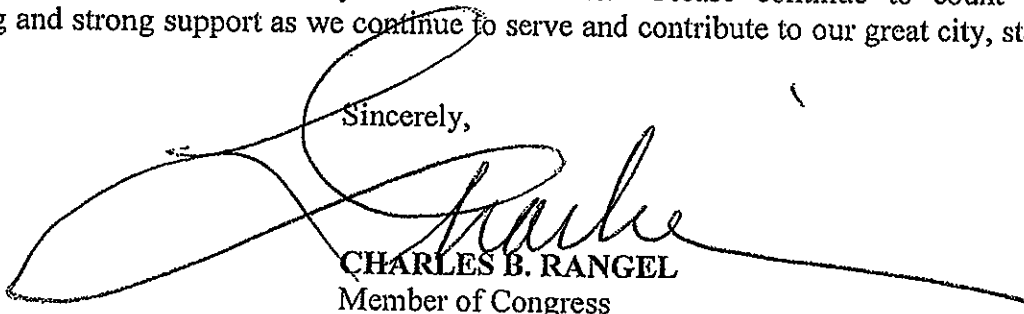
Let me thank you for the important issues and concerns raised by you, Reverend John Scott, Donald Cogsville, Harlem Clergy Interfaith Council on Affordable Housing and Preservation, and the Baptist Ministers' Conference of New York & Vicinity regarding City Planning's West Harlem Rezoning plan and its negative impact on the community.

I have assigned my Deputy Chief of Staff Geoffrey E. Eaton to work with Donald Cogsville and your team to identify specifics in the city's plan you, Harlem clergy and community leaders would like to have implemented as law in the land Use agreements and rezoning plan that will assure the affordability and sustainability of our beloved longtime and indigent working families and residents residing in West Harlem.

My office and Geoff Eaton in particular worked very diligently with Council Member Dickens and the Mayor's Office on the Rezoning of 125th Street and they were successfully able to include and enact some major provisions in the plan, which is now the law. Some of those provisions included height restrictions; cultural bonuses to developers who set retail rents at low affordable levels for our service small businesses and cultural institutions to thrive along the 125th Street corridor; and the creation of new income targeted affordable homeownership and rental developments, where the Area Median Income levels (AMI) are established and monitored by zip code, where the median income of a neighborhood could be as low as \$19,000 - \$21,000 per household, as was the case in East and parts of Central Harlem.

Let's work together to mitigate many of the concerns expressed by you and the Pastors as we work in concert with our other stakeholders in putting the best plan forward on behalf of our beloved greater Harlem community and its residents. Please continue to count on my unwavering and strong support as we continue to serve and contribute to our great city, state and nation.

Sincerely,



CHARLES B. RANGEL
Member of Congress

CBR:ge

Cc: Reverend John L. Scott, Pastor, St. John's Baptist Church
Donald J. Cogsville, Former CEO and President, HUDC

HARLEM INTERFAITH COMMISSION FOR HOUSING EQUALITY

Proposed Economic Provisions in Rezoned Harlem

9/3/2012

In the mid-1990s “midtown” developers discovered increased land values that the residents of Harlem had initiated. This discovery ushered in a new development period of “market-rate housing” substantially above the Area Median Income (AMI) of the residents of the community or approximately \$35,000.

A variety of middle, moderate and low-income buildings in Harlem were converted into market-rate dwellings: (1) Mitchell-Lama buildings converted into market-rate dwellings, e.g. Schomburg Plaza and 3333 Broadway; (2) rental buildings converted into cooperatives, e.g. Hillview Towers; and (3) rezoning of West Harlem—without “Community Economic Provisions” or basic anti-discrimination provisions. The *repopulation* of Harlem with families in the \$93,000 income range (AMI for whites in Manhattan) seems to be the policy of government.

However, the rezoning of West Harlem leading to Central, East Harlem and Washington Heights is the opportunity to stabilize the living conditions of the residents by including “Community Economic Provisions” in the rezoned neighborhoods for jobs, business opportunities and affordable “targeted” housing for Harlem residents as stated below.

To implement this opportunity, the full support of the interfaith religious community, elected officials, community-based institutions and community leaders is required.

* * * * *

The following are the proposed “Community Economic Provisions” for inclusion in the rezoning of Community Boards, starting with West Harlem. These provisions were modeled after the East 125th Street Community Agreement as approved by Community Board #11 and the rezoning of Seward Park as approved by Community Board #3 (attached). Both plans were substantially adopted by the City Planning Commission and passed (or in the case of Seward Park about to be passed) by the New York City Council.

Three points are worth emphasizing: (1) New York City Planning Commission approved the “Community Economic Provisions” included in the rezoning of CB #11 & #3; (2) “Community Economic Provisions” can be supported by the weight of government regulations and law; and (3) the rezoning of CB #9 did not attempt to stabilize the economic and human needs of middle, moderate and low-income residents in West Harlem.

The inclusion of a mere 10% affordable housing without local economic opportunity provisions in the rezoning of CB #9 is woefully inadequate to stabilize the middle, moderate and low-income residents of West Harlem.

The following “Community Economic Provisions” are designed for the rezoning of CB #9, #10, #11 and #12 to be modified based on the demographics of each of the four Community Boards.

* * * * *

1. **Harlem Community Taskforce**-- Developers must be directed by the City of New York to work with the Taskforce as representative of the Harlem community. The Harlem Community Taskforce will represent the Planning Boards during the action phase of development.
 - a. The Taskforce will be composed of the chair of each community board or their representative, elected officials as observers, and seven members of the Harlem Interfaith Commission for Housing Equality
 - b. Developers are required to work with the Taskforce during the development, construction, leasing and operational phase of the developments
 - c. If the goals of the "Community Economic Provisions" are considered unattainable by the developers, they are required to renegotiate new goals with the Harlem Community Taskforce
2. **Targeted Affordable Housing**—Affordable is defined as 30% of household gross income. The average Area Median Income (AMI) for Community Planning Boards in Harlem is approximately \$35,800. However, since the mid-1990s the majority of the housing developed in Harlem was for a population with incomes \$93,000 and up. Rezoning must reflect the housing needs of existing residents. Housing should be targeted as follows:
 - a. 40% of housing to renters/buyers with incomes between 100% and 130% of AMI (\$36,800 to \$46,500)
 - b. 30% of housing to renters/buyers with incomes between 70% and 100% of AMI (\$25,000 to \$35,800)
 - c. 20% of housing to renters/buyers with incomes between 40% and 70% of AMI (\$14,000 to \$25,000)
 - d. 10% of housing for low-income seniors
 - e. Preference for 50% of all affordable units will be given to residents (of at least five years) of the community board in which the affordable housing project is to be located
 - f. Both rental and homeownership units must have mechanisms in place that will guarantee the cost of these units will remain affordable (i.e. no more than 30% of income) in perpetuity for individuals/families in the targeted income ranges
 - g. Residents of all income levels should be integrated into all housing complexes with comparable accommodations and services and without distinctions based on income
 - h. The number of affordable units in existing buildings may not be reduced when those buildings are renovated
 - i. If the above goals are considered unattainable by the developers, they are required to renegotiate new goals with the Harlem Community Taskforce

3. **Anti-Harassment Measures**—to deter building owners, landlords, coop sponsors and their agents from engaging in courses of action, such as reduction of services and baseless court actions, intended to cause tenants to vacate their homes.
4. **Local Employment & Economic Opportunities**—Harlem residents should get priority for all jobs and training positions including construction, retail, management and related jobs. In addition local entrepreneurs should get priority for affordable leases for commercial and retail spaces as well as professional services and consultation. Employment targets:
 - a. When appropriate, as deemed by the Task Force, training programs must be created for local residents
 - b. 50% of all work hours of jobs created, categories to include construction and permanent jobs must be available to Harlem residents
 - c. Wages must be based on NYC wage levels, not the state-wide scale, at a level that has been determined to be a living wage.
 - d. If developers cannot attain the employment goal of 50% of the workforce new targets must be negotiated with the Harlem Community Taskforce
5. **Developer Selection Criteria**—Selection criteria should:
 - a. Give **significant preference** to local entrepreneurs and M/WBE contractors.
 - b. Give **preference** to local entrepreneurs in partnership with established developers and/or with not-for-profit community-based corporations
 - c. Include at least one on the above in any final selection of bids
 - d. Include bona fide local entrepreneurs in the development team for each and every development project

First I would like to thank the committee on Land use for most vital and important work that you do and for the opportunity to speak before you today.

New York is the greatest city in the world and what makes it so is several important factors. It is a major financial, geopolitical, and cultural center. But beyond that, it is a place where individuals come from all over the world to live and to contribute to the diverse tapestry that we call New York. For many, New York is home.

Today, I rise to speak on behalf of those residents who live in Harlem, the ones who rise early to work and late to bed, single parents, senior citizens, local merchants, church members, and those struggling to hold on to their slice of home.

The proposed rezoning of District 9, while it provides for the restriction of building heights, it fails in several areas. First, it does not provide sufficient protection from displacement. What I have seen as a pastor is that although there are laws against discrimination, they can only be applied after the fact and the tenant who has no resources is powerless against the developer. There must be therefore, targeted low to moderate income provisions in any new development and enforceable penalties against violators. Second, there must be employment and business set asides for local residents. Should not the very community that rezoning is supposed to help, be the beneficiary of that development. Third, this City must examine and redress, coop agreements. Finally I urge you to halt the sale of public housing to developers.

I know that some will say these are too large or outside the scope of our committee. But we cannot kick the can down the road while a community that has fought for its survival is under threat of elimination. Land Use was put in place not only to insure development, but equitable development, that would benefit not just the privileged few, but to allow all to grow and prosper together in this place that we call home.

Dedrick Blue, senior pastor
Ephesus SDA Church
101 W 123rd Street
NY, NY 10027



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

**TESTIMONY
BY BROOKLYN BOROUGH PRESIDENT MARTY MARKOWITZ
TO THE CITY COUNCIL
REGARDING THE BEDFORD-STUYVESANT NORTH REZONING
OCTOBER 3, 2012**

I WANT TO THANK CHAIRPERSON WEPRIN AND MEMBERS OF THE CITY COUNCIL LAND USE SUBCOMMITTEE FOR ZONING AND FRANCHISES FOR ALLOWING ME TO TESTIFY TODAY ON THE BEDFORD-STUYVESANT NORTH REZONING.

I SUPPORT THE CORE OBJECTIVES OF THIS PROPOSAL AS IT WILL ENSURE THAT FUTURE DEVELOPMENT REFLECTS THE CHARACTER OF THE BEDFORD-STUYVESANT COMMUNITY WHILE STILL PROVIDING AREAS IN WHICH GROWTH CAN OCCUR AND PROVIDING MEANS TO ENCOURAGE THE INCLUSION OF AFFORDABLE HOUSING.

THERE ARE THREE ASPECTS OF THIS PROPOSAL THAT FALL SHORT OF BEING BEST FOR THE COMMUNITY. I HAVE CONCERNS PERTAINING TO POTENTIAL LOSS OF SUPERMARKETS, QUALITY-OF-LIFE CONSEQUENCES THROUGH PROMOTING RESIDENCES ALONG ELEVATED TRAIN STRUCTURES AND NOT DOING ENOUGH TO ENCOURAGE AFFORDABLE HOUSING PRODUCTION.

TO ADDRESS MY CONCERNS I ENCOURAGE THE CITY COUNCIL TO DEAL WITH WHAT IS IN ITS PURVIEW NOW, AND THEN OBTAIN A COMMITMENT FROM THE ADMINISTRATION FOR CITY PLANNING TO UNDERTAKE A TEXT CHANGE PROPOSAL FOR THE BALANCE OF MY PROPOSALS OVER THE NEXT 15 MONTHS. IF THE ADMINISTRATION MAKES REASONABLE POINTS ON WHY THAT TIMING IS NOT FEASIBLE, THEN I URGE THE COUNCIL TO ADOPT A RESOLUTION SEEKING SUCH TEXT CHANGES AT THE OUTSET OF THE NEXT ADMINISTRATION.

NOW TO ELABORATE ON MY CONCERNS.

RETAINING SUPERMARKETS

WHEN THE CITY COUNCIL ADOPTED THE FRESH FOOD INITIATIVE, IT APPROVED ZONING AND FINANCIAL INCENTIVES FOR DEEMED FOOD DESERTS, INCLUDING THIS NEIGHBORHOOD. HOWEVER, THESE INCENTIVES DO NOT PROVIDE ASSURANCE THAT WE CAN SAFELY ASSUME A DEVELOPER WOULD TAKE ADVANTAGE OF THE INITIATIVE.

ALONG A SECTION OF MYRTLE AVENUE WITH SEVERAL PUBLIC HOUSING DEVELOPMENTS IS A KEY FOOD AND A JUNIOR'S SUPERMARKET – SEE THESE PHOTOS ATTACHED TO MY REMARKS – THAT HAVE FORTUNATELY NOT BEEN REMOVED TO ACCOMMODATE DEVELOPMENT ACCORDING TO THE PRESENT ZONING.

WHILE I AM GENERALLY SUPPORTIVE OF CITY PLANNING'S PROPOSAL TO PROVIDE MORE HOUSING DEVELOPMENT ALONG MYRTLE AVENUE, THE QUESTION IS WHETHER INCREASING RESIDENTIAL DEVELOPMENT POTENTIAL BY MORE THAN THIRTY PERCENT WILL YIELD REPLACEMENT SUPERMARKETS SHOULD THESE STORE PROPERTIES BE ACQUIRED BY DEVELOPERS. THIS IS A GAMBLE THAT I AM NOT WILLING TO RISK AND I WOULD HOPE THE COUNCIL FEELS THE SAME ABOUT PROTECTING SUPERMARKETS IN FOOD DESERTS.

THIS IS WHY I URGE THE COUNCIL TO SUPPORT LIMITING THE ADDITIONAL RESIDENTIAL POTENTIAL TO JUST A FEW PERCENT UNLESS THE DEVELOPER REPLACES THE SUPERMARKET AS PART OF A REDEVELOPMENT. LET'S LINK THE ADDITIONAL TWENTY FIVE PERCENT OF VALUABLE RESIDENTIAL FLOOR AREA TO DEVELOPMENTS THAT REPLICATE SUPERMARKETS SHOULD KEY FOOD OR JUNIOR'S BECOME DEVELOPMENT SITES.

BROADWAY DEVELOPMENT

MOVING ON TO BROADWAY, WITH ITS ELEVATED TRAIN STRUCTURE, CITY PLANNING HAS PRESENTED TO THE COUNCIL ITS OPTIONAL BUILDING WALL SETBACK. THIS APPROACH PLACES QUALITY-OF-LIFE CONSIDERATIONS TO THE DISCRETION OF EACH SITE'S DEVELOPER. AS PUBLIC SERVANTS WE SHOULD DEMAND BEST OUTCOMES FOR THE PUBLIC, WHETHER THEY BE WALKING ALONG BROADWAY OR LIVING ALONG THE ELEVATED SUBWAY STRUCTURE, RATHER THAN LEAVE DEVELOPMENT TO CHANCE.

ATTACHED TO MY REMARKS ARE PHOTOS ALONG BROADWAY OF THE SUBWAY STRUCTURE, WITH ITS PLATFORMS, STAIRS AND CURVING TRACKS CLOSING IN ON BUILDINGS ALONG BROADWAY. ALSO THERE ARE PHOTOS OF RECENT RESIDENTIAL DEVELOPMENTS ALONG BROADWAY IN WILLIAMSBURG AND BUSHWICK, CREATING LIGHT AND AIR CHALLENGES FOR PEDESTRIANS AND NOISE CHALLENGES FOR RESIDENTS.

WHAT YOU ARE BEING ASKED TO ADOPT MERELY MANDATES FUTURE BUILDINGS TO BE SET BACK FIVE FEET. THE LAST PHOTO IS THE ONE CASE WHERE THE DEVELOPER ACTUALLY SETBACK ALONG THE LINES OF WHAT I BELIEVE SHOULD BE MANDATORY IN ORDER TO ASSURE BETTER LIGHT AND AIR TO PEDESTRIANS AS WELL AS PROVIDE EXTRA DISTANCE AS AN ADDITIONAL NOISE MITIGATION MEASURE FOR RESIDENTS. I URGE THE COUNCIL TO FOLLOW MY LEAD.

INCLUSIONARY HOUSING

FINALLY I WANT TO DISCUSS HEIGHTS ALONG BROADWAY AND MYRTLE AVENUE, BOTH OF WHICH ARE PERMITTED TO HAVE THIRTY THREE PERCENT MORE FLOOR AREA WHEN A DEVELOPER PURSUES THE AFFORDABLE HOUSING BONUS.

CITY PLANNING IS PROPOSING ESSENTIALLY TEN STORIES, WHICH IS REALLY NECESSARY TO ACCOMMODATE THE ADDITIONAL THIRTY THREE PERCENT BONUS FLOOR AREA. BUT THESE EXTRA TWO FLOORS ARE FAR FROM ESSENTIAL WHEN DEVELOPERS OPT TO MERELY BUILD AS-OF-RIGHT MARKET-RATE HOUSING.

EVEN WITH THE FLOOR AREA BONUS AND ACCESS TO GOVERNMENT FINANCING, TOO OFTEN DEVELOPERS ARE REJECTING THE OPPORTUNITY THAT YIELDS AFFORDABLE HOUSING. THEREFORE, WE SHOULD LEVERAGE THE EXTRA TWO FLOORS OF HEIGHT AS AN ADDITIONAL INCENTIVE TO ACHIEVE MUCH NEEDED AFFORDABLE HOUSING.

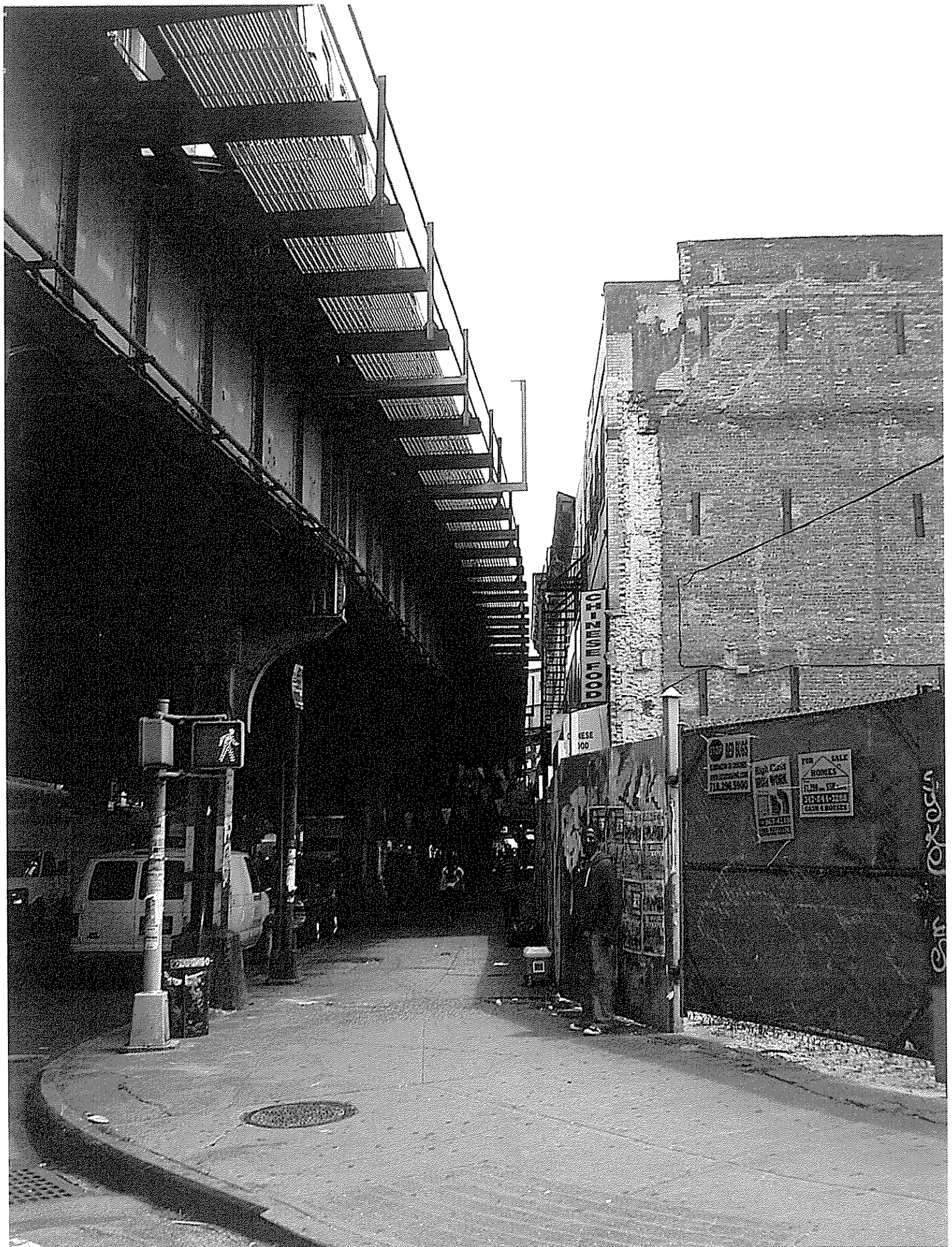
BY NOT LEVERAGING THIS HEIGHT WE ARE MERELY REWARDING RESIDENTIAL DEVELOPERS WITH HEIGHT TO SHIFT FLOOR AREA SKYWARD WHERE SUCH UNITS ARE MORE FINANCIALLY LUCRATIVE, WITH NOMINAL PUBLIC BENEFIT RESULTING FROM OUT-OF-SCALE NEW CONSTRUCTION.

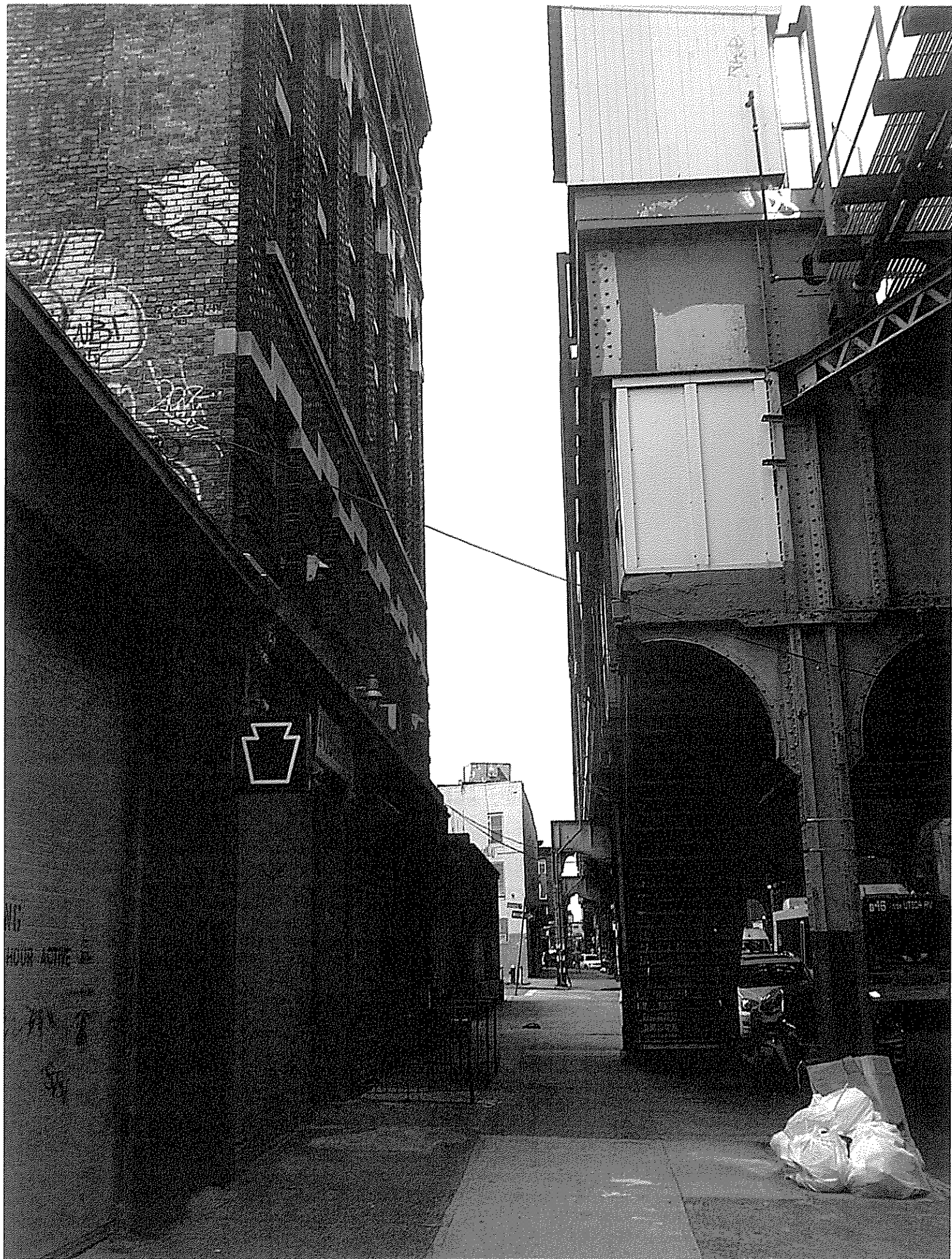
IN CLOSING, I ASK THE COUNCIL TO EMBRACE THESE IMPROVEMENTS TO AN OTHERWISE EXCELLENT PROPOSAL, AS A MEANS TO PROMOTE FRESH FOOD ACCESS, QUALITY-OF-LIFE AND AFFORDABLE HOUSING.

THANK YOU.









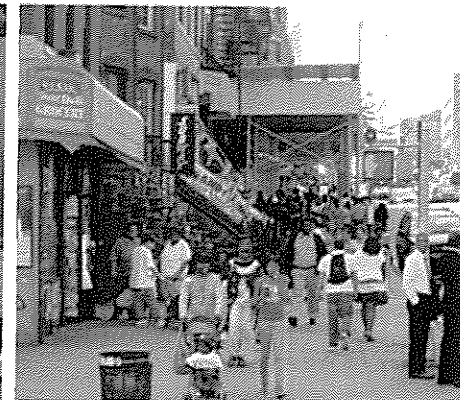
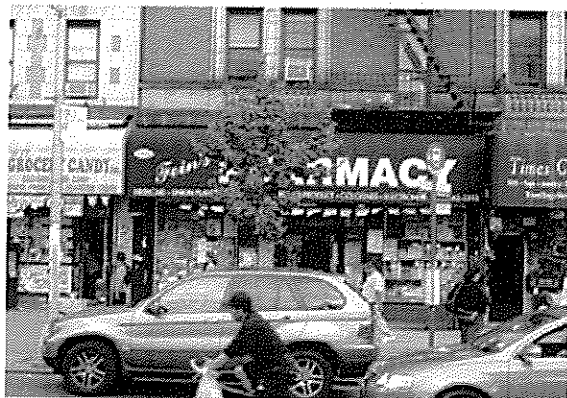
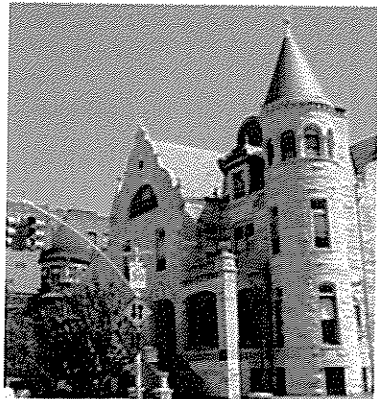
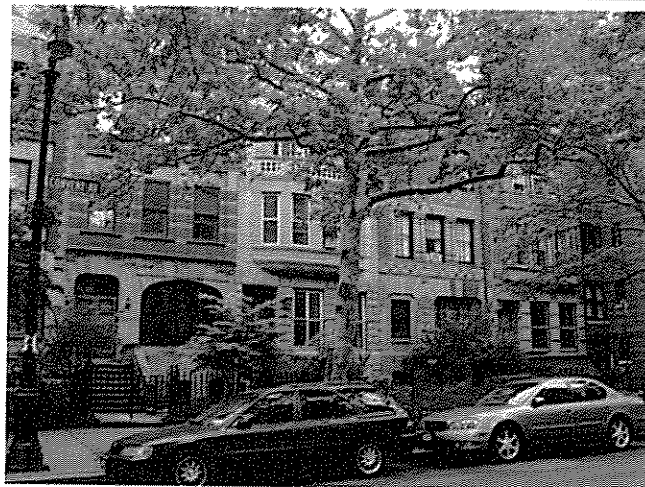








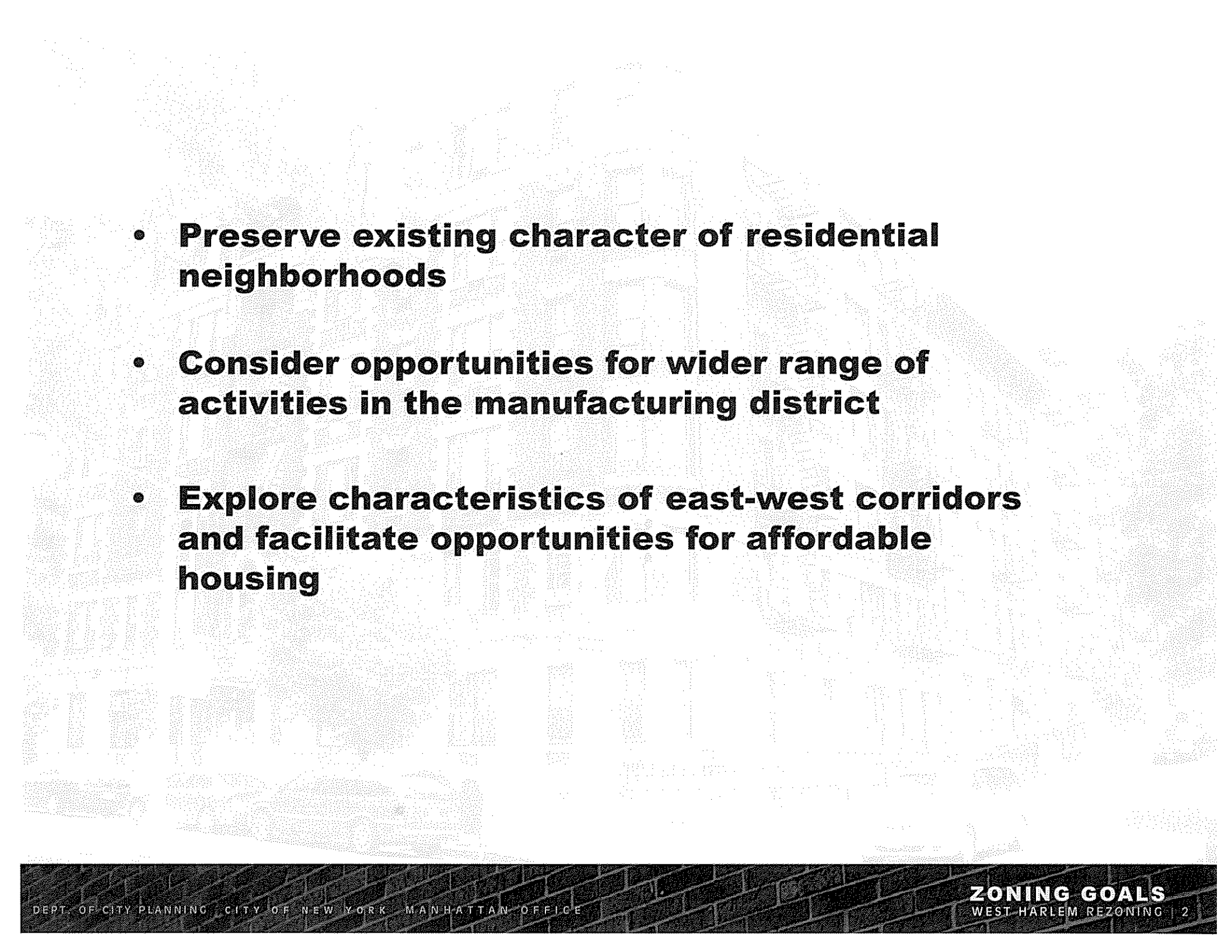




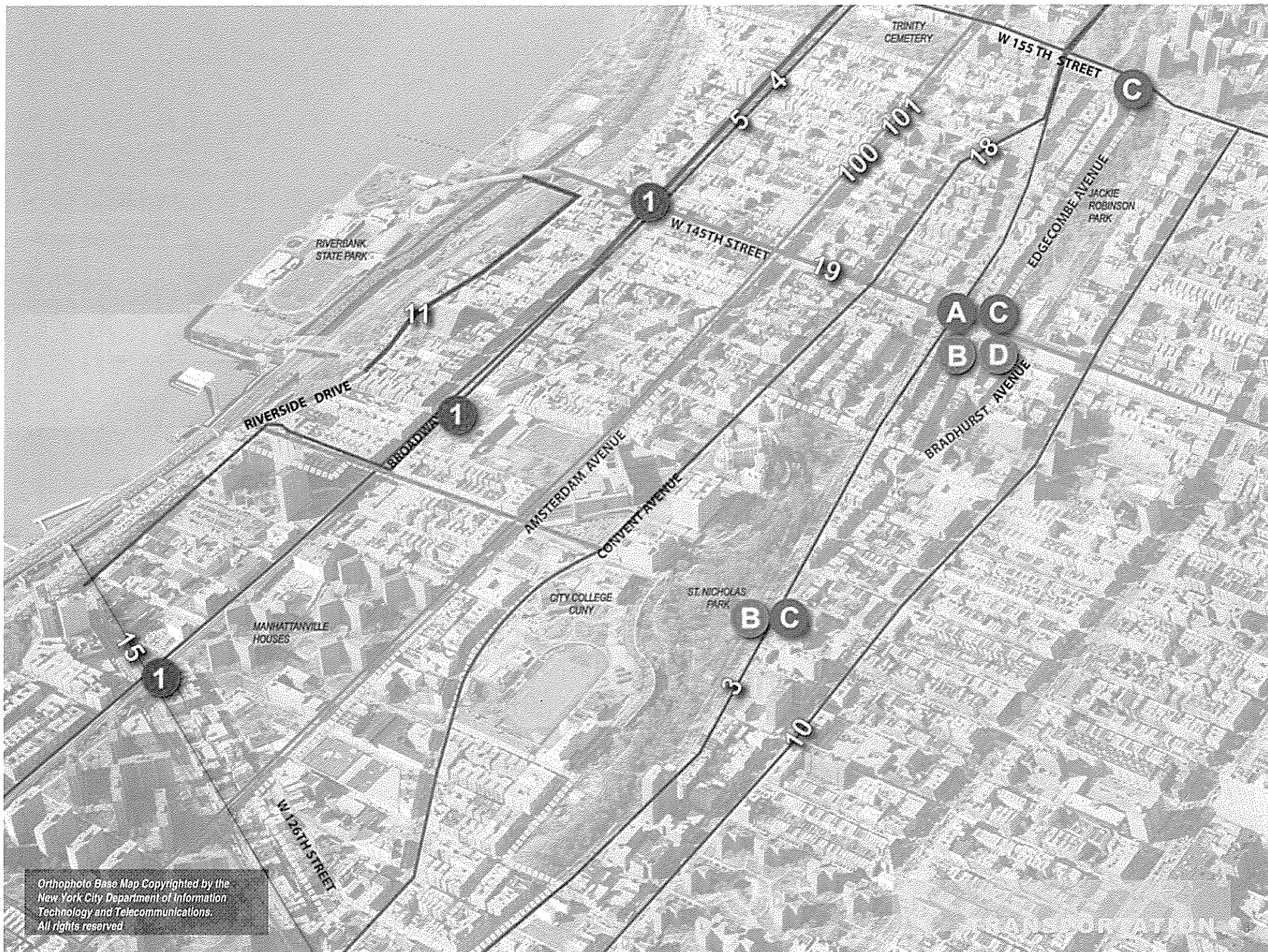
WEST HARLEM REZONING

SUBCOMMITTEE ON ZONING AND FRANCHISES
THE NEW YORK CITY COUNCIL
October 3, 2012

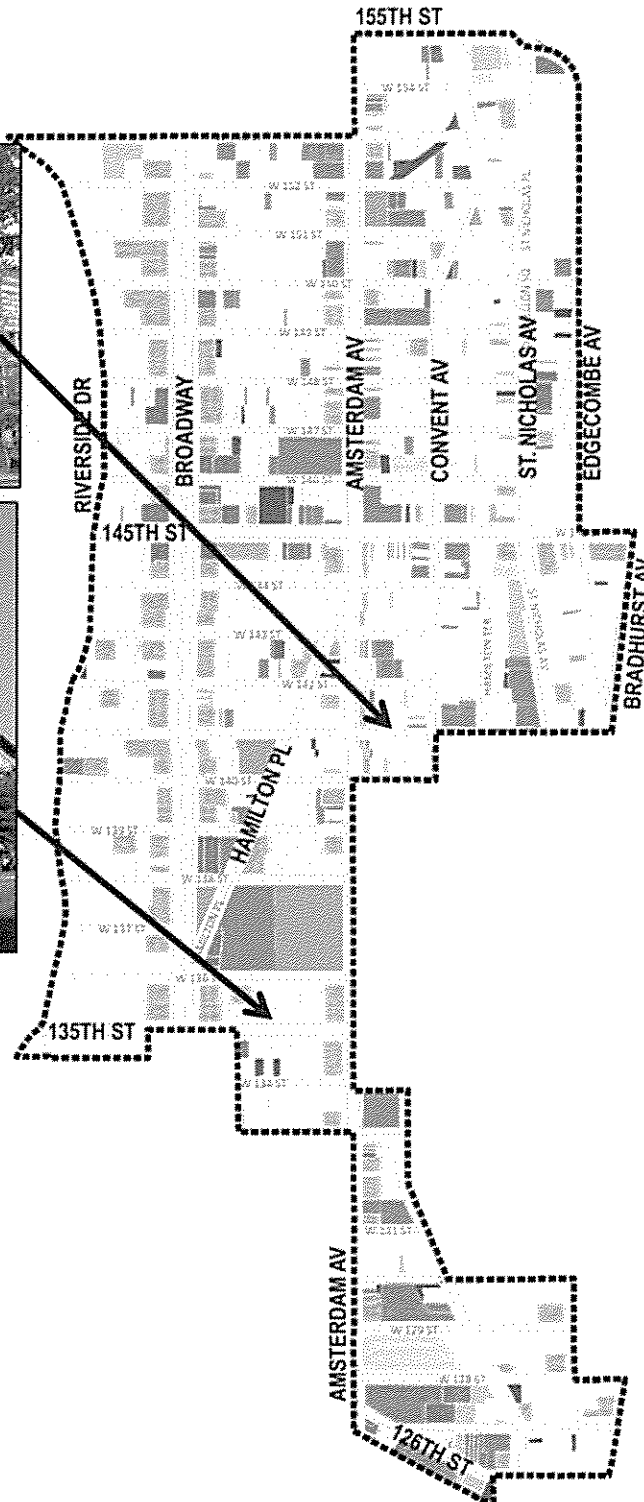
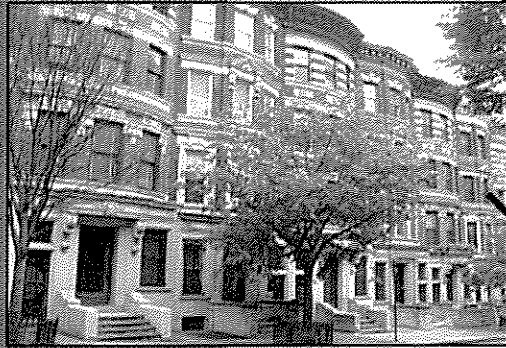
DEPT. OF CITY PLANNING CITY OF NEW YORK MANHATTAN OFFICE

- 
- **Preserve existing character of residential neighborhoods**
 - **Consider opportunities for wider range of activities in the manufacturing district**
 - **Explore characteristics of east-west corridors and facilitate opportunities for affordable housing**

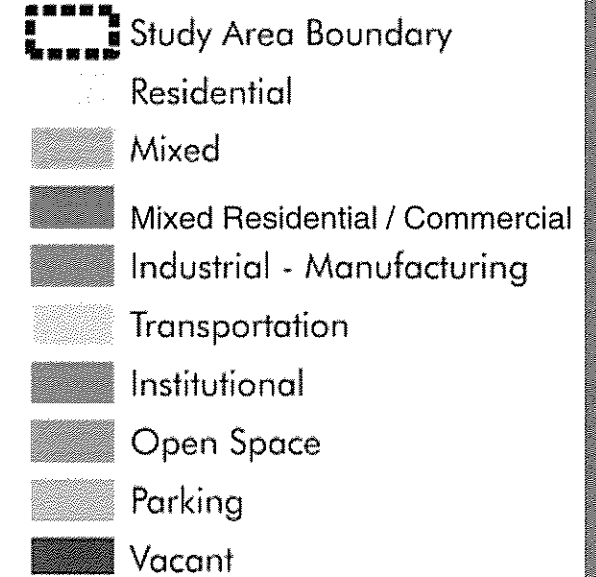


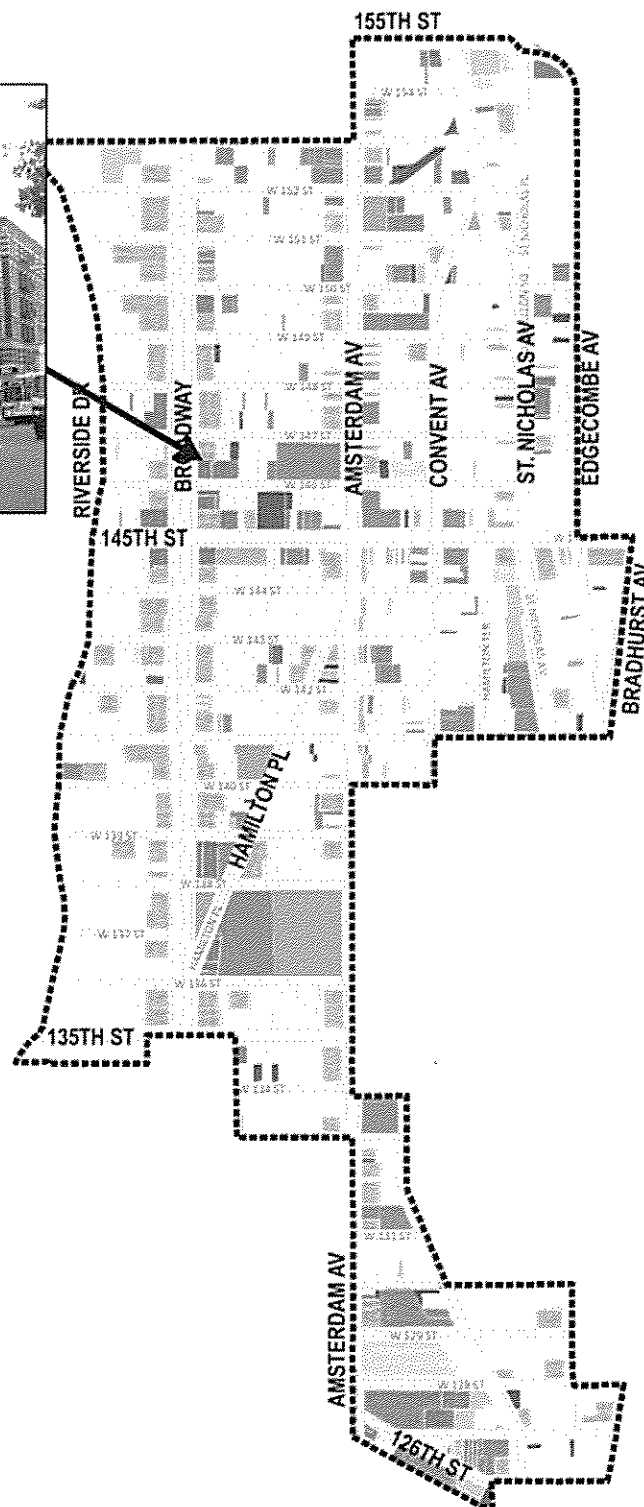


Orthophoto Base Map Copyrighted by the
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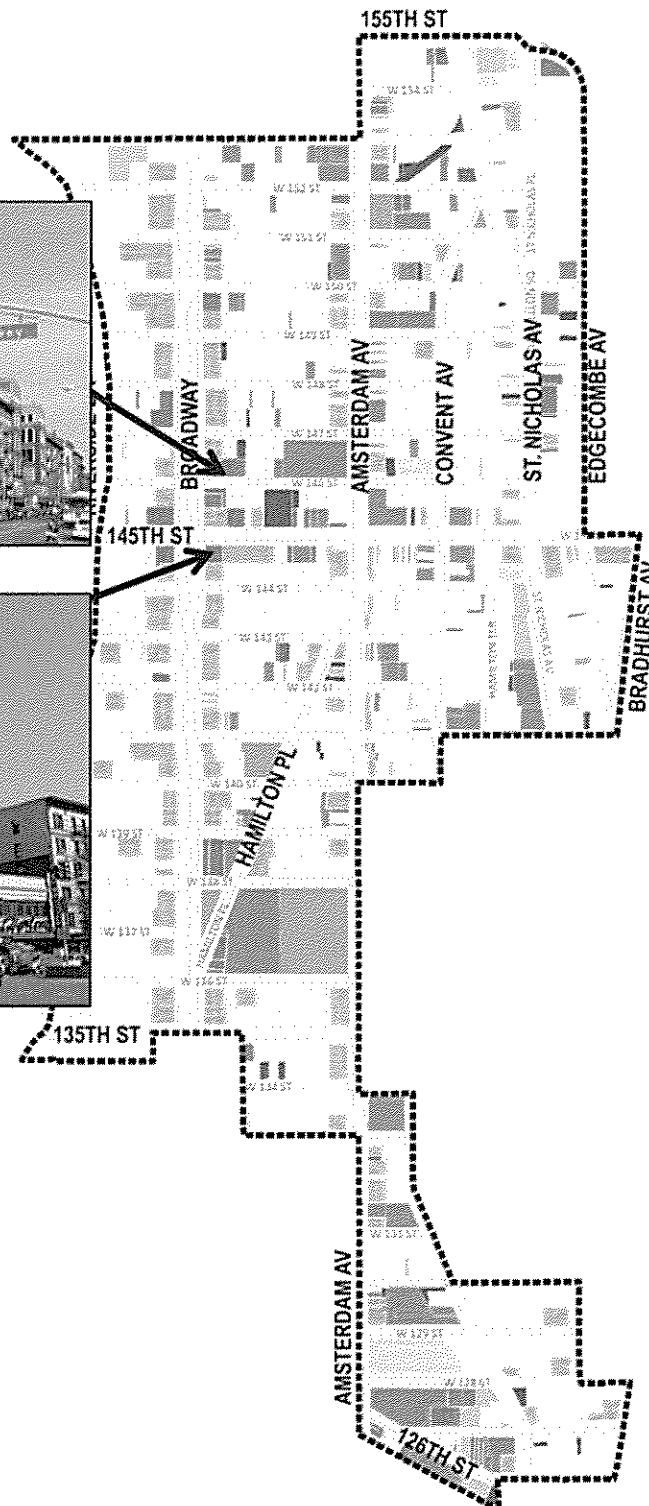
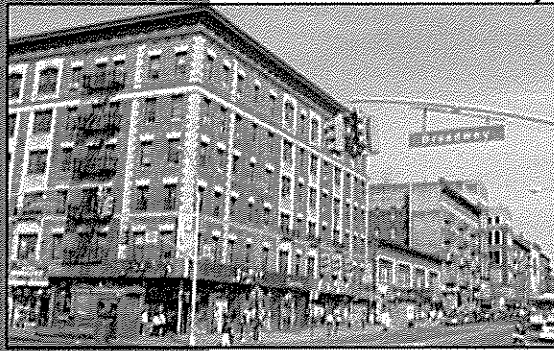
EXISTING LAND USE












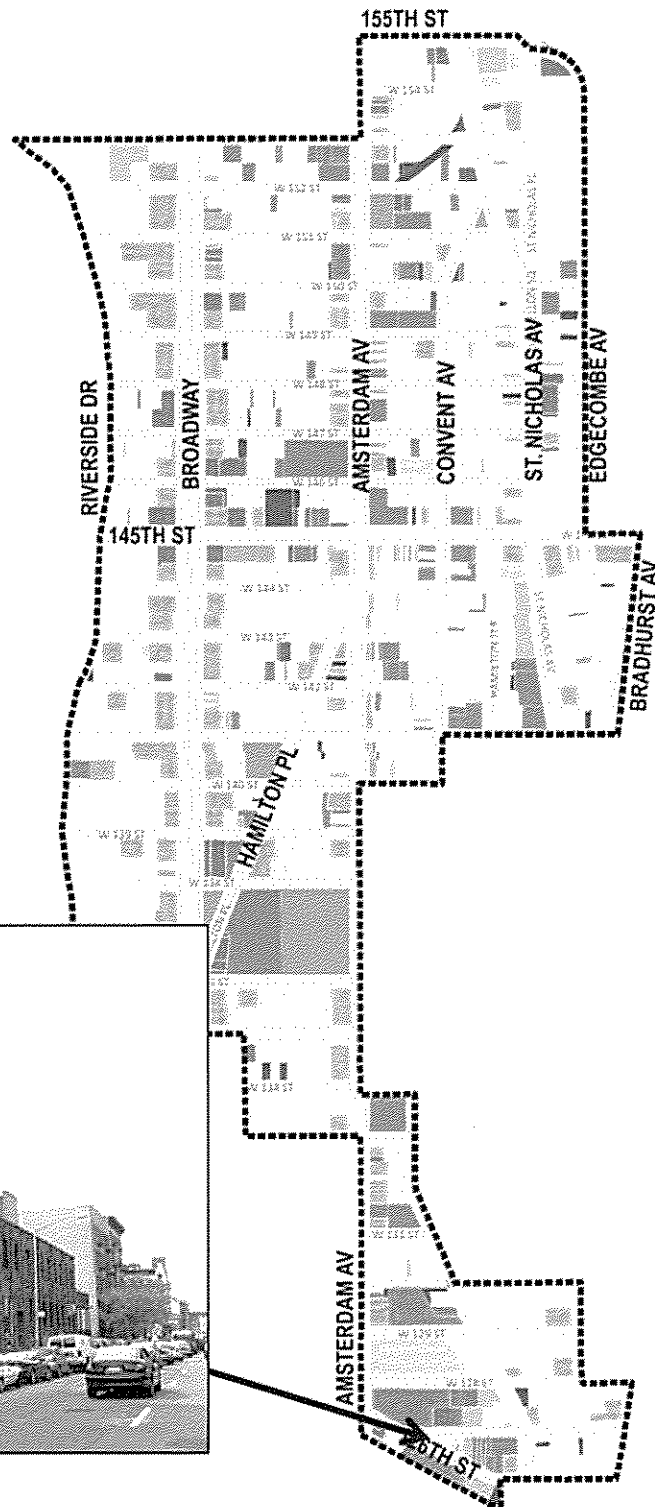
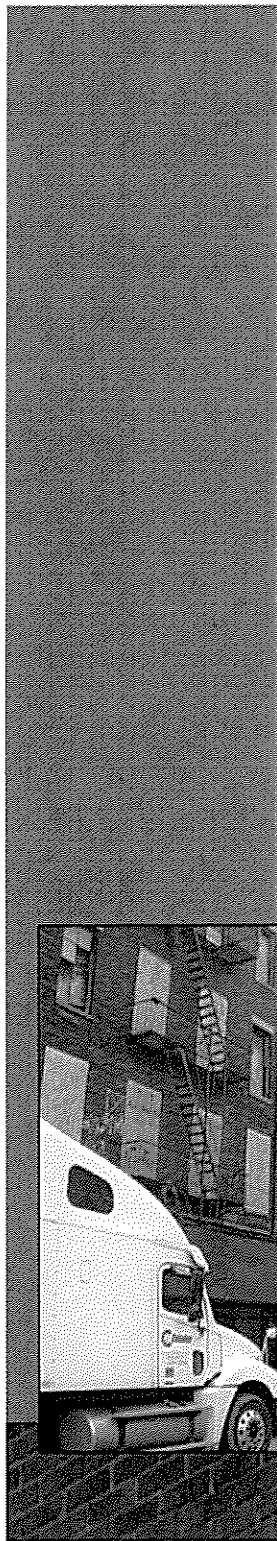
EXISTING LAND USE

-  Study Area Boundary
-  Residential
-  Mixed
-  Mixed Residential / Commercial
-  Industrial - Manufacturing
-  Transportation
-  Institutional
-  Open Space
-  Parking
-  Vacant

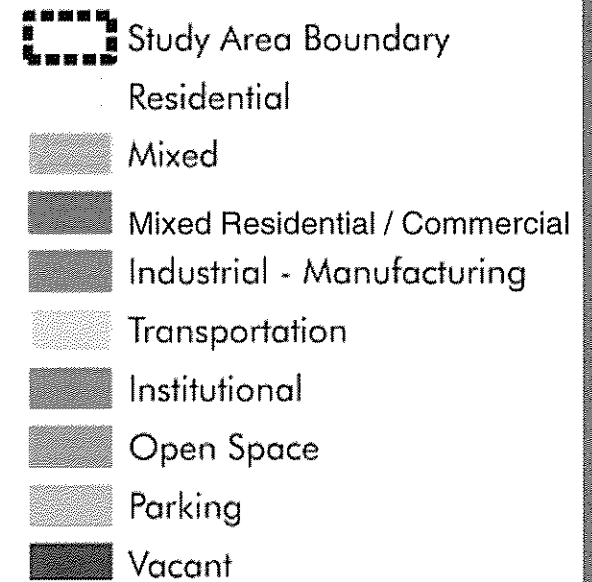


EXISTING LAND USE

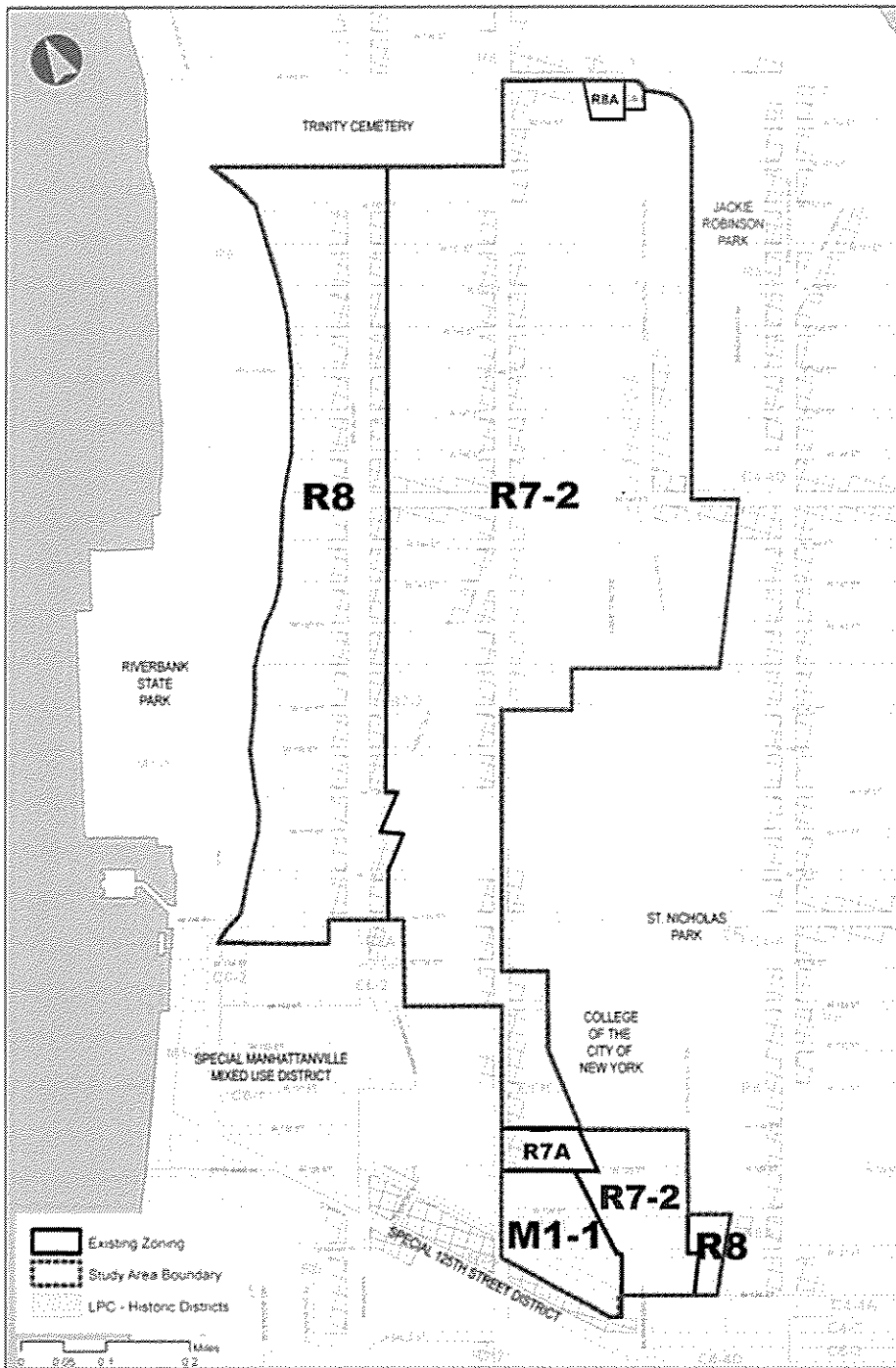
-  Study Area Boundary
-  Residential
-  Mixed
-  Mixed Residential / Commercial
-  Industrial - Manufacturing
-  Transportation
-  Institutional
-  Open Space
-  Parking
-  Vacant



EXISTING LAND USE



Land Uses	lots	percent	lot area (SF)	percent
Residential: One- and Two-Family/ Multi-Family	1,422	75%	5,249,153	60%
Mixed Residential and Commercial	219	12%	1,238,278	14%
Commercial, Retail, Office	52	3%	329,899	4%
Industrial/Manufacturing	12	1%	187,335	2%
Transportation and Utility	11	1%	181,316	2%
Public Facilities and Institutions	89	5%	832,959	10%
Open Space and Outdoor Recreation	7	< 1%	343,490	4%
Parking Facilities	21	1%	154,713	2%
Vacant Land	56	3%	170,911	2%
Other/unknown	6	< 1%	2,754	< 1%
Total	1,895	100%	8,690,808	100%



EXISTING ZONING

- Generally comprised of broad-brushed **non-contextual** zoning districts
- No required height limits; no required street wall controls

Residential Districts	R8 and R7-2
Commercial Districts	C8-3
Manufacturing Districts	M1-1
Commercial Overlay Districts	C1-2 and C2-4

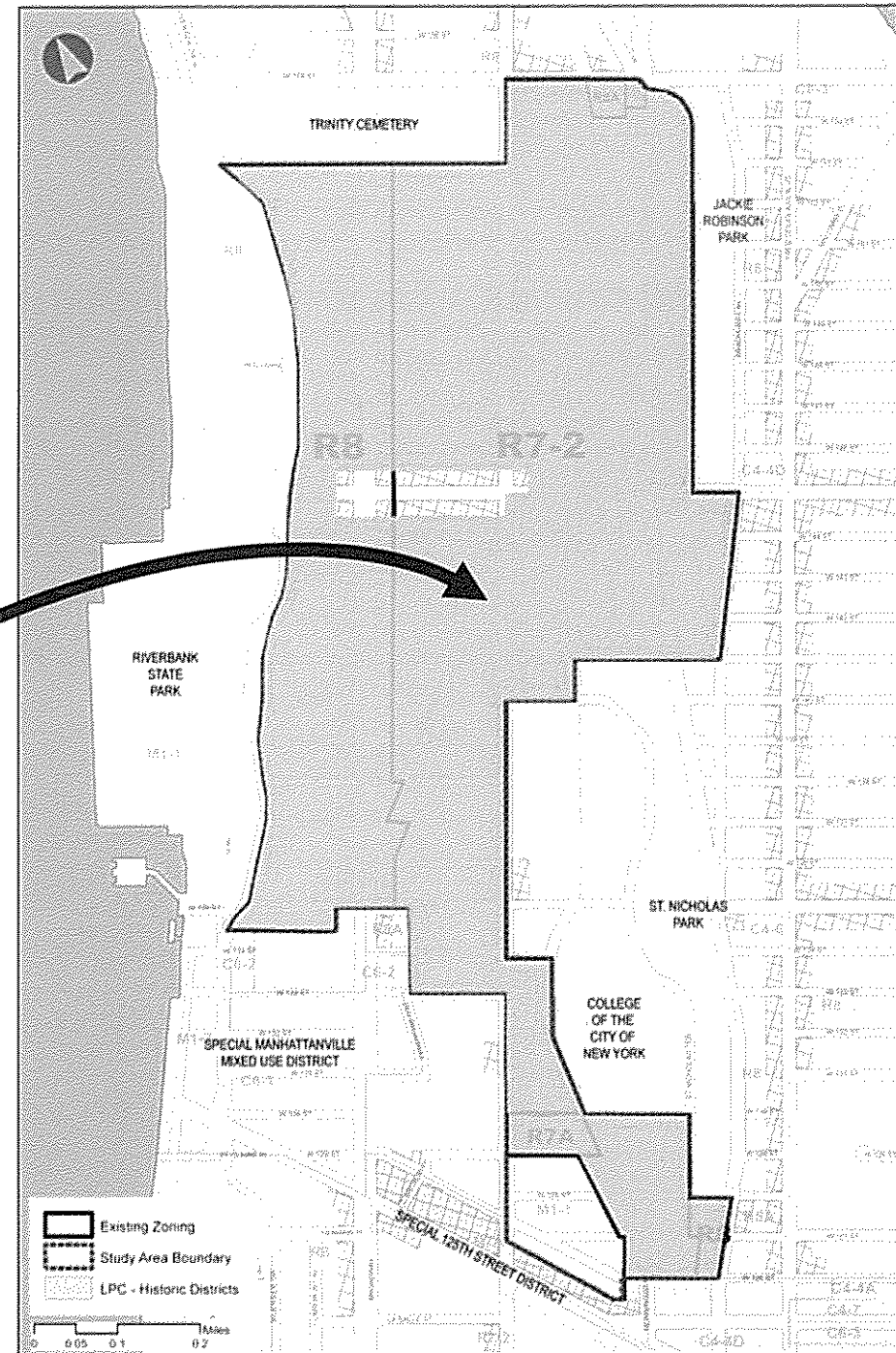
- **Healthy and robust residential neighborhoods**
- **Few vacant properties**
- **145th Street is a unique east-west corridor**
- **Limited opportunities for new uses in manufacturing district**
- **Zoning has not changed since 1961: doesn't reinforce built context**

GOAL

Preserve existing character of residential neighborhoods

PROPOSED ZONING

Establish contextual zoning districts to require height limits and street wall controls to preserve the built character

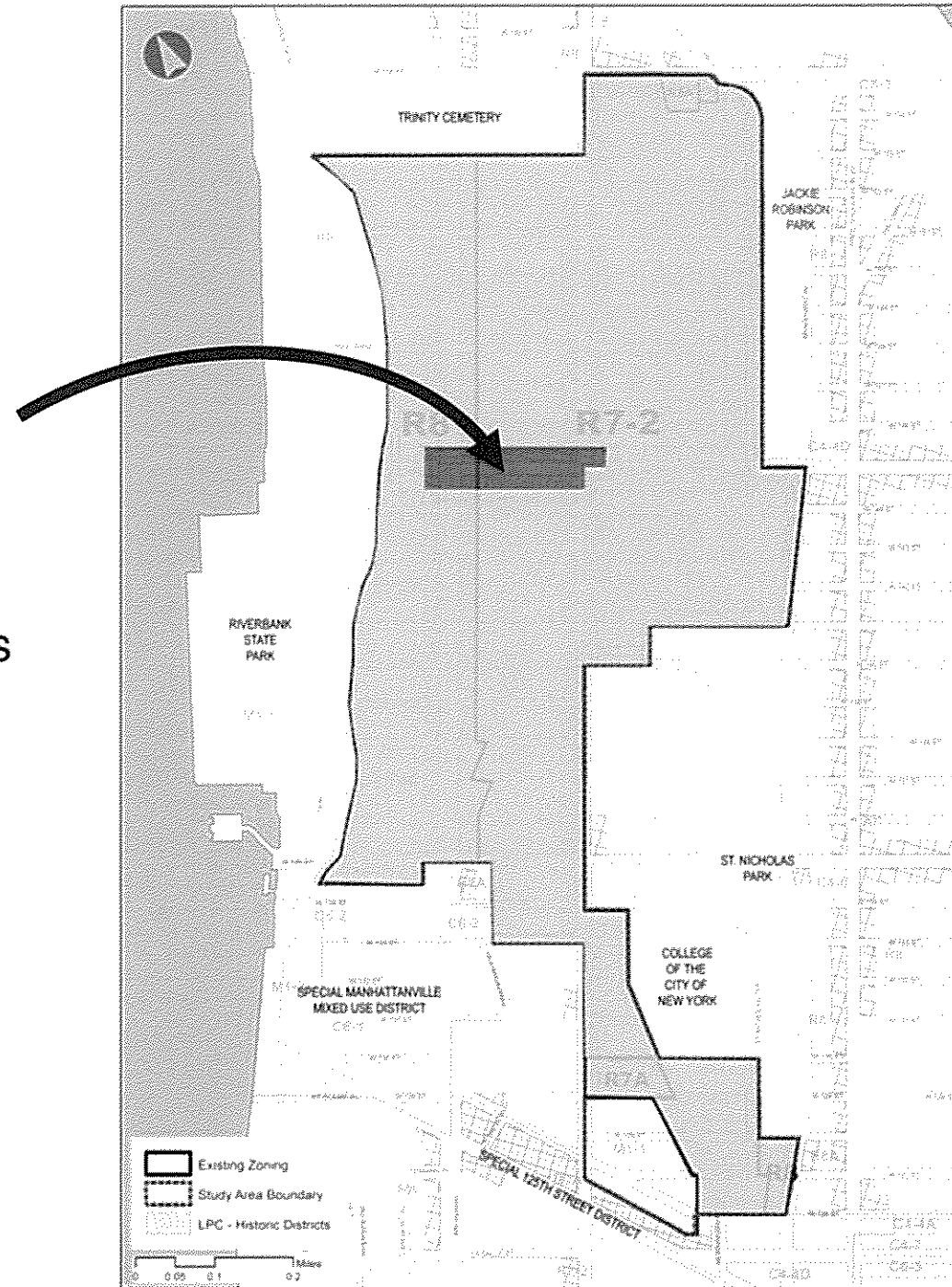


GOAL

Explore characteristics of east-west corridors; facilitate affordable housing

PROPOSED ZONING

Strengthen 145th Street corridor by allowing for development opportunities where appropriate; designate the Inclusionary Housing Program

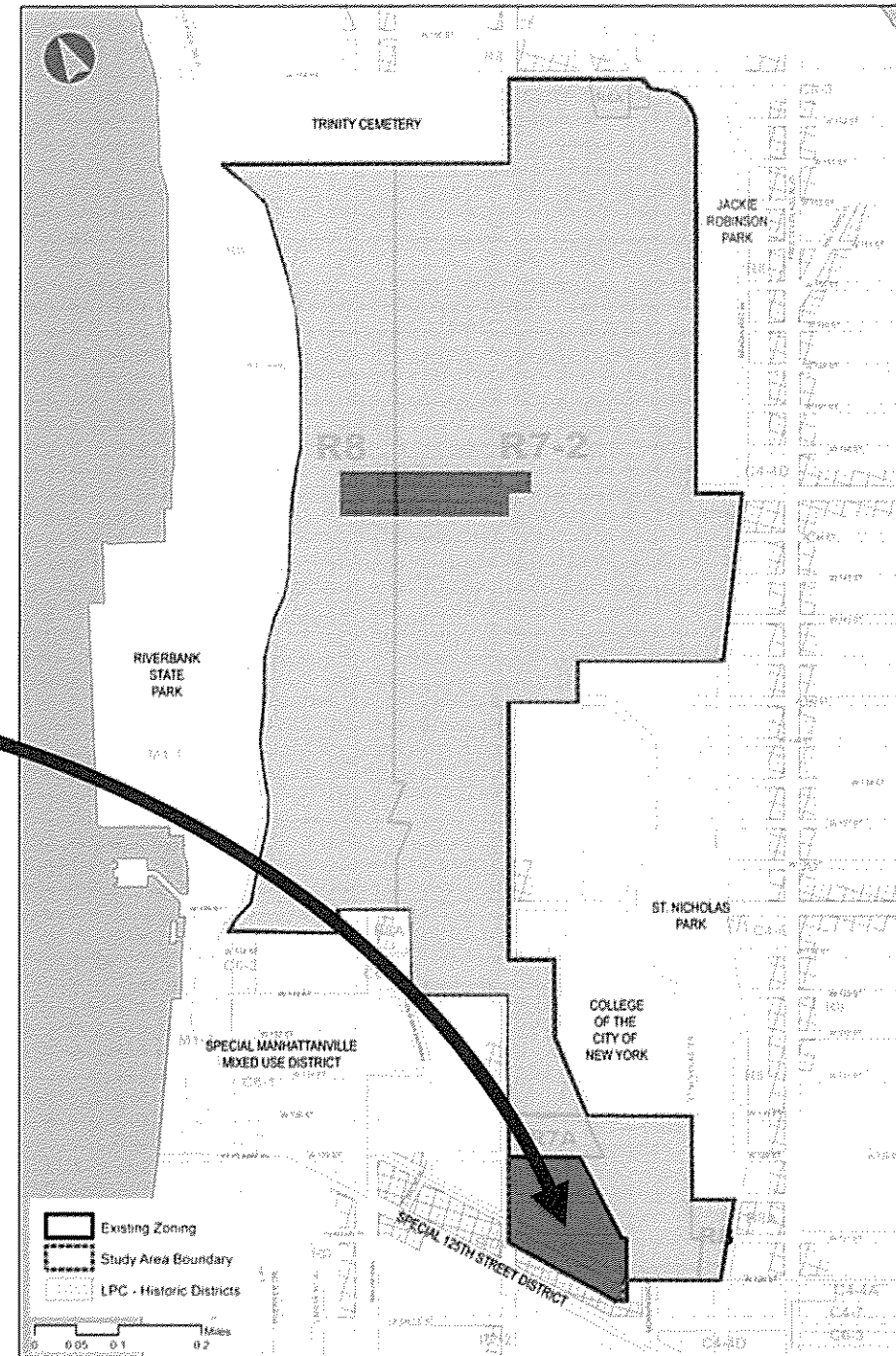


GOAL

Consider opportunities for a wider range of activities in the manufacturing district

PROPOSED ZONING

Expand opportunities for mixed-use in the manufacturing district and favor other uses over residential



ZONING MAP AMENDMENTS

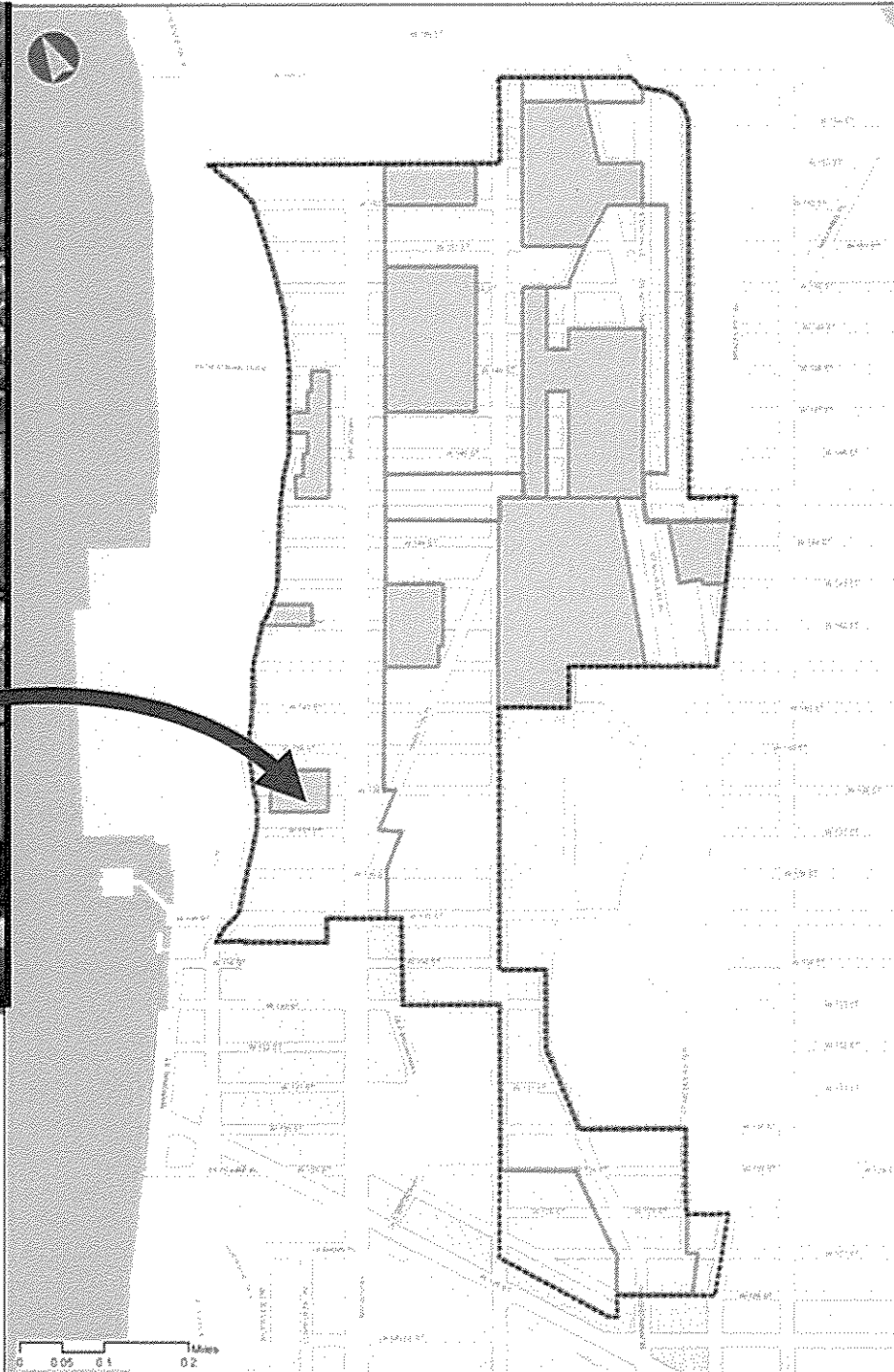
- Rezoning to R6A, R7A, R8A and C6-3X
- Establish Special Mixed Use District (MX 15)
- Proposed Commercial Overlays

ZONING TEXT AMENDMENTS

- Establish the Inclusionary Housing Program
- Establish Special Mixed Use District (MX 15) and require additional street wall controls
- Require contextual development within existing R8 districts



MIDBLOCK - 138TH ST BETWEEN RIVERSIDE DRIVE AND BROADWAY

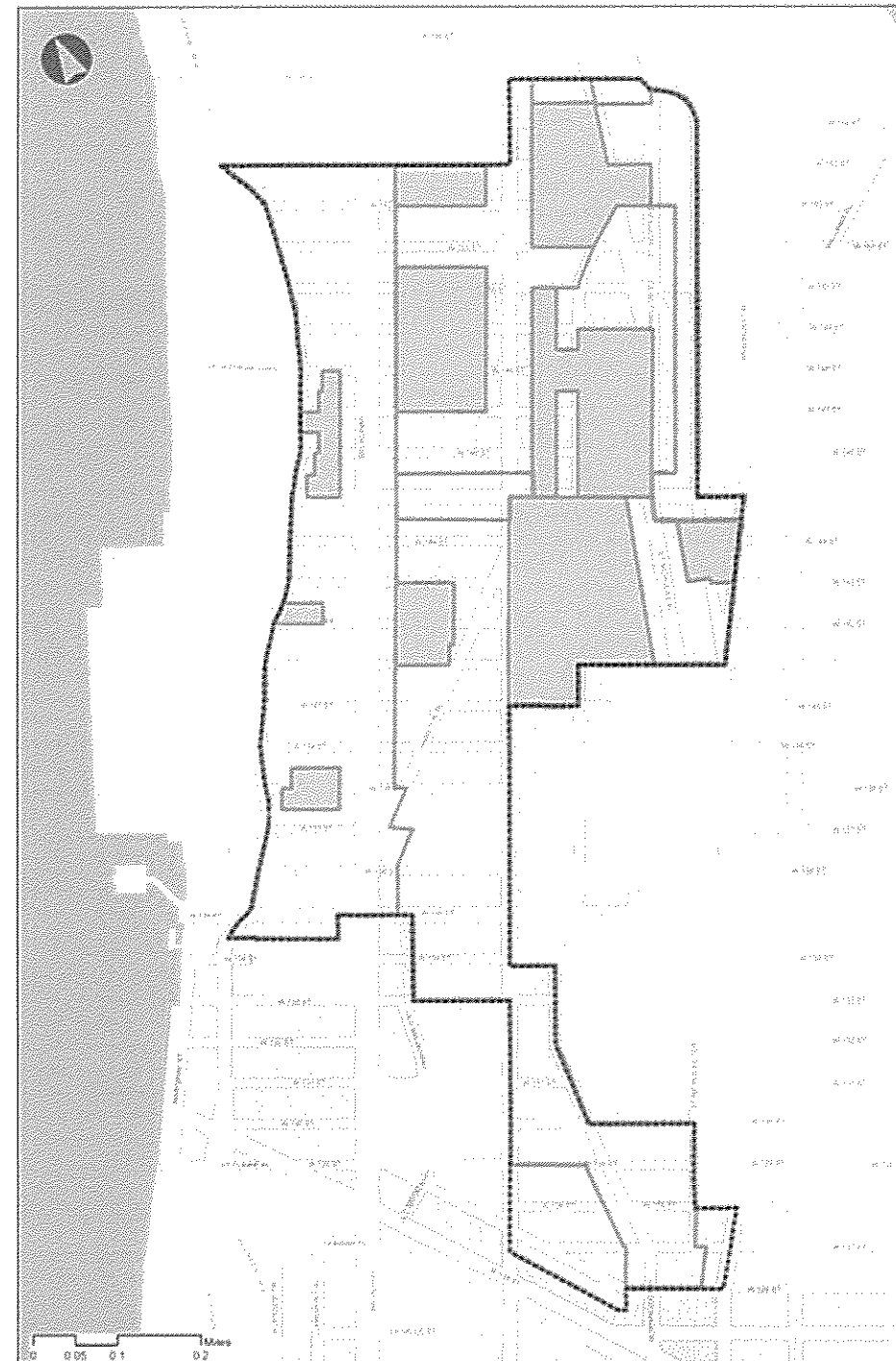


PROPOSED ZONING

R8/R7-2 → R6A

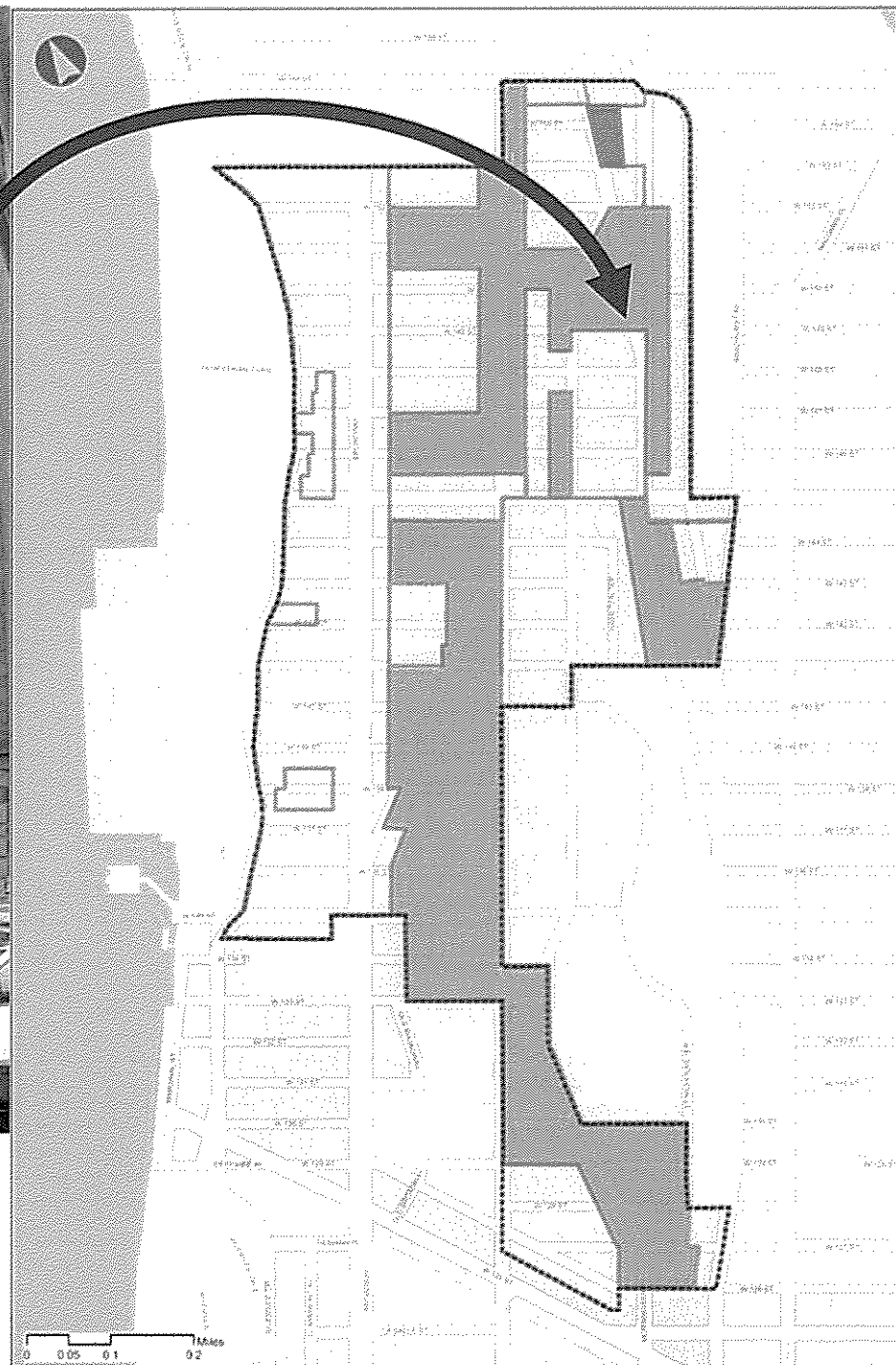
-Zoning map amendment to rezone 36 blocks

USE AND BULK REQUIREMENTS	Existing R8	Existing R7-2	Proposed R6A
Residential FAR	6.02 7.2 wide streets through Quality Housing	3.44 4.0 wide streets through Quality Housing	3.0
Community Facility FAR	6.5	6.5	3.0
Street wall (Min. base height/ Max. base height)	<u>NO Street wall required</u>	<u>NO Street wall required</u>	40' – 60'
Building Height (Max.)	<u>NO Height limit</u>	<u>NO Height limit</u>	70'





149 ST AND ST. NICHOLAS PL



PROPOSED ZONING

R7-2 → R7A

-Zoning map amendment to rezone 57 blocks

USE AND BULK REQUIREMENTS	Existing R7-2	Proposed R7A
Residential FAR	3.44 4.0 wide streets through Quality Housing Program	4.0
Community Facility FAR	6.5	4.0
Street wall (Min. base height/ Max. base height)	<u>NO</u> <u>Street wall required</u>	40' – 65'
Building Height (Max.)	<u>NO</u> <u>Height limit</u>	80'

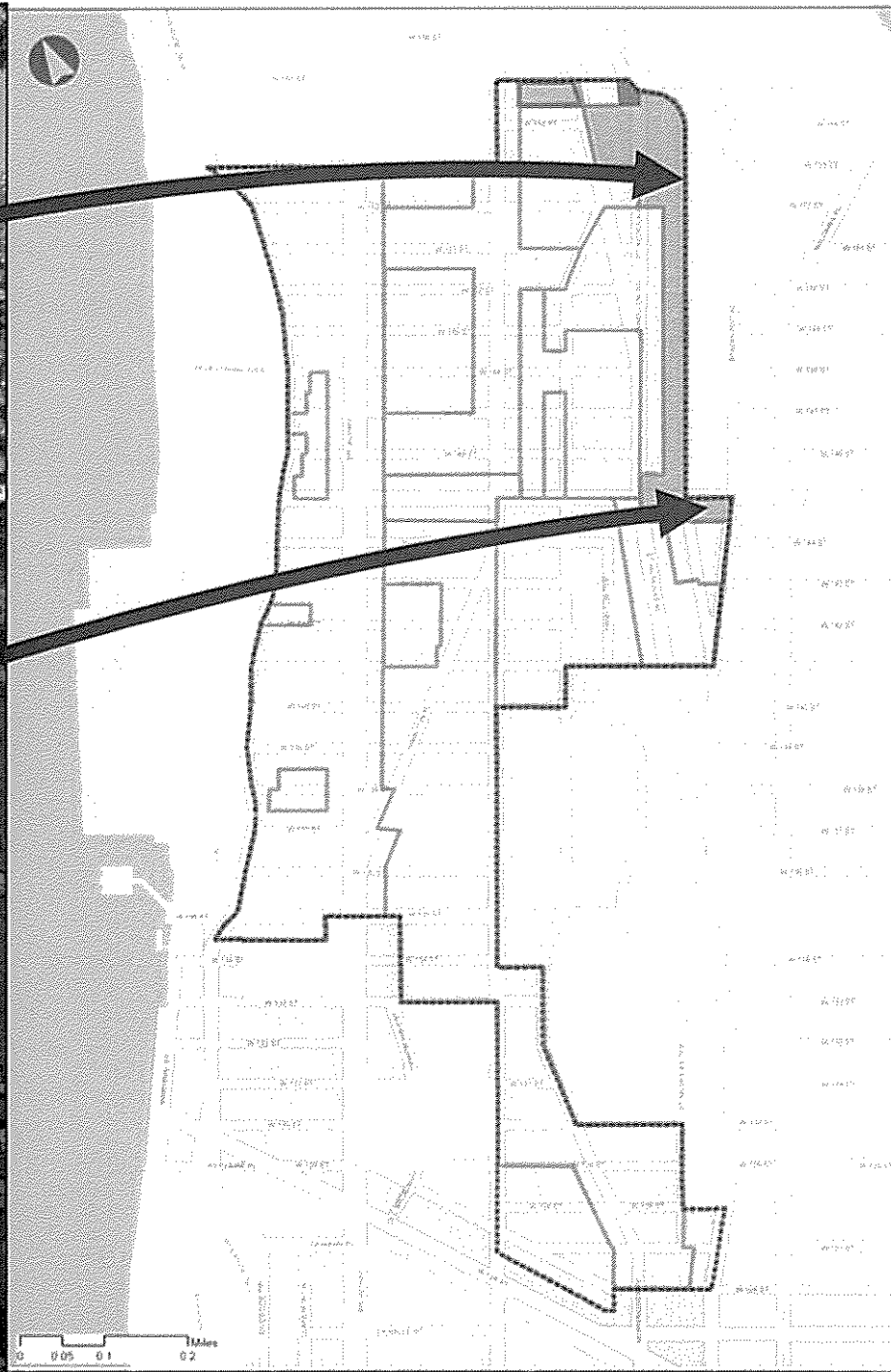




EDGECOMBE AVE



145 ST AND EDGECOMBE AVE

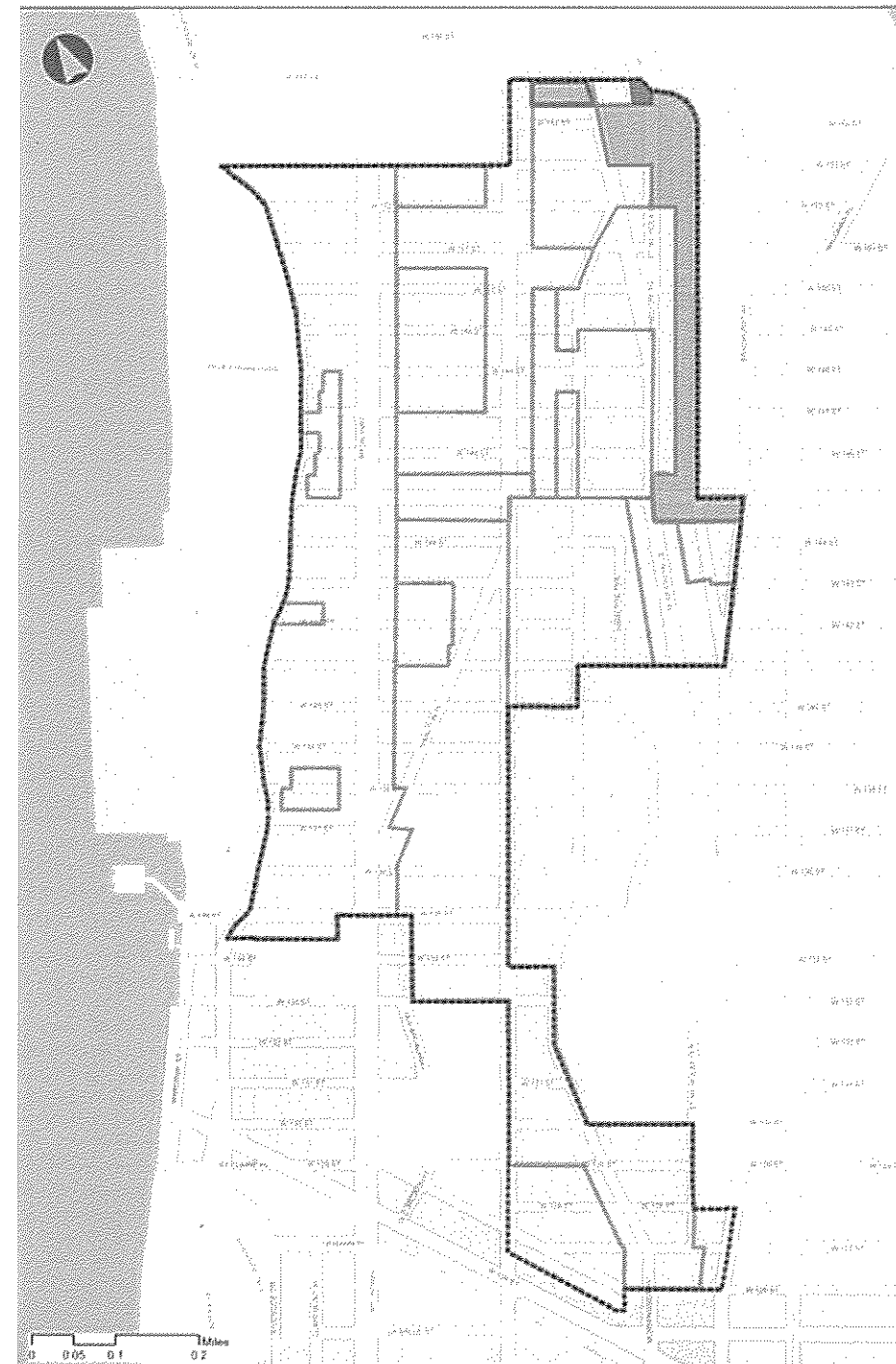


PROPOSED ZONING

R7-2 → R8A

-Zoning map amendment to rezone 6 blocks

USE AND BULK REQUIREMENTS	Existing R7-2	Proposed R8A
Residential FAR	3.44 4.0 wide streets through Quality Housing Program	6.02
Community Facility FAR	6.5	6.5
Street wall (Min. base height/ Max. base height)	<u>NO</u> <u>Street wall</u> <u>required</u>	60'-85'
Building Height (Max.)	<u>NO</u> <u>Height limit</u>	120'

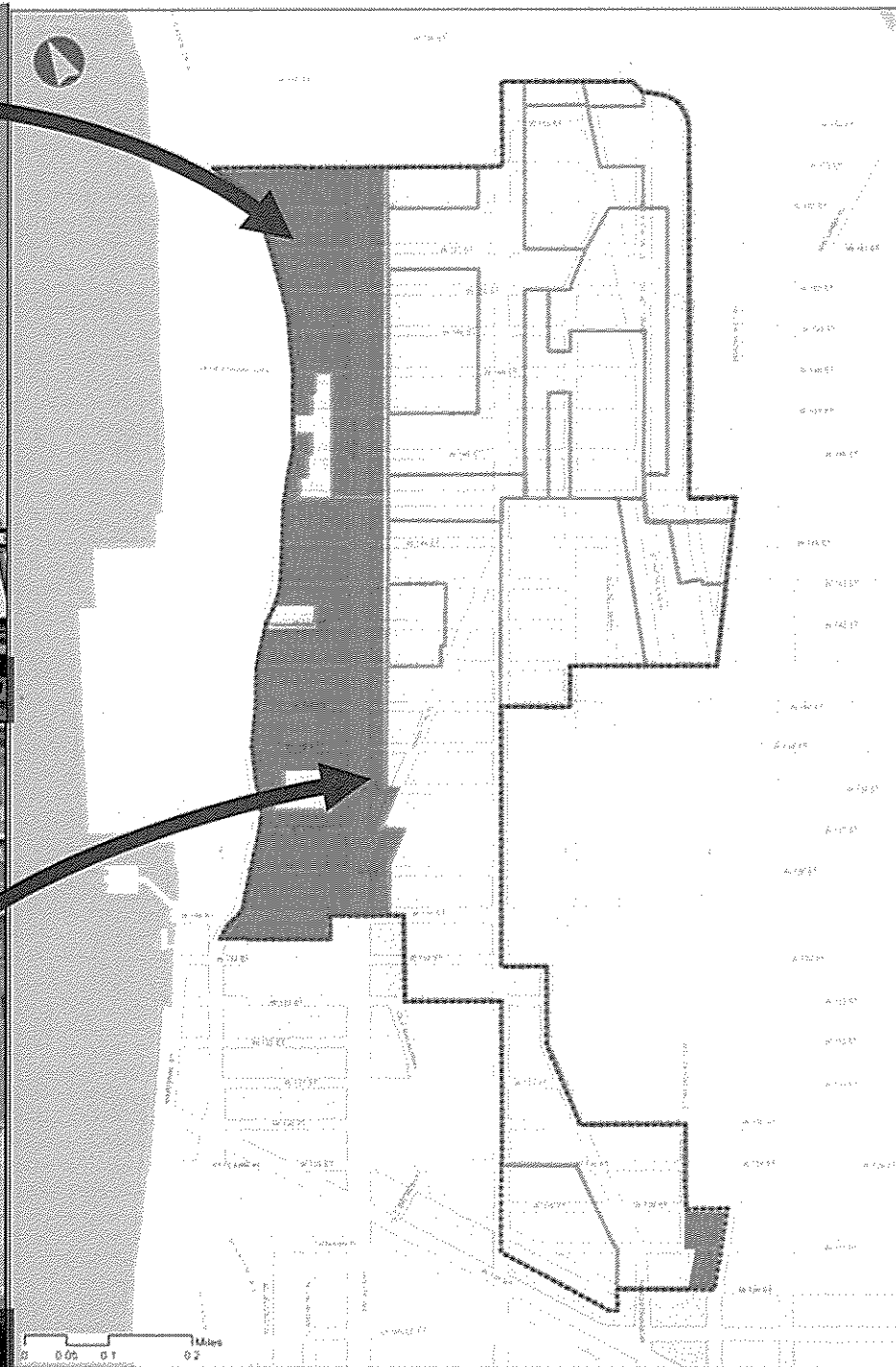




MIDBLOCK – 151 ST



BROADWAY AT 140 ST

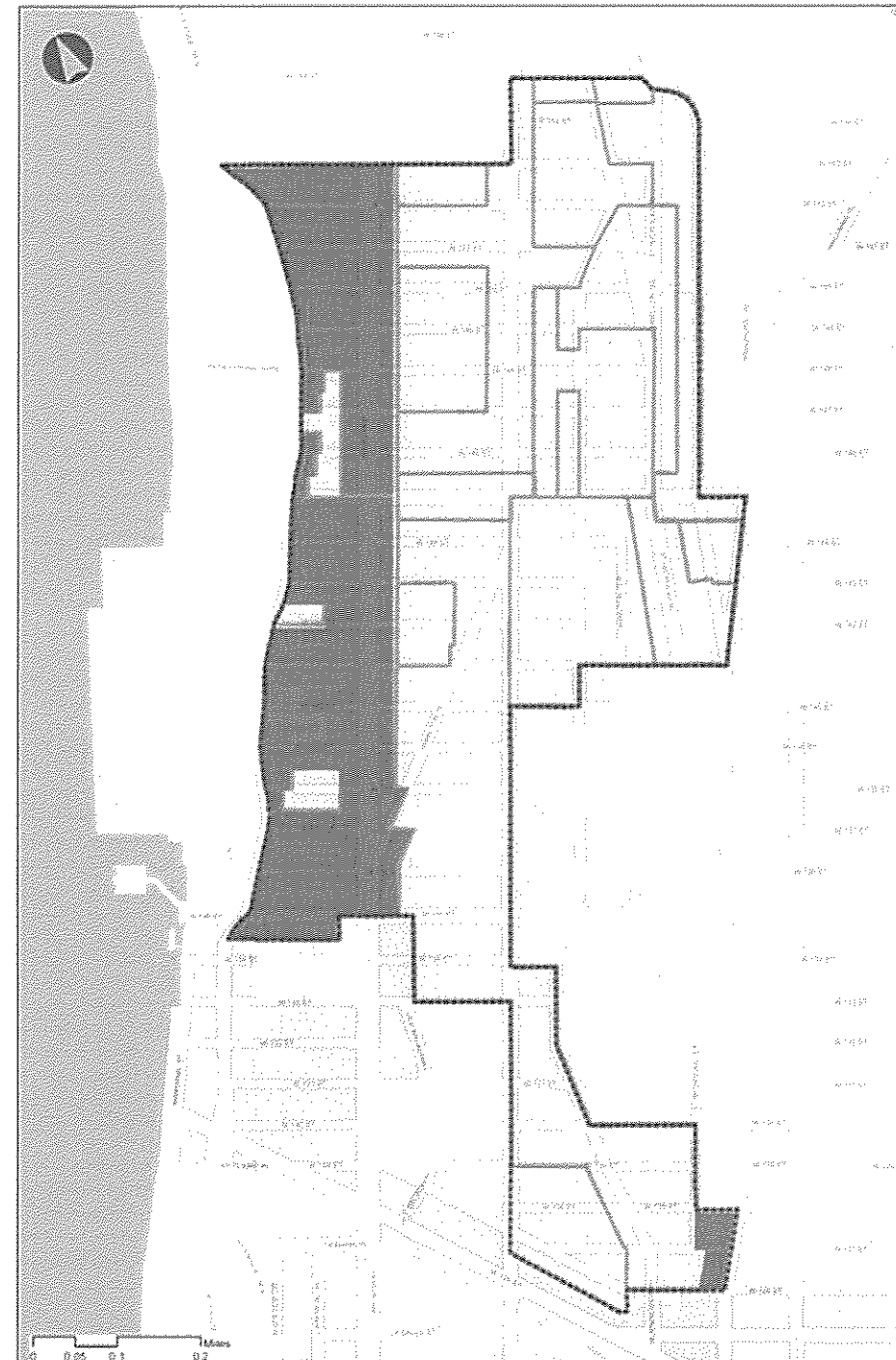


PROPOSED ZONING

R8 → Contextual R8

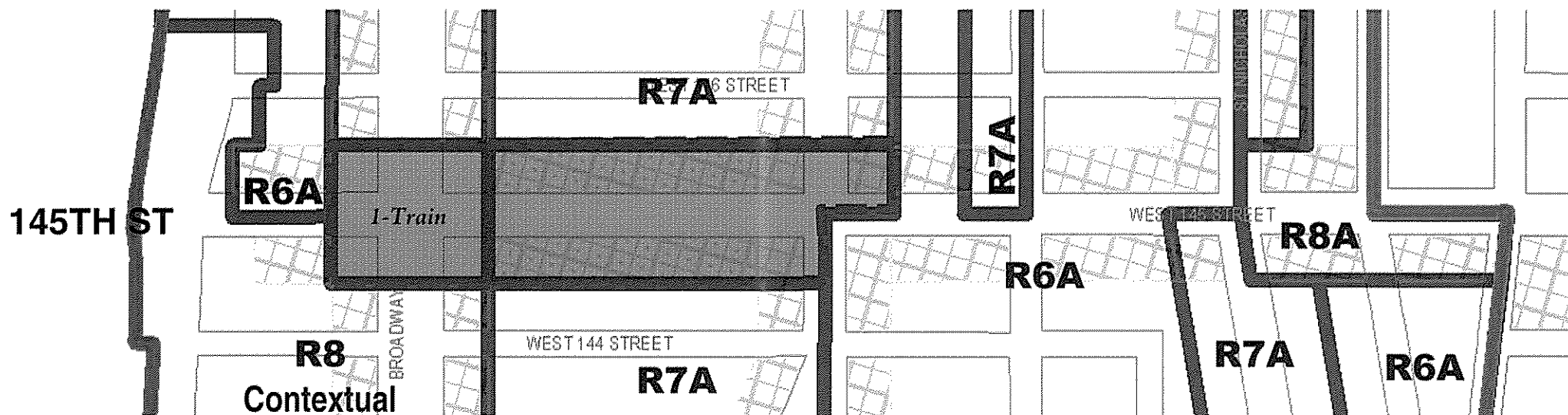
-Zoning text amendment to require Quality Housing development for R8 districts in West Harlem

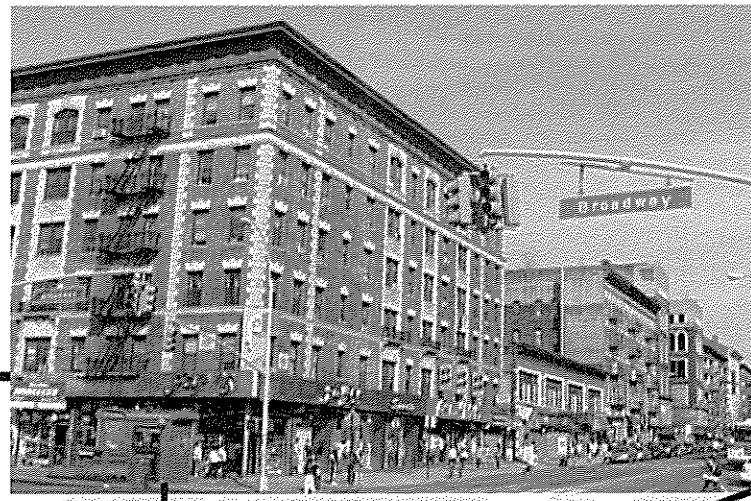
USE AND BULK REQUIREMENTS	Existing R8	Proposed Contextual R8
Residential FAR	6.02 7.2 wide streets through Quality Housing Program	6.02 narrow streets 7.2 wide streets
Community Facility FAR	6.5	6.5
Street wall (Min. base height/ Max. base height)	<u>NO Street wall required</u>	60'-85'
Building Height (Max.)	<u>NO Height limit</u>	105' narrow streets 120' wide streets



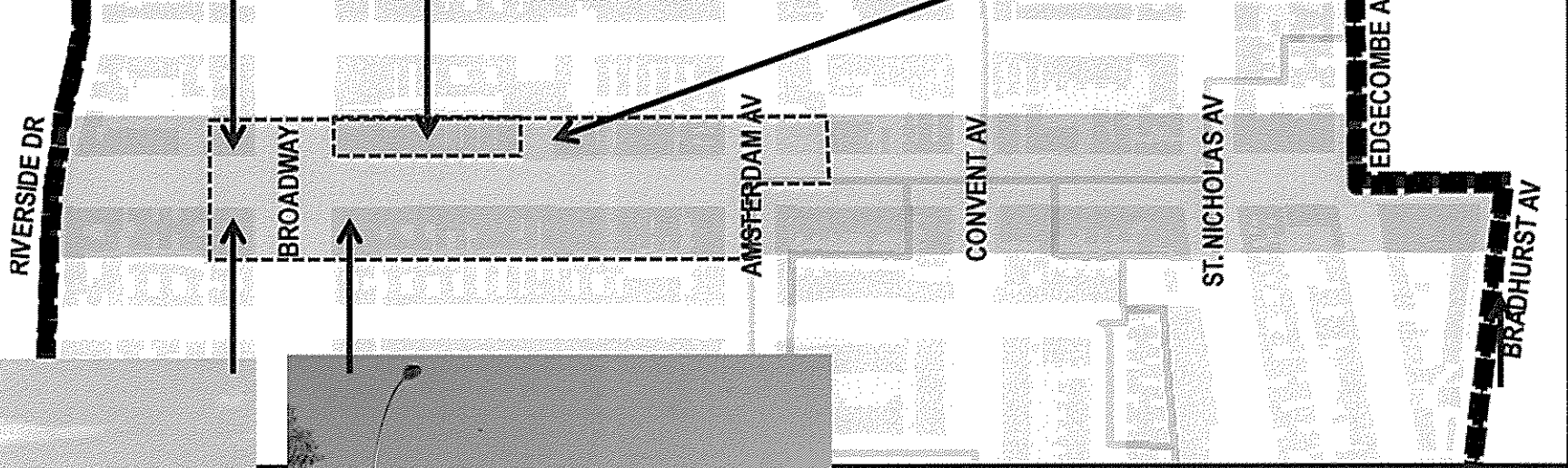
GOAL

Explore characteristics of east-west corridors; facilitate affordable housing





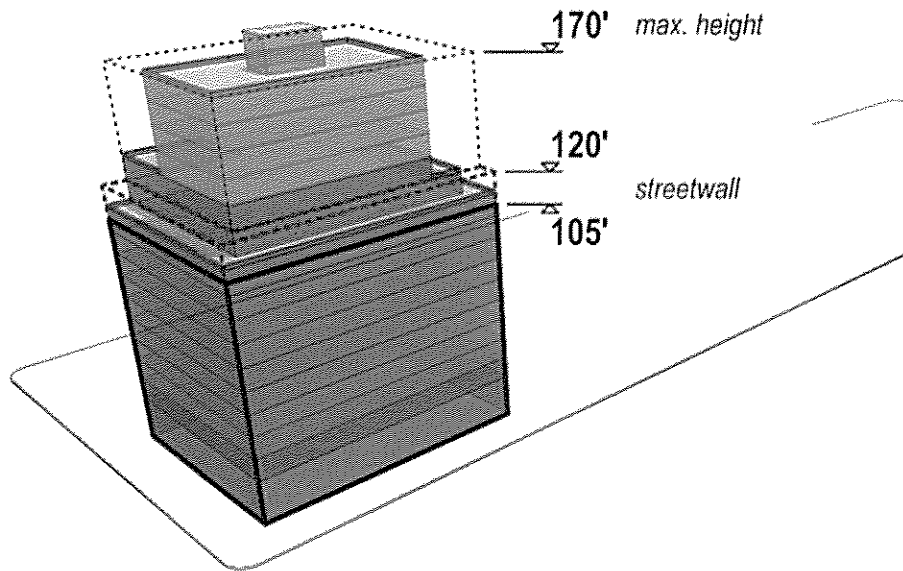
145th Street Corridor



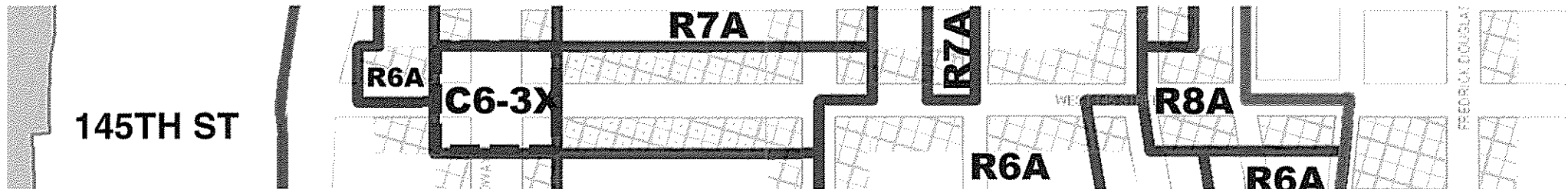
PROPOSED ZONING

R8 → C6-3X (IH)

- Zoning map amendment to rezone four corners of 145th Street and Broadway to C6-3X
- Zoning text amendment to establish Inclusionary Housing



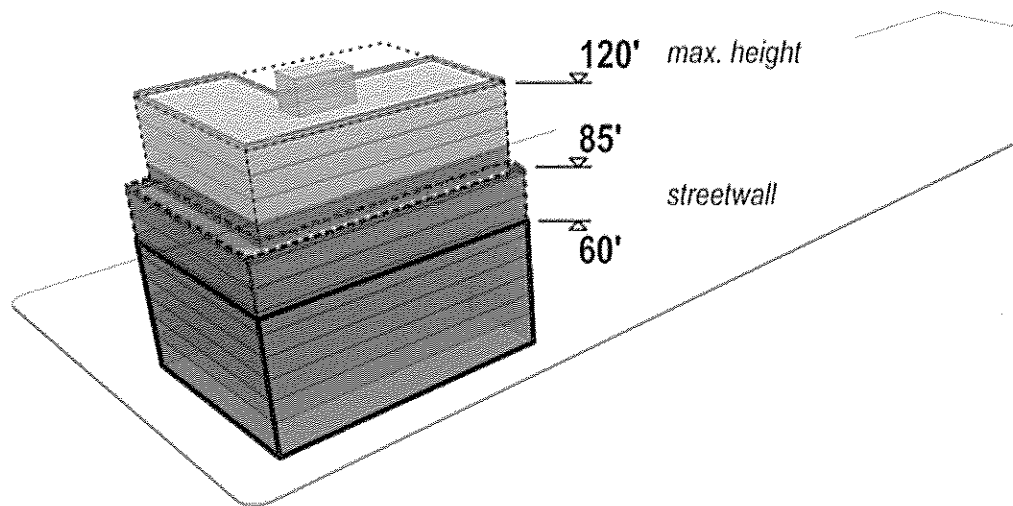
USE AND BULK REQUIREMENTS	Existing R8 with Commercial Overlay	Proposed C6-3X IH
Residential FAR	6.02 7.2 wide street	7.3 (base)
Residential FAR with Inclusionary Housing	No Inclusionary Housing	9.7 (max.)
Community Facility FAR	6.5	9.0
Commercial FAR	Up to 2.0	6.0
Street wall (Min. base height/ Max. base height)	<u>NO</u> <u>Street wall</u> <u>required</u>	105'-120'
Building Height (Max.)	<u>NO</u> <u>Height limit</u>	170'



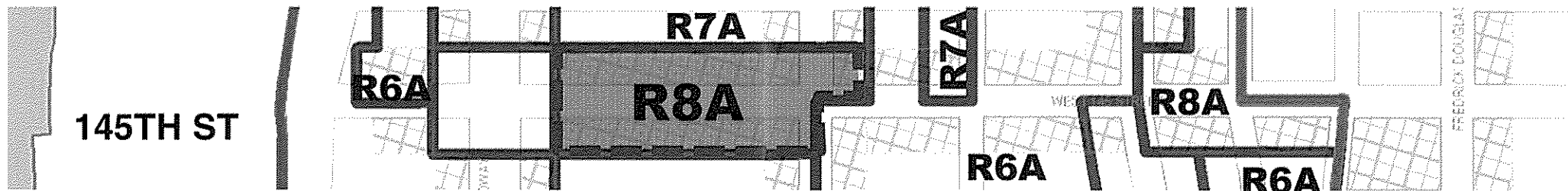
PROPOSED ZONING

R7-2 → R8A IH

- Zoning map amendment to rezone three blocks of 145th Street between Broadway and Amsterdam Avenue
- Zoning text amendment to establish Inclusionary Housing Program

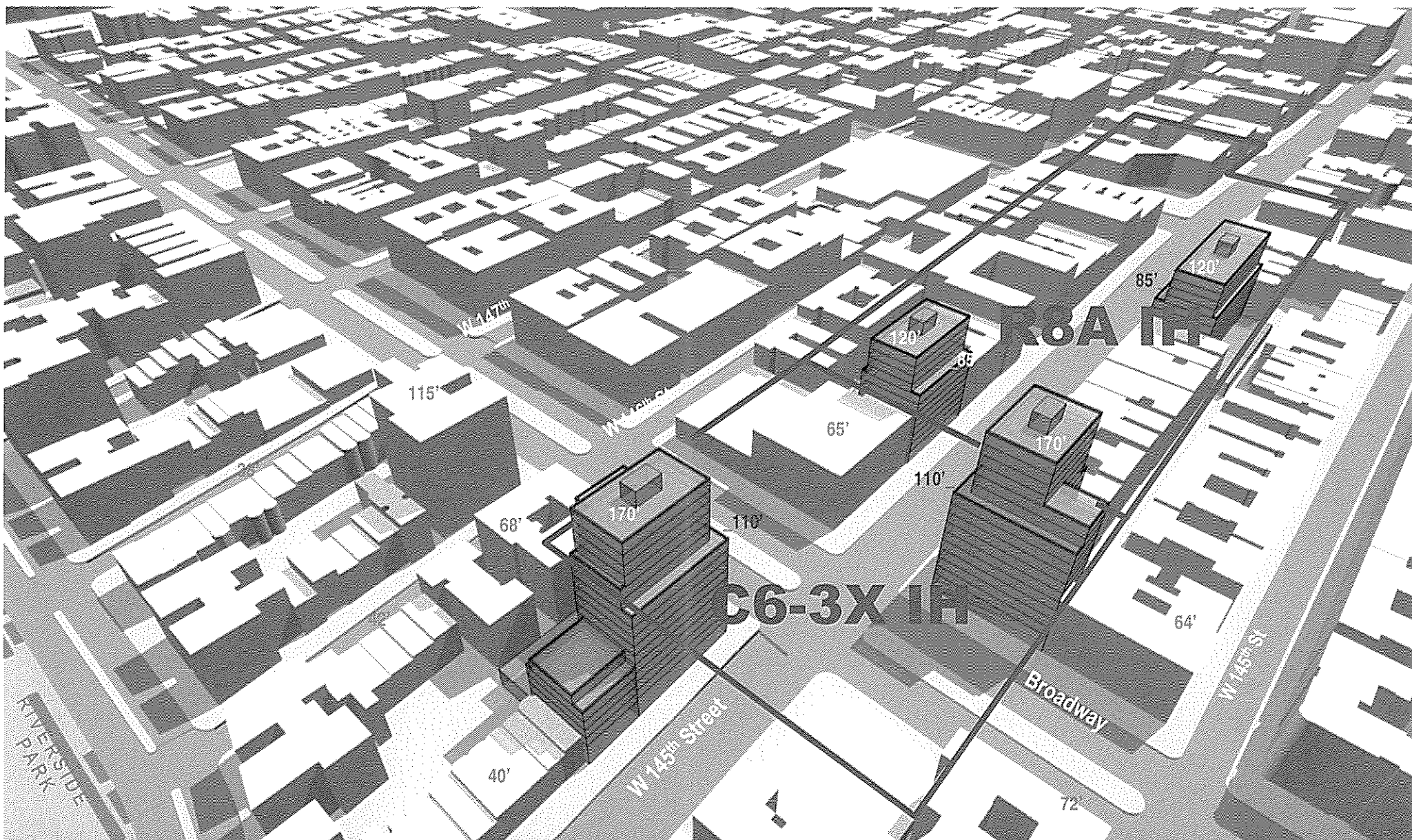


USE AND BULK REQUIREMENTS	Existing R7-2 with Commercial Overlay	Proposed R8A IH with Commercial Overlay
Residential FAR	3.44 4.0 wide streets through Quality Housing Program	5.4 (base)
Residential FAR with Inclusionary Housing	<i>No Inclusionary Housing</i>	7.2 (max.)
Community Facility FAR	6.5	6.5
Commercial FAR	Up to 2.0	Up to 2.0
Street wall (Min. base height/ Max. base height)	<u>NO</u> <u>Street wall</u> <u>required</u>	60'-85'
Building Height (Max.)	<u>NO</u> <u>Height limit</u>	120'



PROPOSED ZONING

145th Street between Broadway and Amsterdam Avenue





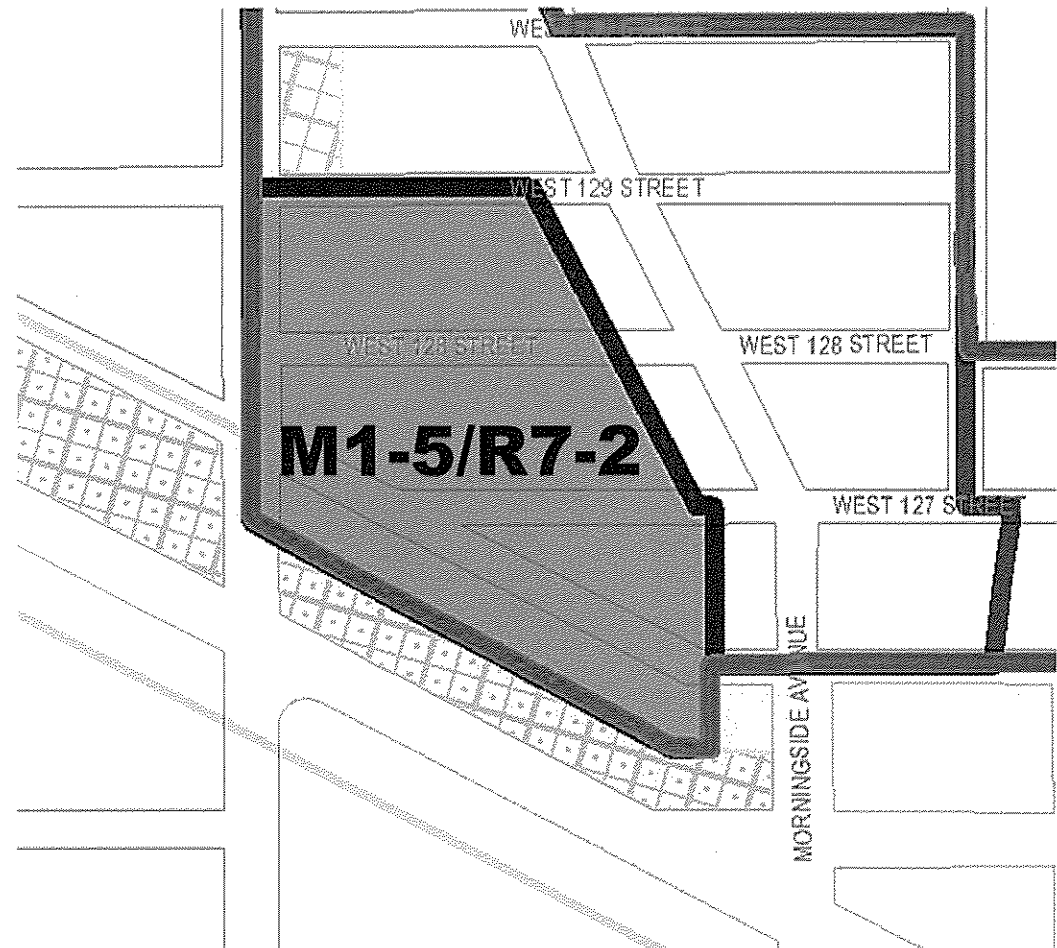
2007 © Pictometry International Corp.

PROPOSED ZONING

M1-1 → M1-5/R7-2

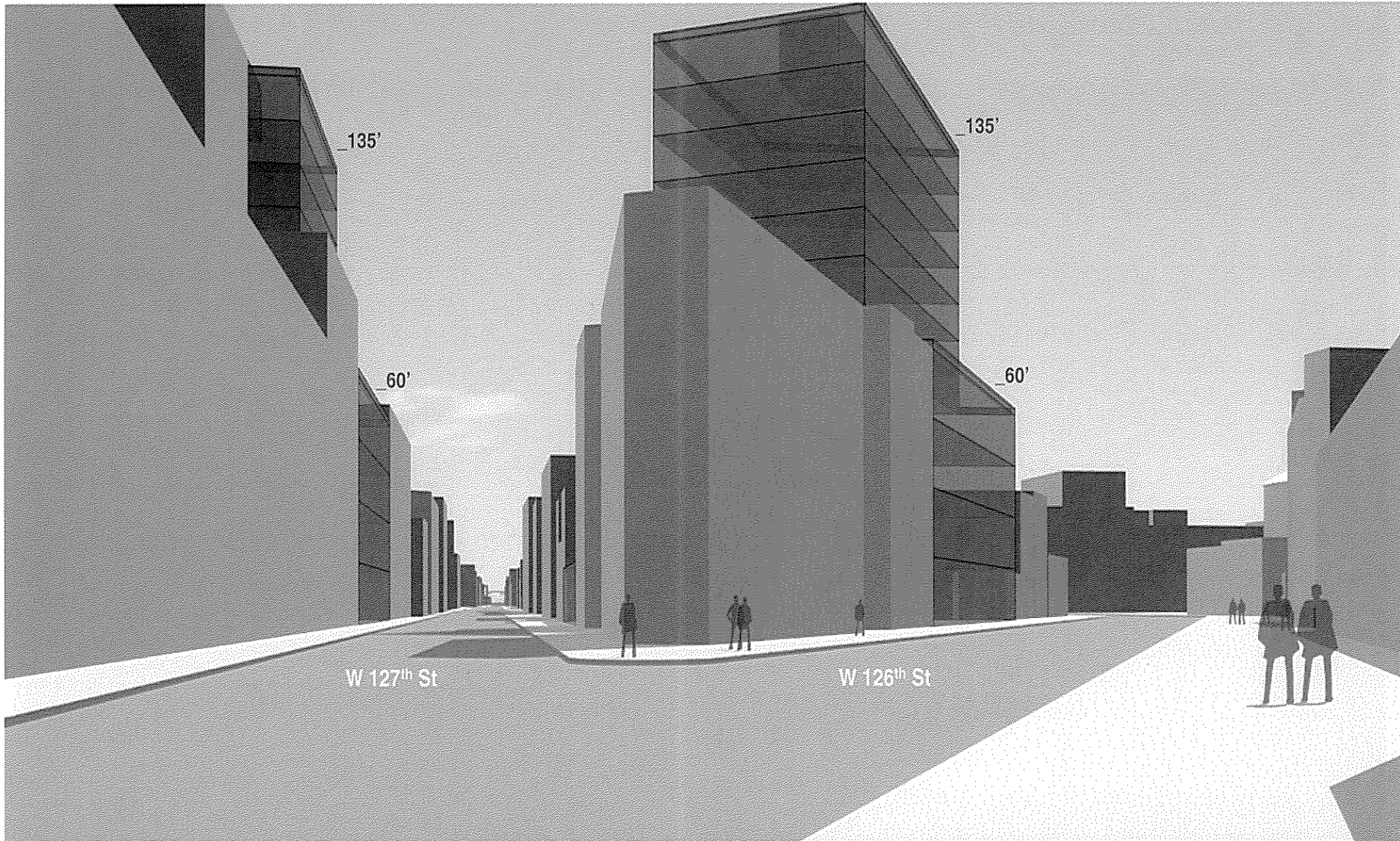
- Zoning map amendment to rezone four blocks between 126th to 129th streets, bounded by Amsterdam and Convent avenues
- Zoning text amendment to establish Special MX District – MX 15 and to require street wall controls

USE AND BULK REQUIREMENTS	Existing M1-1	Proposed MX District: M1-5 / R7-2
Commercial / Manufacturing FAR	1.0	5.0
Community Facility FAR	2.4	6.5
Residential FAR	No residential allowed	3.44
Streetwall (Min. base height/ Max .base height)	<u>NO</u> <u>Street wall</u> <u>required</u>	60'-85'
Building Height	<u>NO</u> <u>Height limit</u>	135' (max.) 175' (only with penthouse rule)



PROPOSED ZONING

M1-1 → M1-5/R7-2

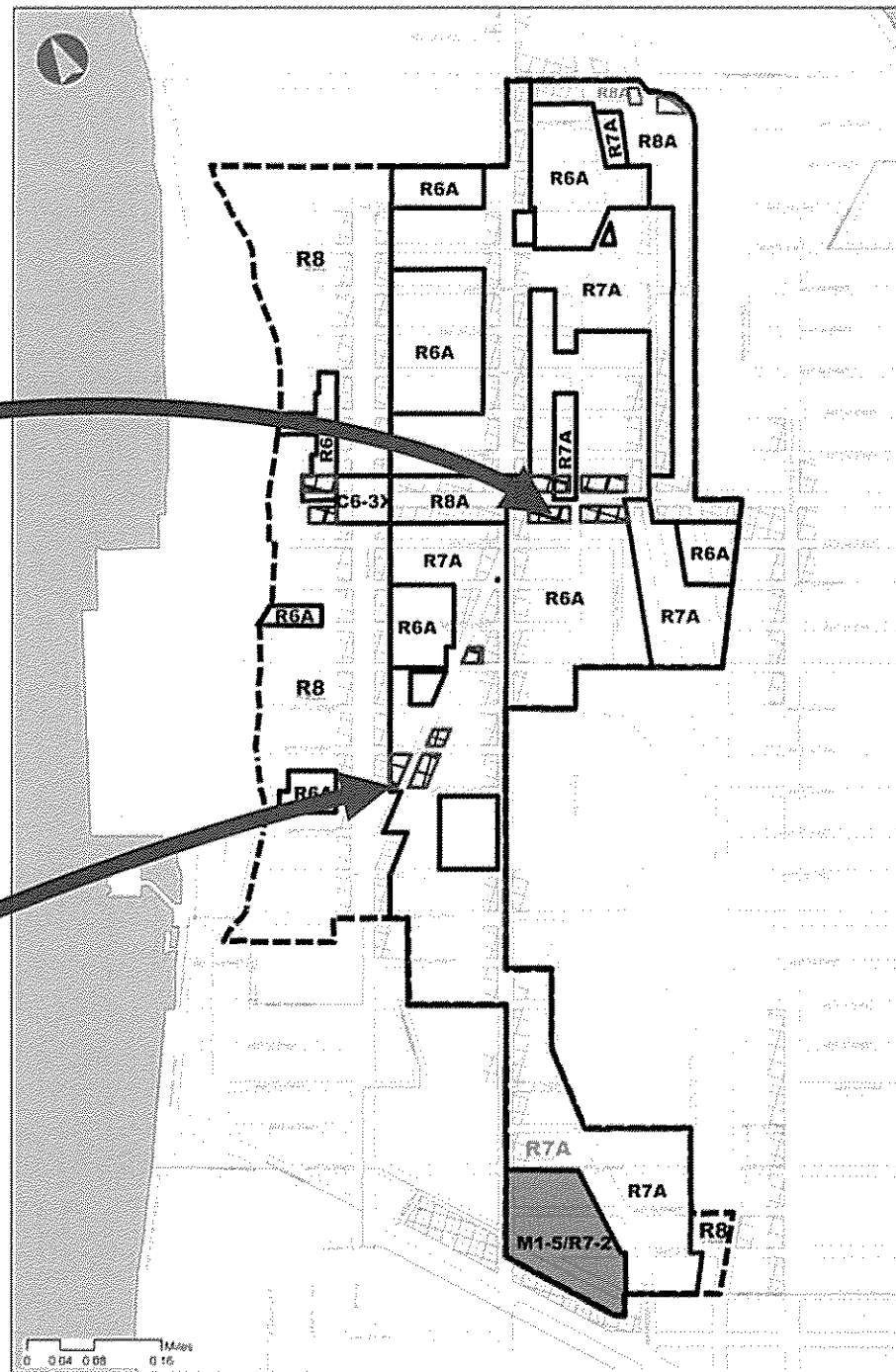


PROPOSED ZONING

C1-4/C2-4

Commercial Overlays

-Zoning map amendment to establish new commercial overlays to support existing retail along portions West 145th Street, West 155th Street and Hamilton Place



Manhattan Community Board 9

- Recommend modification of the R8A with Inclusionary Housing with R7A along West 145th Street between Broadway and Amsterdam Avenue

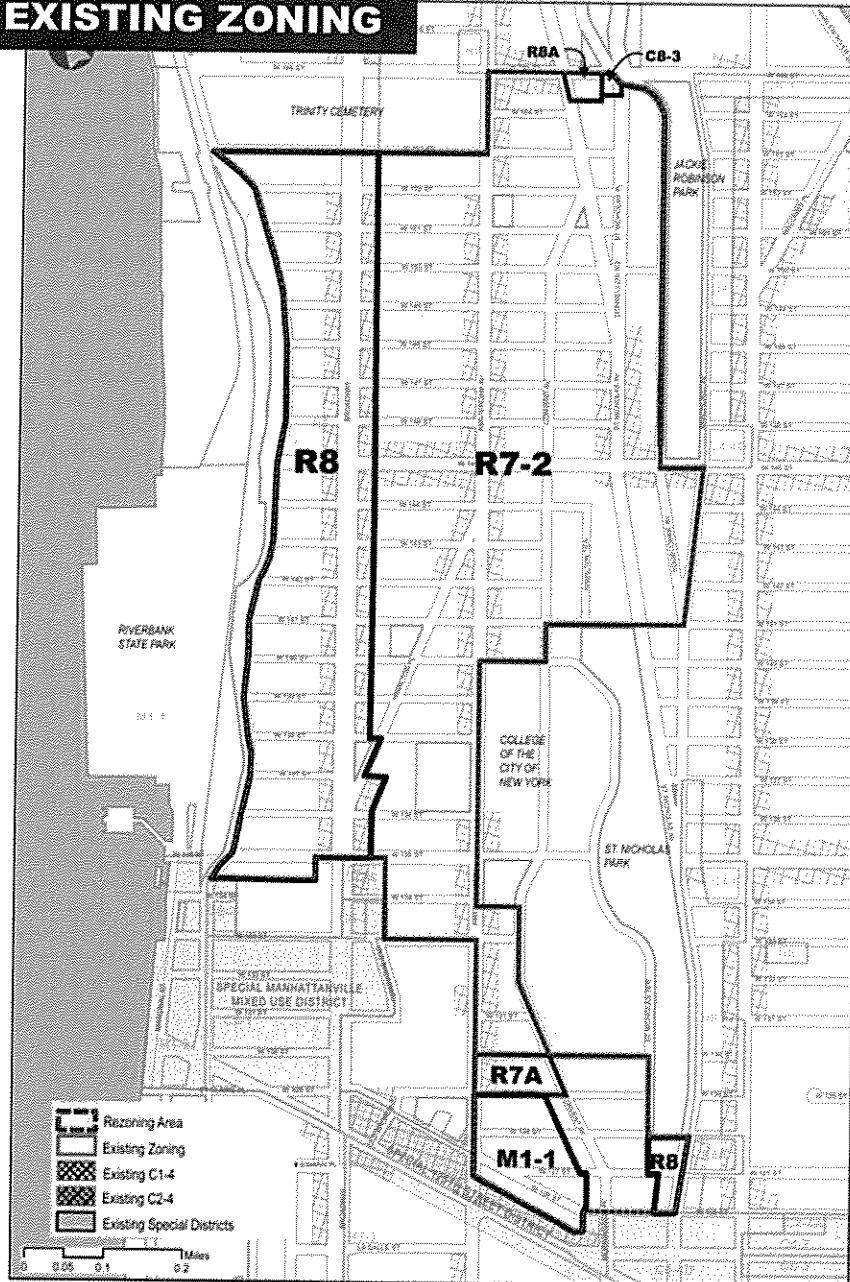
Manhattan Borough President Scott Stringer

- Approval without modification

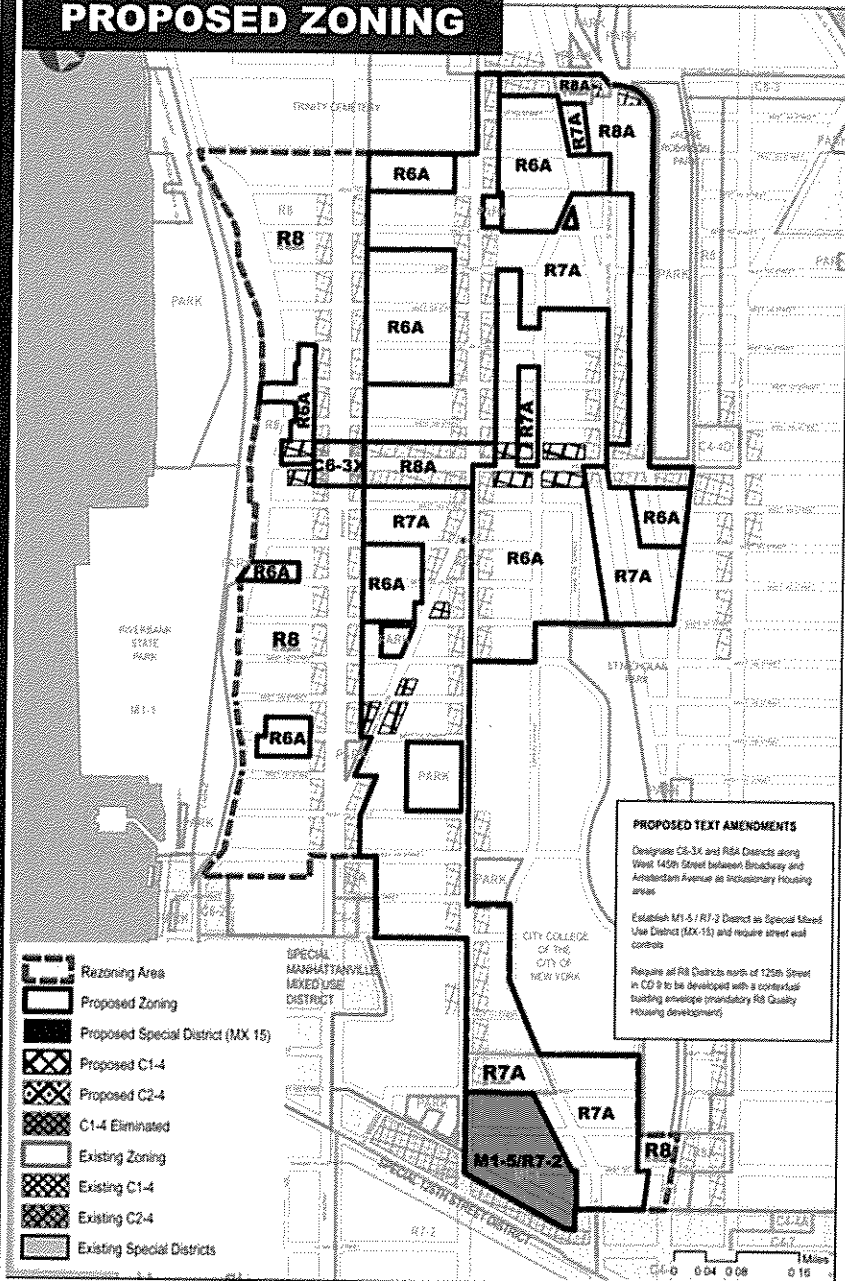
City Planning Commission

- Approval
- Modification to correct zoning district boundary

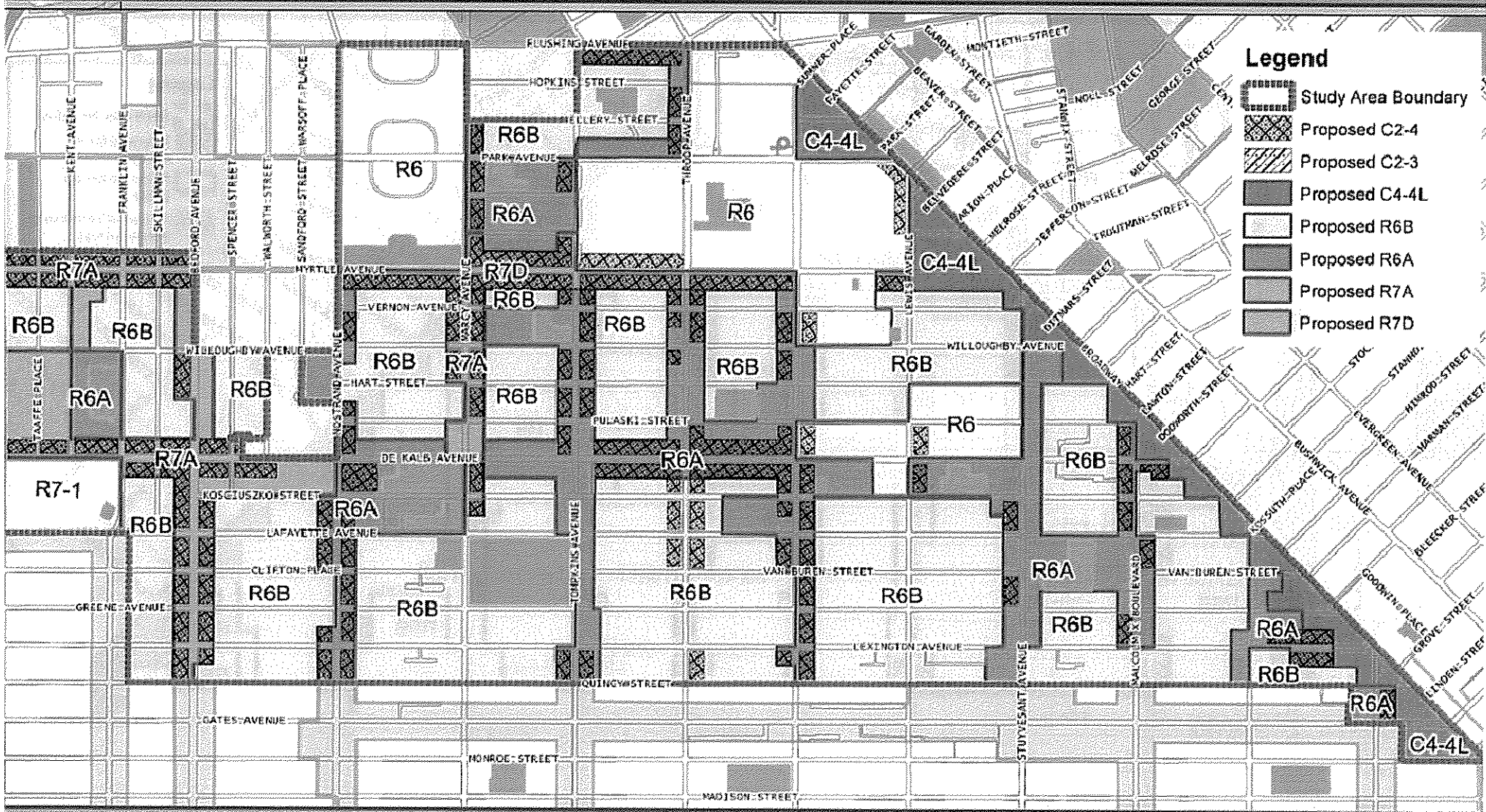
EXISTING ZONING



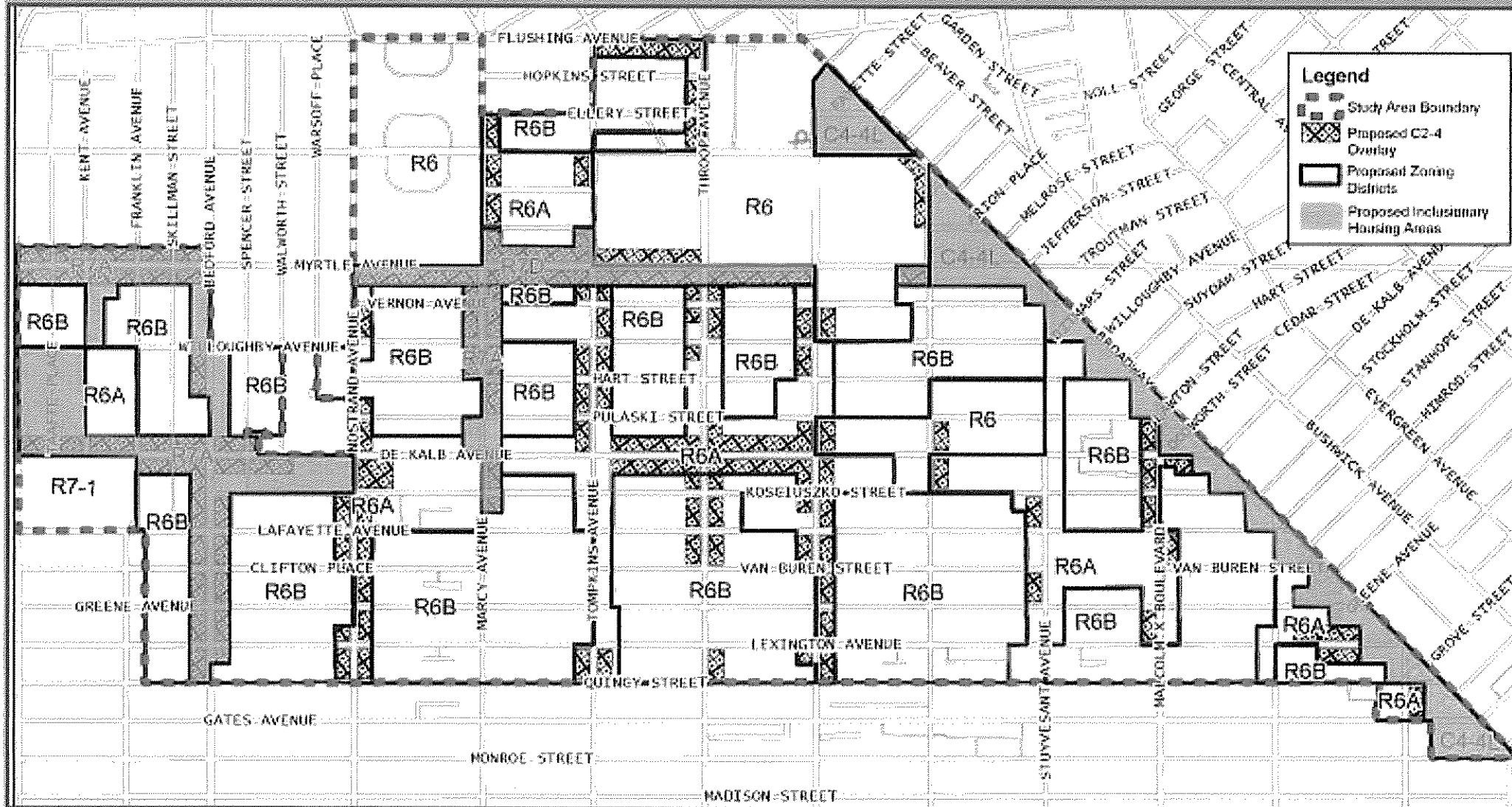
PROPOSED ZONING



Zoning Proposal:



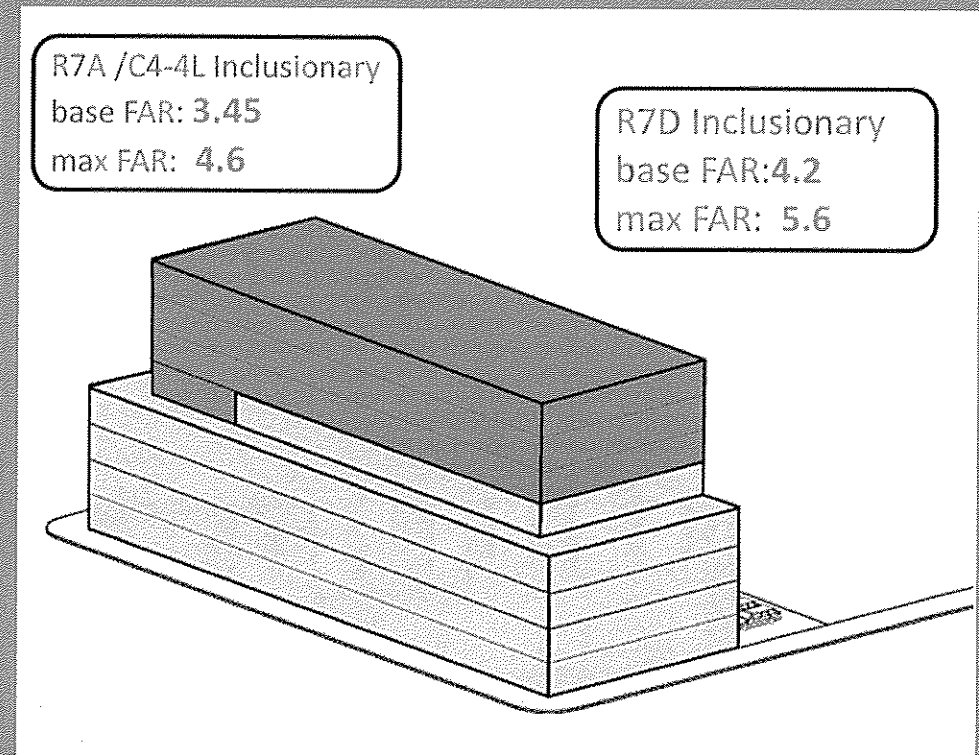
Inclusionary Housing Areas:



Opportunities for Affordable Housing

Inclusionary Housing Program In R7A, R7D, and C4-4L Districts:

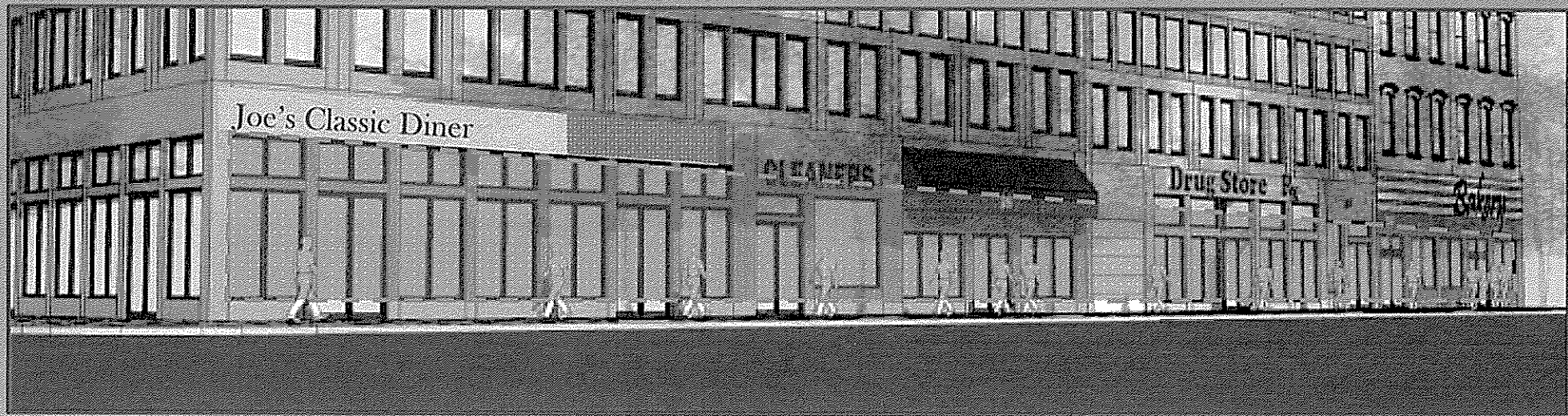
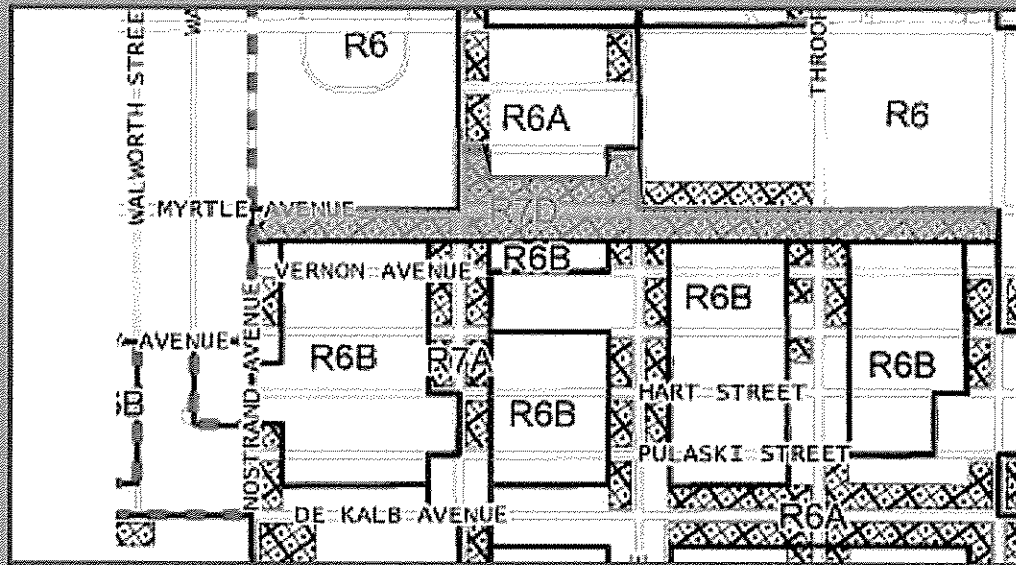
- Exchange 33% Floor Area bonus
- 20% of the total floor area must be set aside as affordable units
- For those earning UP TO 80% of the Area Median Income
- Units are permanently affordable
- The units can be provided:
 - On-site (In building)
 - Off-site (within CD or half mile)
- Provides opportunity for the creation and preservation of existing affordable housing



Commercial Districts:

R7D, R9D and C4-5D Districts

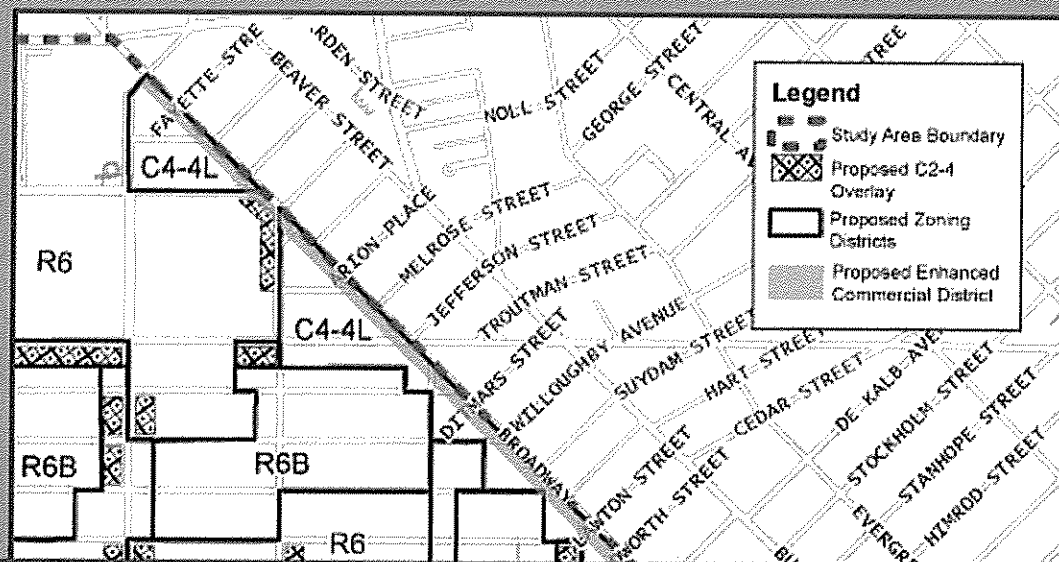
- Active ground floor uses currently required
- Transparency requirement proposed



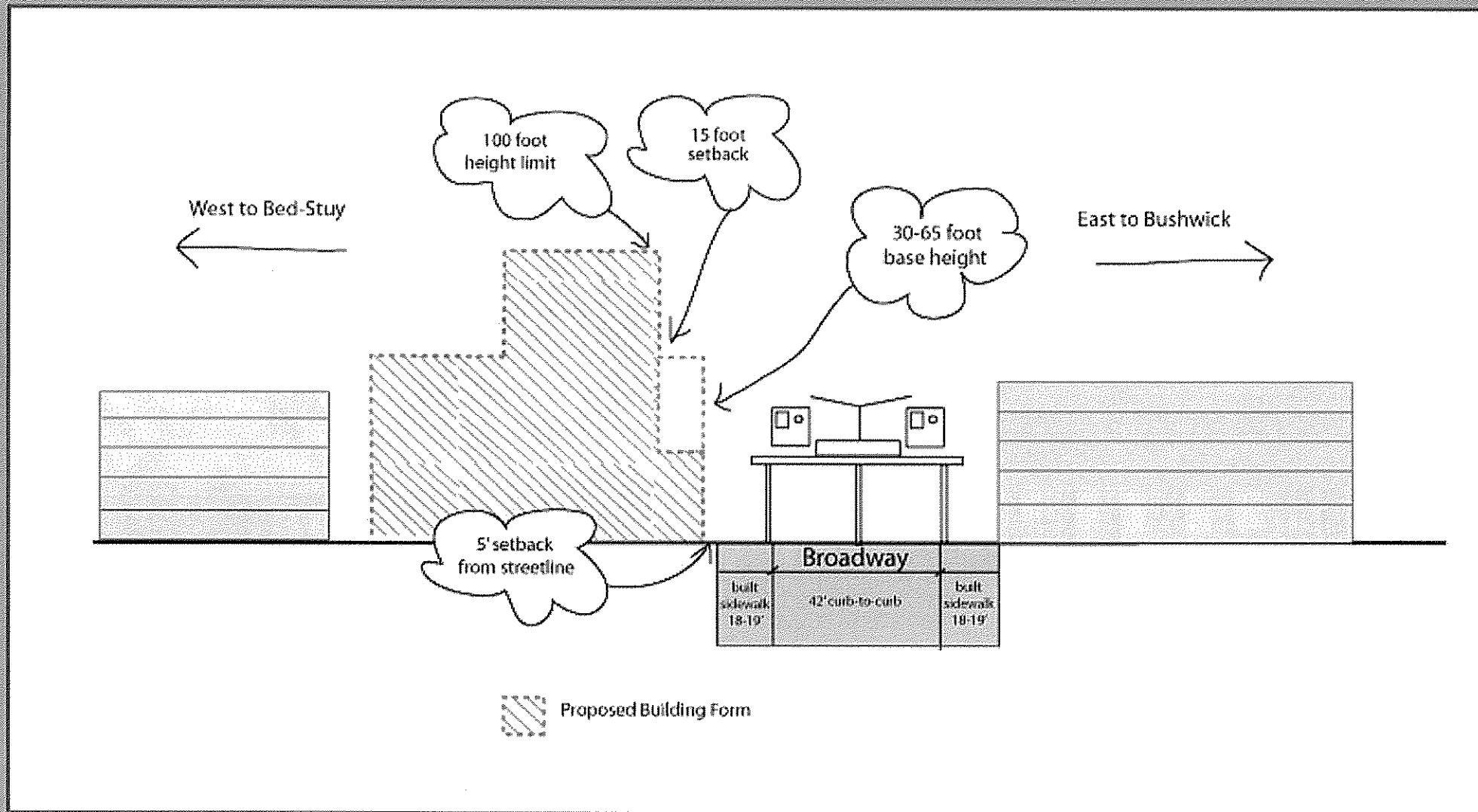
Commercial Districts:

Enhanced Commercial District

- Active use
- Transparency
- Limited Curb Cuts

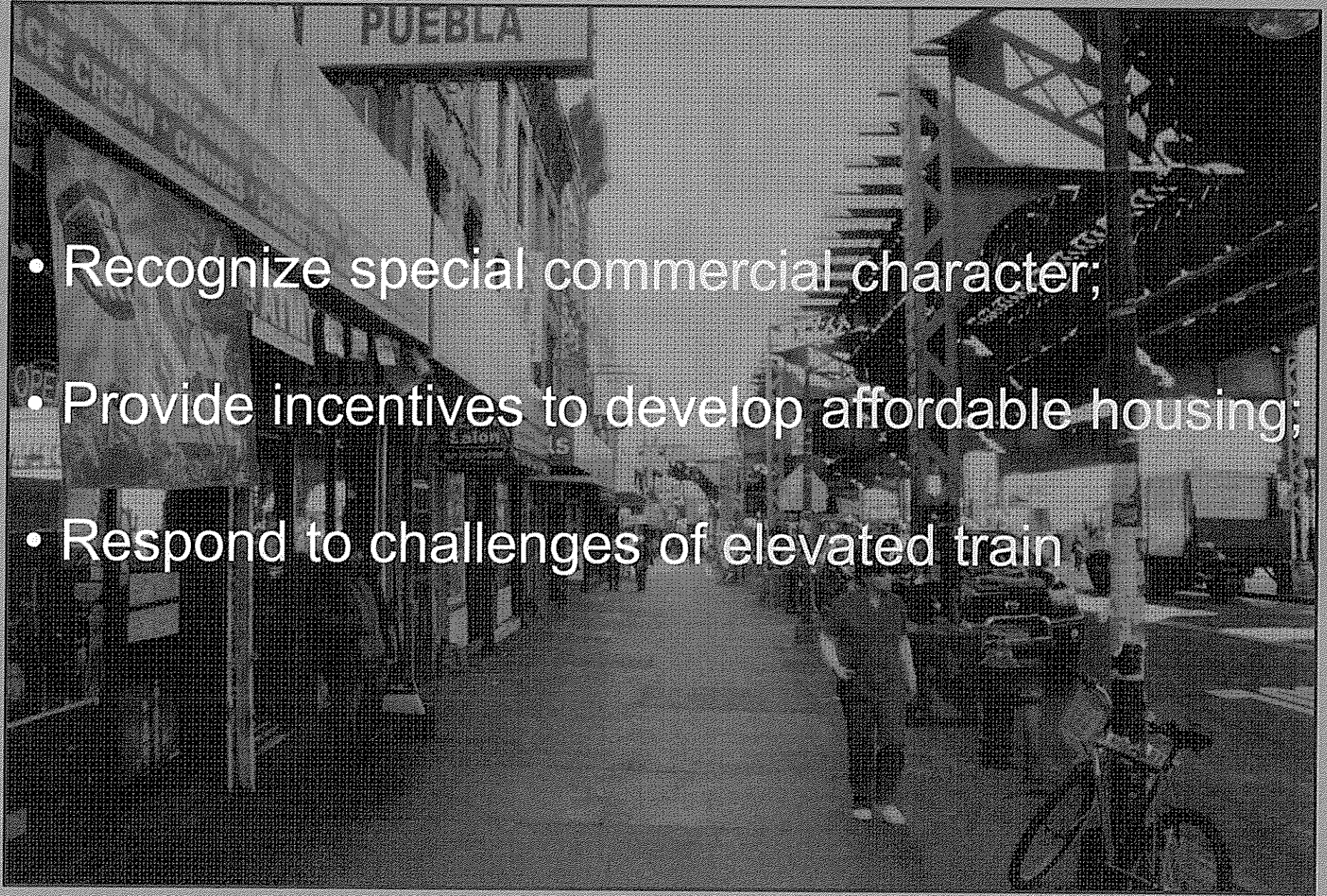


Broadway: Proposed C4-4L

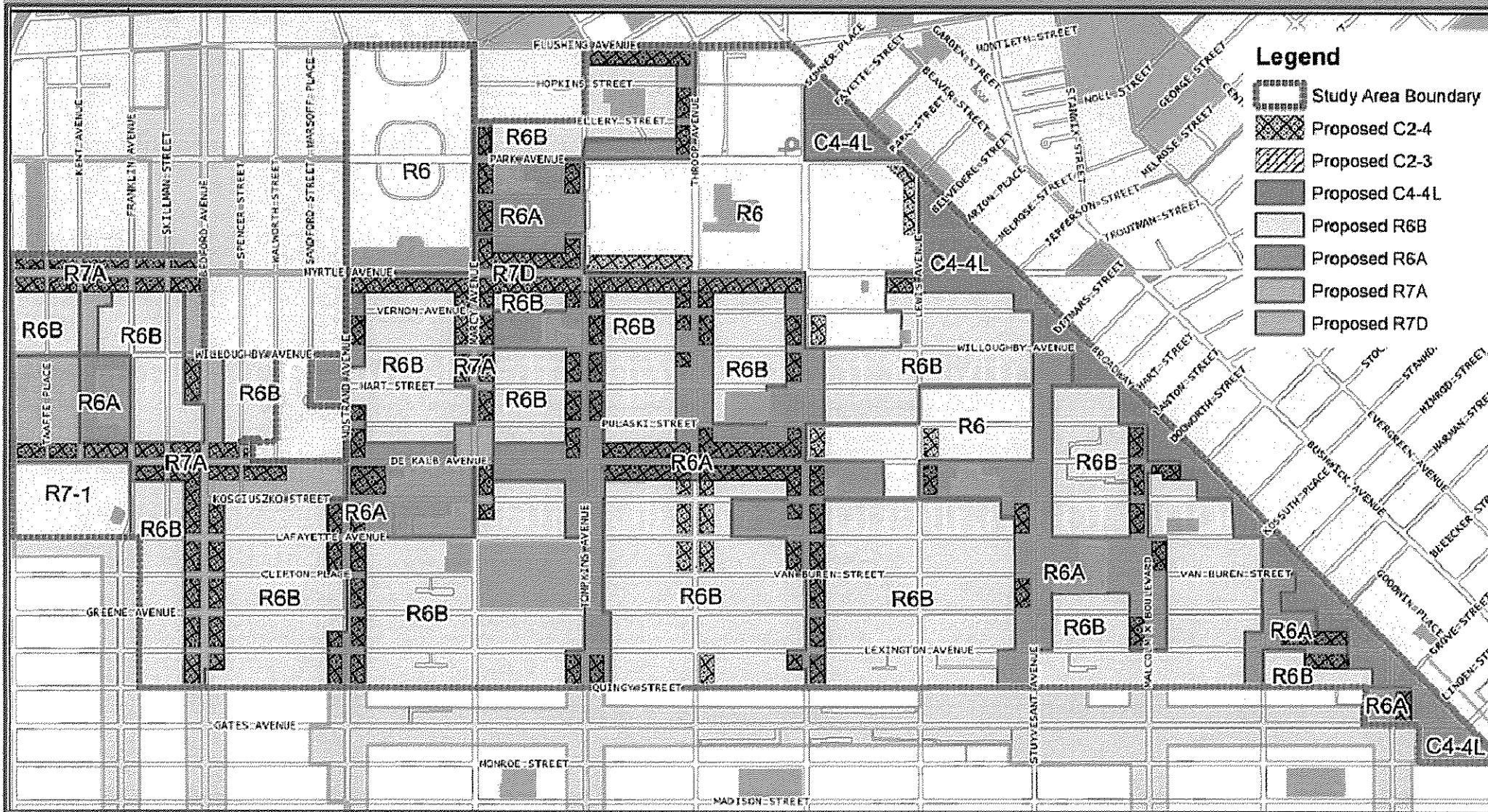


Broadway Proposal: Goals

- Recognize special commercial character;
- Provide incentives to develop affordable housing;
- Respond to challenges of elevated train



Proposed Zoning:



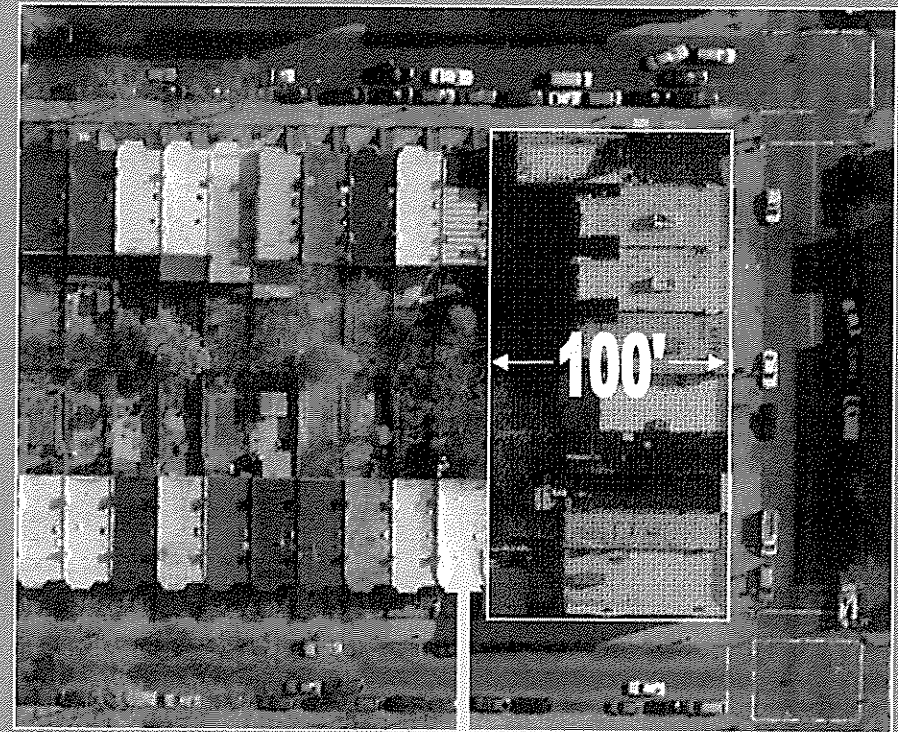
Commercial Overlays

Existing Overlay – 150' deep



Rowhouses

Proposed Overlay – 100' deep

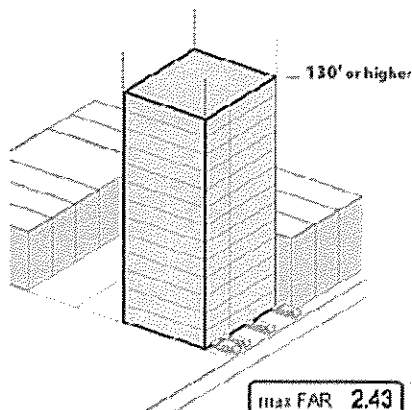


Rowhouses

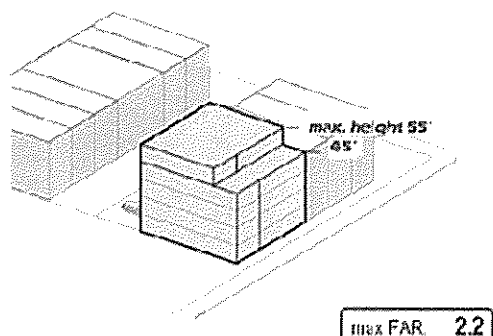
Proposed Zoning: Growth 15 %

Existing Zoning Districts

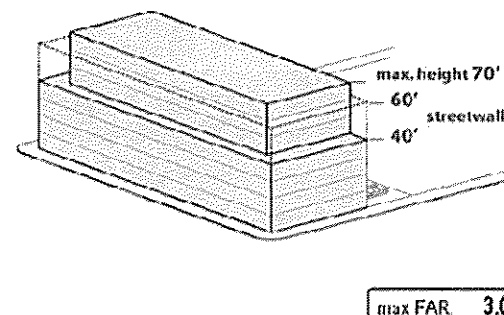
R6 Height Factor:
Available everywhere



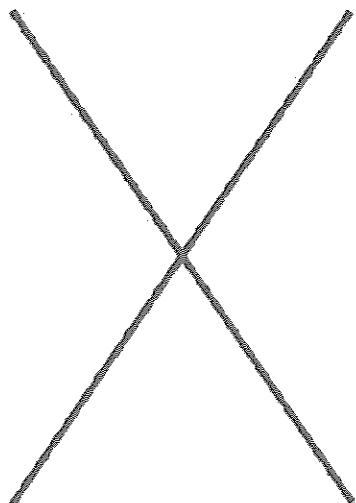
R6 Quality Housing:
Available on Narrow Streets



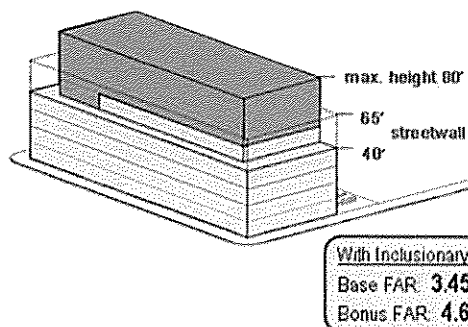
R6 Quality Housing:
Available on Wide Streets



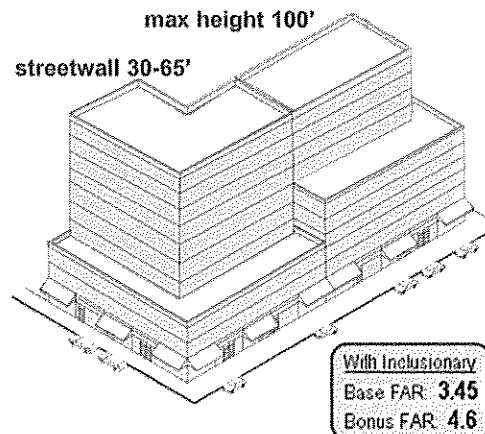
Proposed Zoning Districts



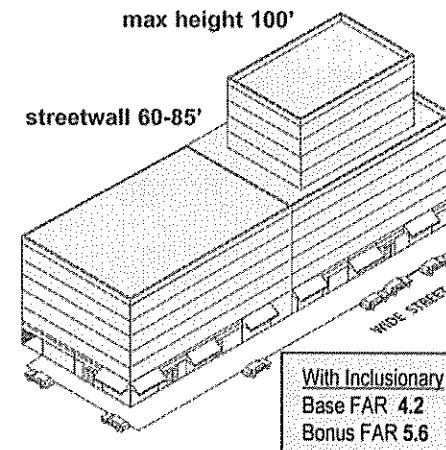
R7A
Commercial Corridors
near Transit



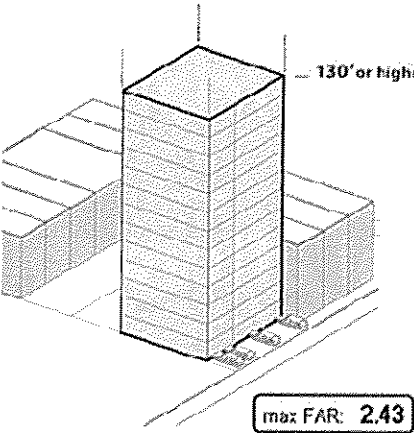
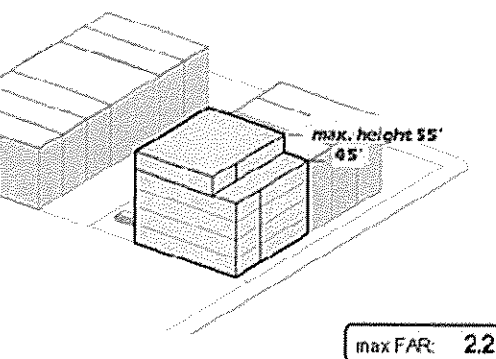
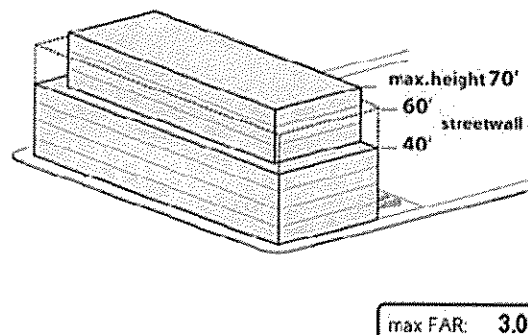
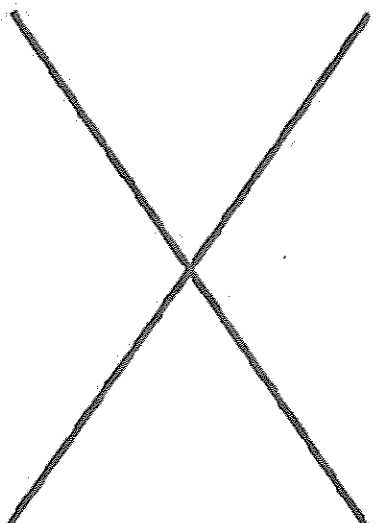
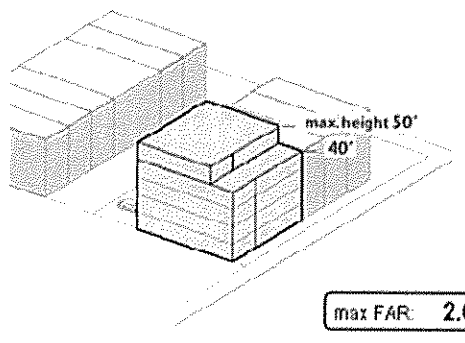
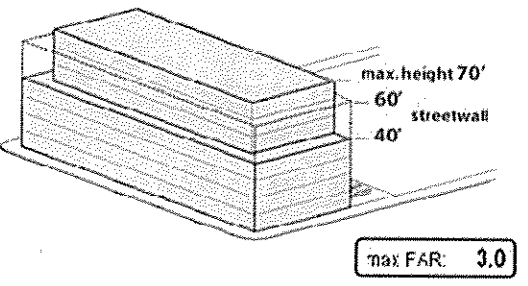
C4-4L
Broadway
max height 100'
streetwall 30-65'



R7D
Myrtle Avenue
max height 100'
streetwall 60-85'



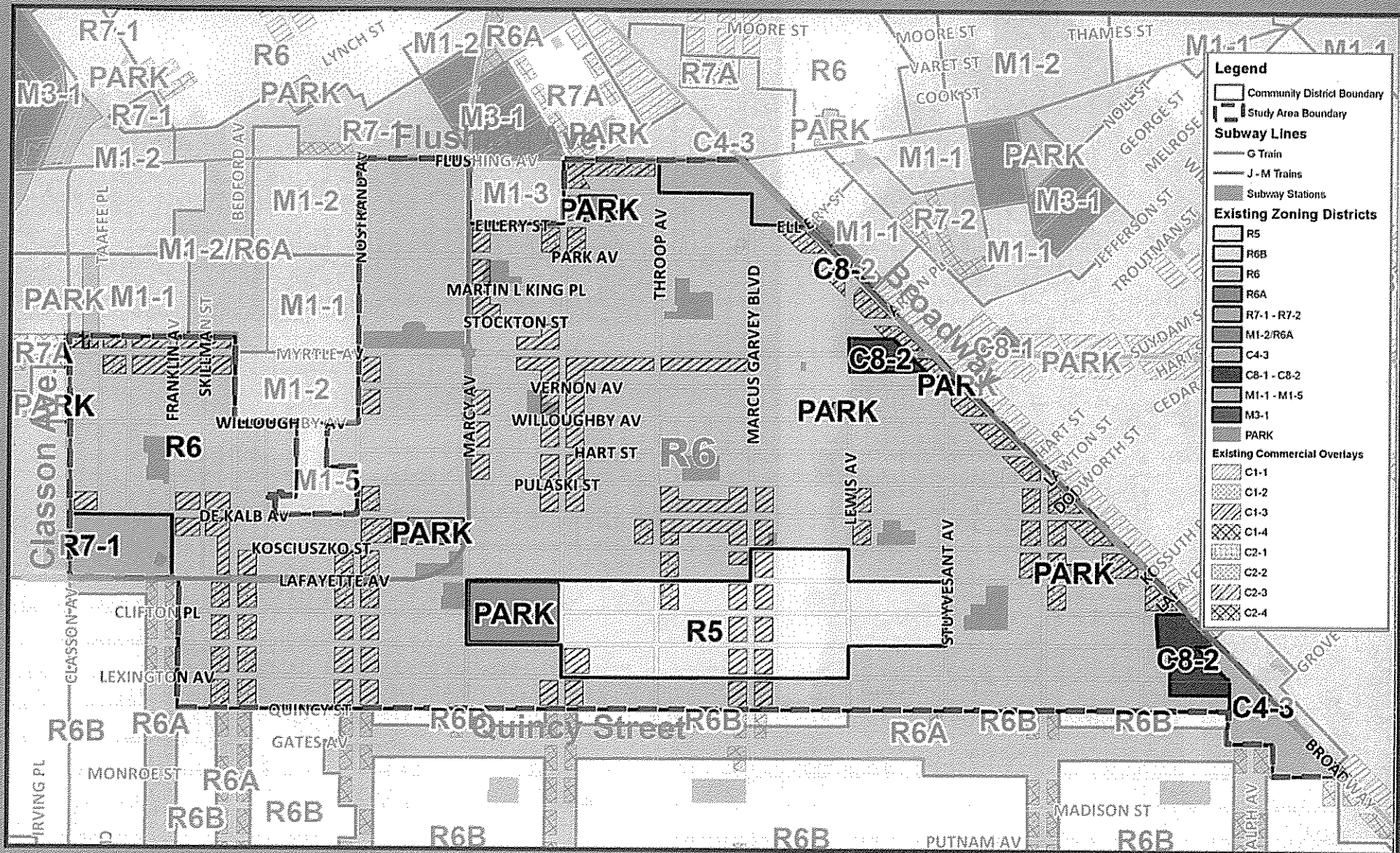
Proposed Zoning: Preservation 85%

Existing Zoning Districts	<p>R6 Height Factor: Available everywhere</p>  <p>max FAR: 2.43</p>	<p>R6 Quality Housing: Available on Narrow Streets</p>  <p>max FAR: 2.2</p>	<p>R6 Quality Housing: Available on Wide Streets</p>  <p>max FAR: 3.0</p>
Proposed Zoning Districts		<p>R6B</p>  <p>max FAR: 2.0</p>	<p>R6A</p>  <p>max FAR: 3.0</p>

Proposed Zoning:

- Establishes height limits throughout the study area
- Allows for modest growth along commercial corridors
- Provides incentives for construction of affordable housing
- Preserves the special commercial character of Broadway
- Encourage and increase opportunities for retail stores throughout the neighborhood.

Existing Zoning



Out of Context Development



Spencer Street and Kosciuszko Street

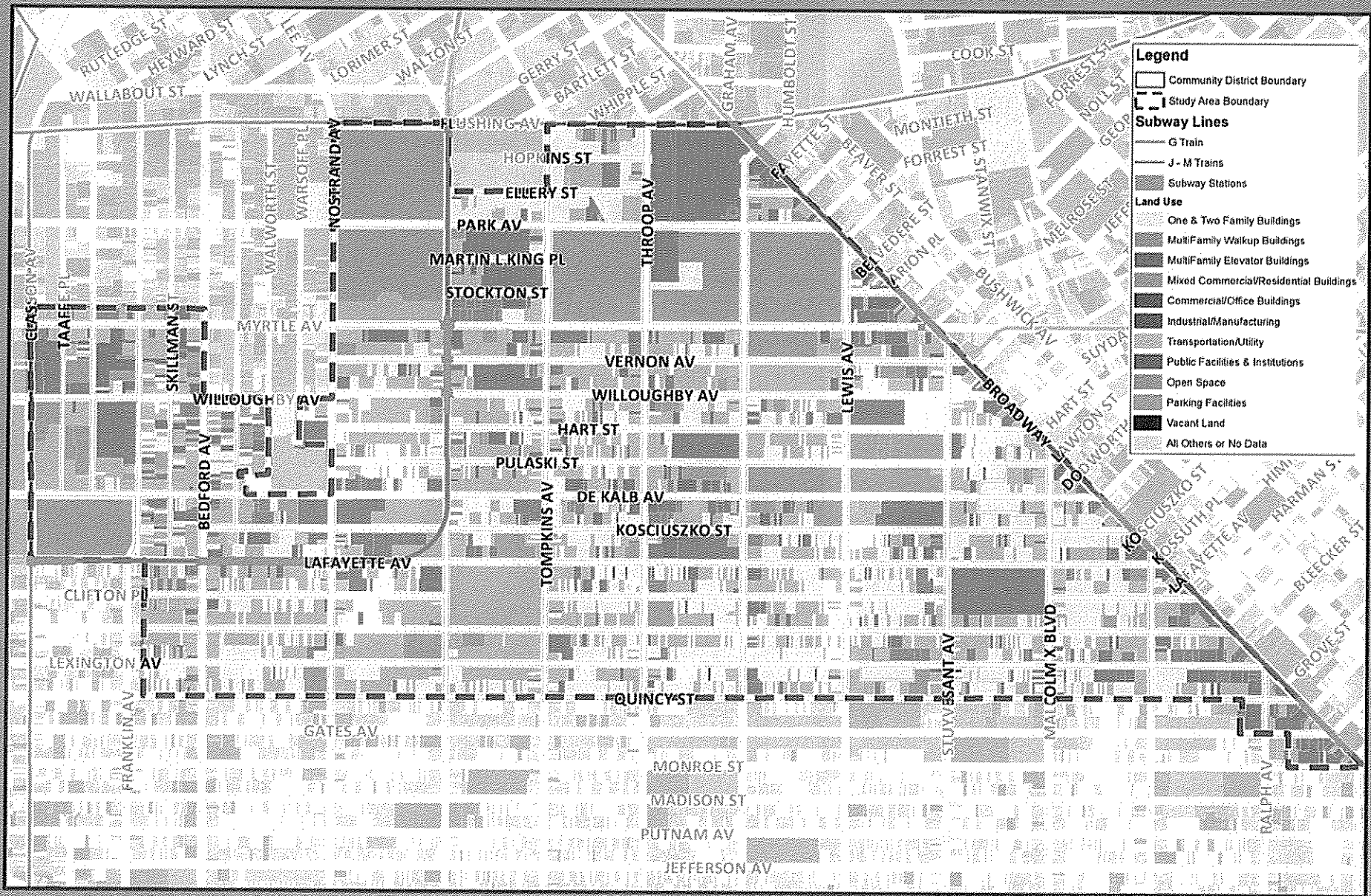


Lexington Avenue



Tompkins Avenue

Context: Land Use

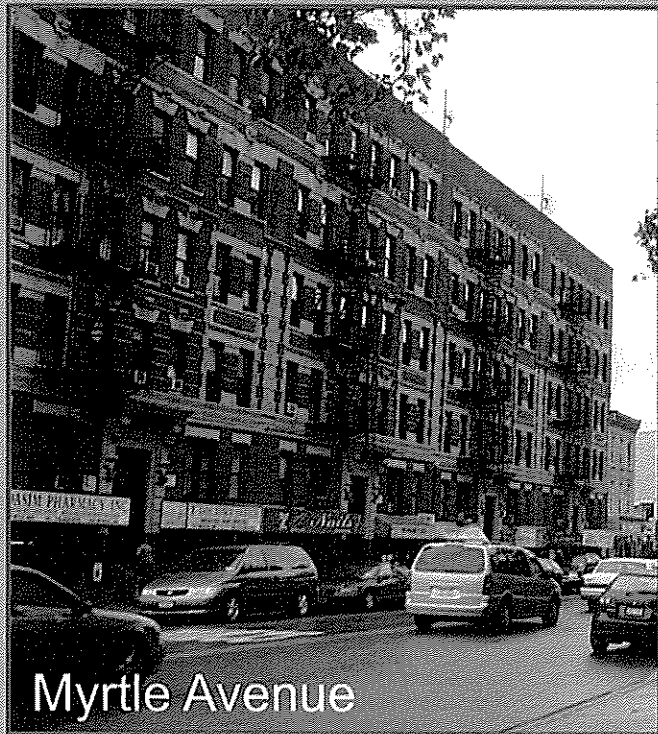




Greene Avenue



Throop Avenue



Myrtle Avenue

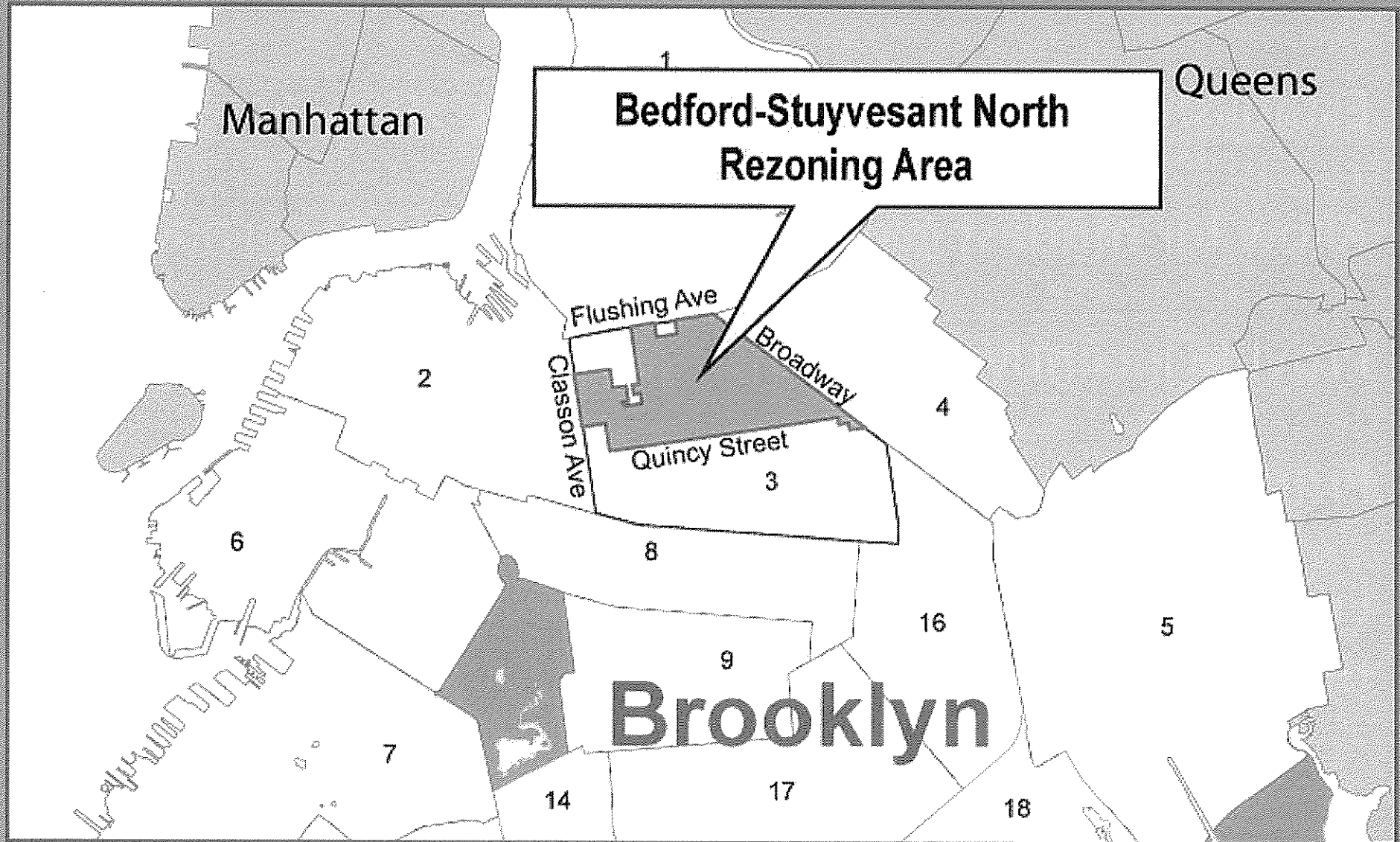


Broadway Near Myrtle Avenue

Rezoning Study Goals:

- Establish height limits throughout the study area
- Allow for modest growth along commercial corridors
- Provide incentives for construction of affordable housing
- Preserve the special commercial character of Broadway
- Encourage and increase opportunities for retail stores throughout the neighborhood.

Overview: Rezoning Location



Overview:

Members of CB 3 discuss zoning



- Study conducted at the request of Community Board 3 and elected officials
- Follows 2007 Bedford-Stuyvesant South Rezoning



Bedford-Stuyvesant North Rezoning

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK
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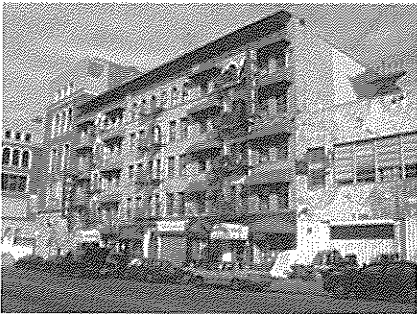
IN THE REZONE

West Harlem Rezoning Still Too Big, Say Locals Hoping Council Will Fight Back Uncross Your Legs, They Cried Out at Michael Kors

By Matt Chaban 9/14 1:17pm



Does a big street call for big buildings? (Bridge & Tunnel Club)



Neighbors want to protect historic buildings like these. (Bridge & Tunnel Club)

Recently, the City Planning Commission approved plans for the rezoning of West Harlem, a plan meant to protect the smaller-scale of the neighborhood. Some locals believe it still allows for outsized development in some places, specifically along the 145th Street corridor. They have written a letter to the City Council, which will make the final decision on the rezoning in the next month or so, urging it to reduce the height of buildings on 145th Street. The letter, provided to *The Observer* by a concerned citizen, can be read in full after the jump.

To the City Council and All New Yorkers,

In 2007, responding to Columbia University's expansion plans in West Harlem and in the face of significant development pressure, the community embarked on the rezoning of a 90 block area to protect the character of the neighborhood, its long term residents, and businesses. Community Board 9, and the City Planning Commission, with the strong support of Manhattan Borough President Scott Stringer initiated a rezoning study of the area—the first since 1961.

Location:
Enter a neighborhood or street

Price Range
to

Type Bed (#) Bath (#)

SEARCH LISTINGS

mid-block area of West 145 Street between Broadway and Amsterdam Avenue. There the City Planning Commission wanted to increase the height permitted from eight (R7A) to 12 stories (R8A IH) on a street comprised mostly of six story buildings. The "IH", or inclusionary housing, would provide developers a 33 percent bonus of buildable floor area in exchange for including 20 percent affordable units in their finished construction. The net amount of affordable units for the mid-block area of West 145 Street would be 41.

Although one of the community's priorities is affordable housing, at a well attended public hearing on June 18, not one person spoke in support of R8A IH on the block. The consensus was that the trade off of 41 affordable units was not worth the out-of-scale 12 story heights on West 145 Street mid-block. There were other prospective locations in West Harlem for affordable housing that could contextually support those 41 units. The increased density on West 145 Street would also create issues of out-of-scale traffic, parking, noise, air pollution, wind and shadows, as well as additional pressure on the public transport system and infrastructure. The Community strongly favored R7A.

In spite of the clearly stated desires of neighborhood residents and CB9 and statements from the CPC and the MBP that they would respect the wishes of the community, MBP Stringer and the CPC have thrown their considerable weight behind the plan to allow 12 story buildings on West 145 Street mid-block. Their decision not only comes as a shock, but is deflating to all those who have worked so hard for years on every block of the rezoning.

The proposal now moves to the City Council where Councilman Robert Jackson will likely cast the deciding vote before it becomes law. We respectfully appeal to Councilman Jackson to support the wishes of his constituents and vote against R8A IH in favor of R7A on West 145th Street.

Sincerely,
Concerned Citizens for the Contextual Rezoning of West Harlem

Matt is The Observer's real estate editor. Follow Matt on Twitter or via RSS. mchaban@observer.com

See also

West Harlem Shuffle: Scott Stringer Approves Low-Rise Rezoning He Called for Five Years Ago

Columbia Throws Harlem \$33 M.

City Council OKs Five Neighborhood Rezonings as Part of PlaNYC

Jewish Home and Upper West Side Reach Compromise

'Only the Sleaziest of Projects'—Harlem Protests Columbia's Expansion Timetable

topics: City Council, City Planning Commission, In the Rezone, Rezonings, Robert Jackson, Scott Stringer, West Harlem

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THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

715

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

☐ in favor ☐ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Yvette L. Campbell

Address: _____

I represent: Harlem School of the Arts

Address: 645 St. Nicholas Ave. 10030

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 709 Res. No. _____

☐ in favor ☐ in opposition

Date: 10/4/12

(PLEASE PRINT)

Name: Steven Simon

Address: 1385 Madison Ave. 10017

I represent: FM Unisphere Inc.

Address: 1001 5th Ave. 10017

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 715 Res. No. 715

☒ in favor ☐ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: EDWIN MARSHALL

Address: _____

I represent: DEPT. OF CITY PLANNING

Address: MANHATTAN OFFICE

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 715 Res. No. 7152

☒ in favor ☐ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: ADAM WOLFE

Address: _____

I represent: DEPARTMENT OF CITY PLANNING

Address: MANHATTAN OFFICE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 715

☒ in favor ☐ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: MELISSA MCGEE

Address: _____

I represent: DEPT. OF CITY PLANNING

Address: MANHATTAN OFFICE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 712-714

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Purnima Kapur

Address: 16 Court Street

I represent: Department of City Planning

Address: 22 Reade Street

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. L.O. 715 Res. No. _____

☒ in favor ☒ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: MERCEDES NARCISO

Address: 111 FOURTH AVE

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: SCHWEID YOC

Address: 874 DRIGGS

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☒ in opposition

Date: OCT 3, 2012

(PLEASE PRINT)

Name: DR. CHARLES A. CURTIS

Address: 201 Lenox Ave.

I represent: Harlem Interfaith Commissioner

Address: for Housing Equality

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

7/6

I intend to appear and speak on Int. No. LU 7/6 Res. No. _____

☐ in favor ☐ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: TARIE SHAHID

Address: 102 W. 116 ST

I represent: HARLEM INTERFAITH COMM FOR EQUAL HOUSING

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

7/6

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

☒ in favor ☐ in opposition N/A

Date: 10/3/12

(PLEASE PRINT)

Name: KEVIN GRIFFIN

Address: 121 E LINCOLN AVE

I represent: HARLEM INTERFAITH COMMISSION

Address: M.T. OLIVER CHURCH

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU No. 715 Res. No. _____

☒ in favor ☐ in opposition

WITH REVISIONS

Date: _____

(PLEASE PRINT)

Name: LAVERN NAIDU

Address: 466 W 152ND ST, NEW YORK, 10031

I represent: DANCE THEATRE OF HARLEM

Address: 466 W 152ND ST.

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 712

☒ in favor ☐ in opposition

Date: 10/3/2012

(PLEASE PRINT)

Name: Anna Slatinsky

Address: 16 Court Street, Brooklyn

I represent: Department of City Planning

Address: 22 Reade Street, NY NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: AGIS ECOS

Address: 670 W 138 St

I represent: W 138 St BLOCK ASSOC

Address: 670 W 138 St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: PAOLO SECOND

Address: 466 WASHINGTON

I represent: REVEL ITY GARDEN

Address: 10 L W 12th St

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 712

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name:

Henry L. Butler

Address:

661 Macon St. Bklyn, NY 11233

I represent:

Brooklyn Community Board 3

Address:

1360 Fulton St. Bklyn, NY 11216

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Red Sky 712-114 Res. No. _____

☐ in favor ☒ in opposition

Date: Oct 3rd

(PLEASE PRINT)

Name:

Janie Scherer

Address:

TE

I represent:

MYSELF + want to speak

Address:

also on behalf of our

community

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name:

Vernice P. Price

Address:

2410 West 4th St

I represent:

Sel et Gas

Address:

131 74th Ave South

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 0715-2012 Res. No. _____

☐ in favor ☒ in opposition

Date: October 3, 2012

(PLEASE PRINT)

Name: Philip van Buren

Address: 153 West 93rd St. #1

I represent: Concerned Citizens for the Contextual Rezoning

Address: 610 West 138th St. NY 10031

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 712-713-714 Res. No. _____

☐ in favor ☒ in opposition

Date: OCT 3, 12

(PLEASE PRINT)

Name: MIER ISUMOR SCHWEID

Address: 164 SOUTH 8TH ST BKLYN N.Y. 11211

I represent: MYSELF FOR A PUBLIC ISSUE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 712, 713, 714 Res. No. _____

☐ in favor ☒ in opposition

Date: 9/3/12

(PLEASE PRINT)

Name: NADIV HAMO

Address: 2

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 715 Res. No. _____

☐ in favor ☐ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Dr. Vicki Harrison

Address: 459 W 153 ST

I represent: DEEL INC.

Address: 452 WEST 153 ST

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☒ in opposition

Date: 10-3-12

(PLEASE PRINT)

Name: Patricia Jones

Address: 352 Convent Ave NY NY

I represent: Manhattan CB #9

Address: 16-18 Old Broadway

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. W Harlem Res. No. Retaining

☐ in favor ☒ in opposition

Date: 10/3/2012

(PLEASE PRINT)

Name: Catherine Abate

Address: 610 W 158 ST #4

I represent: CB 9

Address: Harlem

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 715 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Brian Cook

Address: _____

I represent: Manhattan Borough president

Address: Scott M. Stringer

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU0715 Res. No. 000716

☐ in favor ☐ in opposition

Date: Oct. 3 / 2013

(PLEASE PRINT)

Name: Jos Tejada

Address: 618 W 142 St

I represent: Mirabal Sisters Cultural & Community Center

Address: 618 W 142 St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 712-714

☒ in favor ☐ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Winston Von Zgle

Address: 16 Court Street

I represent: Department of City Planning

Address: 22 Reade Street

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

716

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

☐ in favor ☒ in opposition

Date: 10/3/2012

(PLEASE PRINT)

Name: Dedrick Blue

Address: 101 W 123rd St

I represent: Harlem Intertfaith Commission / Ephraim SDA Church

Address: 101 W 123rd St NY NY

**THE COUNCIL
THE CITY OF NEW YORK**

LUO 715
LUO 716

Appearance Card

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

☒ in favor ☐ in opposition

Date: 10.3.2012

(PLEASE PRINT)

Name: Waltersouth

Address: _____

I represent: CB 9

Address: 16-18 Old Bway

**THE COUNCIL
THE CITY OF NEW YORK**

LUO 715
LUO 716

Appearance Card

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

☒ in favor ☐ in opposition

Date: 10-3-2012

(PLEASE PRINT)

Name: Javier Carcamo

Address: _____

I represent: CB 9 Manhattan

Address: 16-18 Old Broadway

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

THE COUNCIL
THE CITY OF NEW YORK

LU0715
LU0716

Appearance Card

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

☒ in favor ☐ in opposition

Date: 10/3/2012

(PLEASE PRINT)

Name: Simon Thorenson

Address: _____

I represent: CB9 16-18 Old B'way

Address: Harlem

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

712

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: MARGARET CHAI SCHWED

Address: 1245 50 ST

I represent: NY

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

716

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

☐ in favor ☒ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: REV. DR. JOHN L. SCOTT

Address: 3353 FISH AVE BX, NY 10469

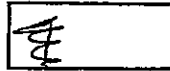
I represent: Harlem INTERfaith for Housing Equality

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. 708

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Heather Tierney

Address: 19 Kenmare St, NYC 10012

I represent: Juicerie LLC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. 708

☒ in favor ☐ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Steve Wypode

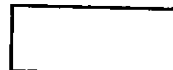
Address: 190 E. Main St. Huntington

I represent: Juicerie

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 715 Res. No. _____

☐ in favor ☒ in opposition

20201109-133-1551 Date: _____

(PLEASE PRINT)

Name: Walter South

Address: 552 Riverside Dr

I represent: myself but also for CB79

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 712/713 Res. No.
☒ in favor ☐ in opposition

Date: Oct 3, 2012

(PLEASE PRINT)

Name: RICHARD BEARAK

Address: BROOKLYN BOROUGH HALL

I represent: BROOKLYN BOROUGH PRESIDENT

Address: MARTY MARKOWITZ

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 715 Res. No.
☐ in favor ☒ in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Brad Taylor

Address: 54 Morningside Dr.

I represent: Self

Address:

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