

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON ZONING AND FRANCHISE

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March 14, 2013  
Start: 11:07 a.m.  
Recess: 2:50 p.m.

HELD AT: Council Chambers  
City Hall

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

COUNCIL MEMBERS:

Council Member Diana Reyna  
Council Member Margaret Chin  
Council Member Stephen Levin  
Council Member Jessica S. Lappin  
Council Member Leroy G. Comrie, Jr.  
Council Member Daniel R. Garodnick  
Council Member Robert Jackson  
Council Member Albert Vann  
Council Member Vincent M. Ignizio

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

Pavel Savetski  
Representative  
Ambience Wine LLC.

Arian Quragaj  
Yo Burger

Greg Pasquarelli  
Partner  
Shop Architects

Chris Curry  
Senior Executive Vice President  
Howard Hughes Corporation

Paul Silver  
Member  
Kramer, Levin, Naftalis & Frankel

Joe Coletti  
Vice President Government Affairs and Community  
Relations  
EDC

Patrick O'Sullivan  
Executive Vice President Real Estate  
EDC

Robert LaValva  
President  
New Amsterdam Public Market Association

Jerry Gallagher  
General Manager  
South Street Seaport Museum

Thomas Burton  
Clipper City

Dimitri Hatzigeorgiou  
Beekman Beer Garden Beach Club

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

Catherine McVay Hughes  
Chairperson  
Manhattan Community Board 1

Amy Peterson  
President  
Non-Traditional Employment for Women

James Conway  
Local 14 Operating Engineers

Sal Palezzi

Bridget Schuie

David Natchez  
Owner  
Urban Oyster

Michael Yezzi  
Owner  
Flying Pigs Farm

Andrew Hallowick  
Vice President  
New York Building Congress

Tamera Rivera  
Member and Representative  
NYC and Vicinity District Council of Carpenters

Devon Lomax  
Representative  
District Council 9 Painters, Glass Workers and Allied  
Trades

Jordan Eisentstat  
Deputy Director  
Association for a Better New York

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

Connie Chung  
Planning Analyst  
Alliance for Downtown New York

Emily Battles

Tracy Lee  
Cofounder  
Lone Star Taco

Jimmy Carboni  
Restaurant Owner

David Sheldon  
Part Time Crew Member  
Seaport Museum's Schooner, Pioneer

Marco Patanella  
Acting Director  
Seaport Neighborhood Merchant's Association

Joshua Knoller  
Hornblower Cruises and Events

Travis Noise  
Senior Vice President  
New York Water Taxi

Jim Witner

Sandy Eames  
Volunteer  
South Street Seaport Museum

Dathan Manning

Michael Abeck  
Captain  
Historic Ships Coalition

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

Michael Abeck  
Captain  
Historic Ships Coalition

Mike Cohen  
Captain  
Save Our Seaport Coalition

Isaac Lara

Susan Heizer

Erica Ladi

Craig Thompson  
Owner  
Shandake and Bake

Nova Kim  
Director  
Wild Food Gatherers Guild and Cooperative

Lisa Fishoff  
Co-owner  
Push Cart Coffee, Cowboy Pizza

Michael Kramer  
Spokesperson  
Save Our Seaport Coalition

Flora Mendez  
Lower Manhattan Cultural Council

Barbara Zay  
Historic District's Council

Sal Hamoni

Mary Hebstrit  
Historic Ships Coalition

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

Matt Washburn  
Farmer

Harrison Peck  
Metropolitan Waterfront Alliance

Niles Fallon  
Small Business Owner

Ben Conneth  
Luke's Lobster

Busby Billock

Sarah Grady  
Vice President of Programming  
Glenwood

Julie Finch  
Co-chair  
Friends of the Gibbons Underground Railroad Site

Adam Tiberio  
Owner  
Tiberio Custom Meats

Elizabeth Ryan  
Owner  
Breezy Hill Orchard

Jill Drury  
CEO and Cofounder  
Drury Design Dynamics

1  
2 CHAIRPERSON WEPRIN: Okay great.  
3 Thank you very much. Ladies and gentlemen,  
4 welcome to the City Hall chambers. We're glad  
5 everyone found their way here and we're about to  
6 get started. My name is Mark Weprin. I'm Chair  
7 of the Zoning and Franchises subcommittee. And  
8 the following members of the committee are here,  
9 Council Member Dan Garodnick, Council Member  
10 Robert Jackson, Council Member Diana Reyna,  
11 Council Member Vincent Ignizio and Council Member  
12 Jessica Lappin. We're also joined by Council  
13 Member Margaret Chin, of whose district the South  
14 Street Seaport Site is situated, excuse me. We  
15 have five cafes to do quickly which were called up  
16 for sidewalk café permits, and I am going to do  
17 those as quickly as possible. So with that in  
18 mind, I would like to call up Land Use Number 777,  
19 which is Vela Wine Bar. And is that Pavel?

20 MR. PAVEL SAVETSKI: Yes.

21 CHAIRPERSON WEPRIN: And you're  
22 with Vella Wine Bar, right? Okay. Come on in.  
23 Sit down in that chair in front of the mike.  
24 You'll push the button. You'll state your name  
25 for the record and describe the application that

1  
2 you have before us today. Okay? Thank you very  
3 much.

4 MR. SILVER: Oh, I'm sorry. Good  
5 morning. My name is Pavel Savetski [phonetic].  
6 I'm representing Ambience Wine LLC. I'm applicant  
7 for a sidewalk café 1480 2nd Avenue and 77th  
8 Street. After discussion with the board of  
9 managers and the residents of the - - and Council  
10 Member Jessica Lappin's office I have agreed to  
11 revise a sidewalk café application in the  
12 following manners, number one, reduction of the  
13 amount of tables from 28 to 20 and chairs from 56  
14 to 40. Number two, revise plans will also show  
15 the seams [phonetic] connection with proper  
16 clearances. Number three, submission of the  
17 revised sidewalk café plan to DCA by Friday, March  
18 15, 2013; and sent a copy to Pete Yanosik  
19 [phonetic] at land division of City Council.  
20 Number four, in support of the community, the  
21 sidewalk café will close at 11:30 p.m. on Sunday  
22 to Wednesday and midnight Thursday through  
23 Saturday. These terms and conditions have been  
24 agreed to by Ambience Wine LLC.

25 CHAIRPERSON WEPRIN: Thank you,



1  
2 sir. This is in Council Member Lappin's district  
3 and she had a couple of things she wanted to state  
4 about this agreement.

5 COUNCIL MEMBER LAPPIN: I just  
6 wanted to thank you for working with the  
7 community, for working with the Condo Board and  
8 for coming to this agreement. It was a very  
9 productive relationship and exchange with a very  
10 positive result, which is always the end goal. So  
11 thank you and good luck.

12 MR. SAVETSKI: Thank you.

13 CHAIRPERSON WEPRIN: Thank you very  
14 much. You're now excused. Thank you. Not too  
15 painful. Not worth the wait, probably, but what  
16 are you going to do. Okay. The next item is Land  
17 Use number 778, Slice the Perfect Food. Some of  
18 you may know the place. The owner of the  
19 establishment was here earlier but unfortunately  
20 had to get back for lunch business—small  
21 merchants, but there is an agreement between  
22 Speaker Quinn's office and the merchant on some  
23 changes. I'm going to read those quickly into the  
24 record, though nasally, "This letter serves as our  
25 agreement with the Chair, Council Member Mark

1 Weprin and the accomplicng members of the  
2 subcommittee that will commit to the following.  
3 We will arrange our sidewalk café tables and  
4 chairs according to the plans on file with the  
5 Department of Consumer Affairs. We will remove  
6 all planters from within the sidewalk café and  
7 from the sidewalk. And three, we will close and  
8 secure the sidewalk vault at all times while the  
9 sidewalk café is in operation. If there are any  
10 questions, please call." And we have any, we will  
11 call her. After speaking to the Speaker's office,  
12 they are okay with this. I lost her staff person,  
13 but I know they said it was okay across the street  
14 so we are going to accept that into the record for  
15 that item. We are now going to move on to Land  
16 Use Number 779, Bone Lick Park. This is also in  
17 Council Member Quinn's district—Speaker Quinn's  
18 district and this merchant was here and had to  
19 leave as well. I am going to read you this letter  
20 into the record. "This letter serves as our  
21 agreement between the Chair and the subcommittee  
22 on land use zoning and franchises. Number one, we  
23 will arrange our sidewalk café tables and chairs  
24 according to the plans on file with the New York  
25

1  
2 City Department of Consumer Affairs. Number two,  
3 we will not over seat by using more than 10 tables  
4 and 20 seats in the sidewalk café. Three, we will  
5 maintain the required 36 inch wide service aisle  
6 within the café. And four, we will remove all  
7 planters from within the sidewalk and from outside  
8 on the sidewalk of the café. If there are any  
9 questions, please call my office." Once again,  
10 the Speaker's office helped work out this  
11 agreement and the community and we are okay with  
12 it, so we will move on from that item. Right.  
13 The next item on the agenda is Land Use Number  
14 780, which was Agave. Now this is going to be  
15 withdrawn. There's a motion in the file pursuant  
16 to withdrawal and we are going to move on from  
17 that item. And the last item on the café agenda  
18 is in the Bronx, a place called Yo Burger. And  
19 there's Arian Quragaj [phonetic]. Sorry about  
20 that name. And this is in Council Member  
21 Koppell's district and he has said he is okay with  
22 the agreement. Do you have the letter to read  
23 into the record? Okay. Can you state what the  
24 agreement was on the café? Say your name first  
25 and pronounce it better than I did.

1  
2 FEMALE VOICE: I'm sorry. Press  
3 the button? There you go.

4 MR. ARIAN QURAGAJ: My name is  
5 Arian Quragaj and I'm here for the sidewalk café  
6 of Yo Burger, which is located on 3726 Riverdale  
7 Avenue and it has 26 tables and 52 seats.

8 CHAIRPERSON WEPRIN: Okay. And  
9 that was the agreement that we had. Well great,  
10 thank you very much.

11 MR. QURAGAJ: Thank you.

12 CHAIRPERSON WEPRIN: I hope you  
13 enjoyed your visit to City Hall. Ladies and  
14 gentlemen, when you're in the Bronx, Yo Burger.  
15 Okay. It's not good. I'm punchy already. That's  
16 not a good sign. So let me just before we get  
17 into our main event, actually, let me call up the-  
18 before we get into that, before I call up the  
19 panel I want to call on Council Member Chin. Are  
20 we going to vote on these now?

21 COUNCIL MEMBER CHIN: Yes.

22 CHAIRPERSON WEPRIN: Okay, I  
23 apologize. You guys are still here, okay. We're  
24 actually going to vote on the cafés now. We will  
25 not be voting on the South Street Seaport item

1  
2 today. We are going to hear the whole hearing  
3 though, today. So I am going to ask that the land  
4 use items I just discussed, 777, 778, 779 and 781  
5 are going to be coupled. And withdrawn is land  
6 use 780. We are going to couple these cafes and  
7 make a motion to approve these cafes and call on  
8 Anne to please call the roll.

9 ANNE: Council Member Jackson?

10 COUNCIL MEMBER JACKSON: Aye.

11 ANNE: Chair Weprin?

12 CHAIRPERSON WEPRIN: Aye.

13 ANNE: Council Member Reyna?

14 COUNCIL MEMBER REYNA: Aye.

15 ANNE: Chair Comrie?

16 COUNCIL MEMBER COMRIE: Aye on all.

17 ANNE: Council Member Vann?

18 COUNCIL MEMBER VANN: Aye.

19 ANNE: Council Member Garodnick?

20 COUNCIL MEMBER GARODNICK: Aye.

21 ANNE: Council Member Lappin?

22 COUNCIL MEMBER LAPPIN: Thanks to  
23 Diana Prado in my office, and aye.

24 ANNE: By a vote of seven in the  
25 affirmative, no abstentions and no negatives, Land

1  
2 Use items 777, 778, 779 and 781 are approved to  
3 the full land use community and land use item.  
4 780 is withdrawn, pursuant to a motion to file.

5 CHAIRPERSON WEPRIN: Great. Thank  
6 you very much. And we are now going to move on to  
7 the main item. Before we do that, I am actually  
8 going to call on Council Member Margaret Chin,  
9 whose district this is in, who has a statement to  
10 make before we hear the proposal. Council Member  
11 Chin?

12 COUNCIL MEMBER CHIN: Thank you,  
13 Chair Weprin. Good morning. I wanted to welcome  
14 you all to the City Council's public hearing on  
15 the South Street Seaport, Pier 17 redevelopment.  
16 I want to thank the chair of the subcommittee on  
17 zoning, Council Member Mark Weprin, for chairing  
18 this hearing today. I also want to thank Gale  
19 Benjamin, Ann McCoy, Alanso Carr [phonetic] and  
20 the Council's land use division for aiding me  
21 through this process so far. Today we will hear  
22 from the applicant, the Howard Hughes Corporation,  
23 who will explain to this committee their plan for  
24 the redevelopment on Pier 17. We will hear from a  
25 number of very important community stakeholders,

1 including Community Board 1, the South Street  
2 Seaport Museum, current tenant of Pier 17 and  
3 small business owner in the uplands, Maritime  
4 Experts and Engineers, the Save Our Seaport  
5 Coalition and the New Amsterdam Market, among  
6 others. Before we begin, I want to touch on  
7 several issues. First, I want to reiterate my  
8 commitment to delaying the start of construction  
9 on Pier 17 until after the summer season.

10 Hurricane Sandy had a devastating impact on the  
11 South Street Seaport and on the business in Pier  
12 17. We must allow businesses to remain open this  
13 summer and recoup the losses of the last four and  
14 a half months. Two, I want to voice my concern  
15 about the future retail plan for Pier 17. So far,  
16 Howard Hughes has been unable to articulate a  
17 clear vision of what the retail plan for this  
18 space will look like. We have seen pictures of  
19 everything from auto shows to movie theaters. I  
20 would like some assurance from Howard Hughes that  
21 long time tenants in good standing will be  
22 afforded the opportunity to reoccupy space in the  
23 Pier 17 building when it reopens. Three, there  
24 are several important design aspect of this  
25

1 building that must be addressed. Number one, the  
2 redevelopment currently includes two stages to  
3 host concerts and events. I have heard concerns  
4 about noise, the type and number of events that  
5 are held each summer and we want to ensure that  
6 the events are not held simultaneously on these  
7 two stages. Two, I also want to maximize the  
8 usefulness and views of the public access area on  
9 the rooftop of the redesigned Pier 17. This  
10 community has long dreamt of a pier for passive  
11 recreation, like those that exist on the west side  
12 of Manhattan. I want to make sure that the area  
13 that has been set aside for permanent public use  
14 is accessible, useable and of the highest quality.  
15 Three, maritime uses are a part of the history of  
16 this community and this was reinforced by the City  
17 Planning Commission. I want Pier 17 to be  
18 functional, not just from a retail perspective,  
19 but as a home for real, active maritime uses. The  
20 above issues relate directly to Howard Hughes'  
21 Pier 17 ULOP [phonetic] application. And they  
22 have been the subject of discussion between my  
23 office, Howard Hughes and the Economic Development  
24 Corporation. Now I know that a lot of you are  
25



1  
2 here today in support of the New Amsterdam Market  
3 and the South Street Seaport. While the future of  
4 the market and the museum are essential to a  
5 robust and diverse seaport and while my support  
6 for these two particular institutions is  
7 unwavering, they are not within the scope of this  
8 ULAP application. This means that they are not  
9 part of the Pier 17 redevelopment. I have met  
10 with both Robert LaValva, the president of the New  
11 Amsterdam Market and Susan Jones, president of the  
12 Seaport Museum. And I have assured them that when  
13 the time comes, I will fight for them. However, I  
14 want to be clear today. Today's hearing is on the  
15 redevelopment on Pier 17. So please focus your  
16 testimony on what you think of the Howard Hughes  
17 proposal. We want to hear your feedback on this  
18 application because if we don't, we will not have  
19 an end product that is responsive to the need of  
20 the lower Manhattan community. And I wanted to  
21 thank you all again for being here today and we  
22 look forward to your testimony. Thank you, Chair.

23 CHAIRPERSON WEPRIN: Thank you,  
24 Council Member Chin. Yes, I'll say it now because  
25 the sergeant at arms are very temperamental about

1  
2 this but yes, if you could try not to applaud. I  
3 understand there's some emotions in the room, but  
4 if you start applauding then all heck is going to  
5 break loose so try not to do that, you know, you  
6 can feel it inside. I'm now going to call up the  
7 applicants. I'm going to call up Chris Curry from  
8 the Howard Hughes Corporation, Greg--yes, Greg.  
9 And Paul Silver. Pasquarelli?

10 MR. GREG PASQUAVELLI: That's it.

11 CHAIRPERSON WEPRIN: There you go.

12 MR. PASQUAVELLI: You got it.

13 ALJ: And so what's going to  
14 happen, just for the record, they're going to make  
15 their--because they're the applicant, we're going  
16 to have questions from the panel. It's going to  
17 take a little while. This is going to take a  
18 while because we want to get all of the answers  
19 from them. Once that's over, we're going to call  
20 up panels alternately, from favor and opposed.  
21 We're going to be asking people to limit their  
22 remarks to two minutes. That may not be easy but  
23 in your head now start working it out because we  
24 have so many people here today and, you know, we  
25 want to try to move it as quickly but we don't

1  
2 want to deny anyone the opportunity to speak. So  
3 with that in mind, gentlemen, make sure to state  
4 your name for the record when you speak so when  
5 it's transcribed later we know who's speaking.  
6 Okay? Thank you.

7 MR. CHRIS CURRY: Great. Mr.  
8 Chairman, community members, good morning. I am  
9 Chris Curry, senior executive vice president of  
10 Howard Hughes Corporation. We are here today  
11 seeking your approval of our ULURP application  
12 regarding the proposed renovation and  
13 redevelopment of the Pier 17 building at the South  
14 Street Seaport. In a moment, Greg Pasquarelli of  
15 Shop Architects will present our beautiful and  
16 compelling project designed in collaboration with  
17 our team of consultants including Higgins, Quays  
18 Barth [phonetic] and field operations, followed by  
19 Paul Silver of Kramer Leven, who will provide a  
20 summary overview of the actions that are included  
21 in our ULURP application. But first let me  
22 outline our vision for the South Street Seaport.  
23 Our plan balances the pier's iconic waterfront  
24 location with its unique ability to provide a much  
25 needed community anchor for the rapidly growing

1 residential population in lower Manhattan. The  
2 ultimate objective is to create an unparalleled  
3 New York experience that is compelling to  
4 residents, local workers and tourists. The  
5 renovation plan features the complete  
6 transformation of the Pier 17 building, including  
7 enhanced and increased public open space on the  
8 pier as well as the roof and a new exterior façade  
9 encompassing improved retail space, filled with  
10 destination stores, restaurants and neighborhood  
11 shops. Other key elements of the renovation  
12 project include the following. Large retail  
13 spaces will be located on upper floors to capture  
14 the essence of this historic waterfront site with  
15 the goal of attracting premier brands to anchor a  
16 grand retail experience. The ground and mezzanine  
17 levels are expected to provide an intimate  
18 gathering space for neighborhood residents to  
19 enjoy in a year round basis, while opening the  
20 building to the spectacular waterfront scenery and  
21 dramatic views of the Brooklyn Bridge. With an  
22 average-with-excuse me, with an overall increase  
23 of 40% more public open space than exists today,  
24 additional open space will be created and enhanced  
25

1 on the pier level, accompanying a rooftop  
2 experience that will offer expansive public open  
3 space and a venue for concerts, films and special  
4 events with breathtaking views of the harbor, the  
5 city skyline and bridges. Let me also comment on  
6 a few points that have been raised since we  
7 received our approval from the city planning  
8 commission. Howard Hughes—well this project  
9 increases the economic development in the city  
10 while minimizing the city's risk. Howard Hughes  
11 is preparing to spend over \$200 million to  
12 complete this proposed renovation project. As  
13 part of the Pier 17 renovation project, Howard  
14 Hughes has assumed the city's obligation to  
15 maintain the structural integrity of Pier 17 and  
16 the bridge between Pier 16 and 17. The city's own  
17 pier engineering consultant estimated those costs  
18 at over \$18 million over the next five years.  
19 Additionally, a recent engineering analysis  
20 completed last month has confirmed that millions  
21 of dollars of additional structural reinforcements  
22 are required to compensate for previously unknown  
23 valuing decisions that were made during the  
24 construction of Pier 17 in the 1980's. Additional  
25

1 studies have rejected that the lifecycle costs for  
2 maintaining the pier over the remaining lease term  
3 is over 100—or nearly \$100 million. The  
4 redevelopment of Pier 17 will be a catalytic  
5 project that will spur additional development  
6 throughout lower Manhattan. The project will  
7 provide \$5.1 million in construction related  
8 revenues and \$13.7 million annually to New York  
9 City and the MTA. While it is clear that the  
10 quality of our proposed open space is  
11 significantly better than what exists today, we  
12 have worked with the bureau president and the City  
13 Planning Commission to confirm that our upgraded  
14 public open space is significantly larger than the  
15 open space projected for the original 1985 Pier 17  
16 development. We have further agreed to reserve at  
17 least 10,112 square feet of the roof for public  
18 spaces at all times during which the building is  
19 opened, ensuring that at no time will the public  
20 have access to less open space than the 84,868  
21 square feet of space that exists today. The pier  
22 will be designed to accommodate maritime uses,  
23 including installation of appropriate  
24 infrastructure such as cleats and bollards, and  
25

1  
2 gates in the pier fences to permit safe access to  
3 maritime programs on the south and east sides of  
4 the pier. Howard Hughes will continue to allow  
5 the museum to use the water north of Pier 16 for  
6 the docking of their historic vessels. Our  
7 project will provide an economic boost to the  
8 South Street Seaport Museum by creating a unique  
9 and vibrant urban destination that will bring  
10 millions of people to its front door. The Pier 17  
11 renovation project received unanimous approval  
12 from the New York City Planning Commission after  
13 the landmarks preservation commission and  
14 community board one approved its design. Howard  
15 Hughes ha committed to a 15% MWBE contracting  
16 goal. We're also working with our general  
17 contractor and non-traditional employment for  
18 women new to ensure that 10% of the construction  
19 jobs are filled by women union workers. We thank  
20 you for your consideration of our ULURP  
21 application. We look forward to working with the  
22 city to create an exciting and transformational  
23 project for lower Manhattan. I'm happy to answer  
24 any questions you may have. Thanks.

25 CHAIRPERSON WEPRIN: Great. Now

1  
2 you're going to run the slideshow here, the  
3 PowerPoint? Okay.

4 MR. GREG PASQUARELLI: Mr. Chairman  
5 and committee members, my name is Greg  
6 Pasquarelli. I am a partner at Shop Architects  
7 here in lower Manhattan, and have been the  
8 designer working with the Howard Hughes  
9 Corporation over the last three years. So here  
10 you can see—it's a little bit bright but you can  
11 see the proposed building that we have and we'll  
12 take you through some of the thinking behind the  
13 project and how we came about with the current  
14 design. Here you can see the existing Pier 17  
15 which was the Rouse [phonetic] development from  
16 the 1980's which is a three story interior  
17 oriented shopping complex on the waterfront. What  
18 you can see here is the dotted red line is the  
19 historic district, the South Street Seaport  
20 historic district. Here you can see Pier 17. You  
21 can see the New Market Building, the Tin Building  
22 and the link Building. The FDR Drive goes right  
23 through this zone here. What I want to make  
24 perfectly clear is that this ULURP application is  
25 about the Pier 17 building and the link building



1  
2 only. You know, we've really thought—we've been  
3 working on this project for many years and have  
4 just always thought of the seaport as a critical  
5 element to the redevelopment of lower Manhattan,  
6 sort of forming one point on the triangle between  
7 the trade center, Battery Park and the departure  
8 points for Ellis Island and the Statue of Liberty,  
9 the transit hub on the Fulton to Fulton, river to  
10 river corridor and the seaport along the east  
11 river waterfront esplanade, which my office, Shop  
12 Architects, has also been the designer for. While  
13 the current plan is—the current building, I'm  
14 sorry, is this three story enclosed mall, the idea  
15 here is that to sort of begin to break apart that  
16 building type and to make a series of different  
17 blocks and streets that are actually open to the  
18 air and to the weather and then allow people, as  
19 they come through the whole neighborhood, to move  
20 through the whole building, without going in a  
21 door and being oriented in an interior space. One  
22 of the key issues that we believe with the current  
23 building is that you walk down Fulton Street and  
24 you get down to the end, and then you go under the  
25 FDR Drive and you get out to the waterfront. And

1  
2 we've watched literally thousands and thousands of  
3 people do this. They turn to the left to see the  
4 Brooklyn Bridge, and instead you see the door to a  
5 three story shopping center. So what we've felt  
6 was always an important design consideration here  
7 is to open that experience up, so that when you  
8 come down and get to the waterfront, you can  
9 actually see through the building and look at the  
10 piers of the Brooklyn Bridge. We looked at the  
11 sort of DNA of the uplands area with its smaller  
12 mixture of retail, fashion and restaurants and  
13 again, tried to think of it as a series of blocks  
14 on the first two levels of the proposed structure  
15 with open streets that the public can walk  
16 through. We looked at the public open spaces  
17 around this area, most of which happened to have  
18 this rectangular shape. But Pier 15, which was  
19 designed by my office, the Burling Slip  
20 Imagination Playground, Peck Slip that's under  
21 construction, Titanic Park, and then what we're  
22 seeing is the two major public open spaces on the  
23 ground level, what we're calling Fulton Plaza,  
24 which currently sort of serves as the front door  
25 and open public space of Pier 17. But then the

1 north side of the pier has this really fantastic  
2 open space that really, sometimes it has events in  
3 it but is really underused and something that we  
4 want to take advantage of and really raise the  
5 level of. So we looked at the historic photos and  
6 the history of the site. We looked at the shapes  
7 of piers all over New York City. We looked at the  
8 natural materials that are used on the waterfront  
9 and thought about how to use them in contemporary  
10 and interesting ways. And the building massing  
11 itself, one thing that's really important to  
12 understand is that there are two variations of the  
13 building massing that are going through the ULURP  
14 process. And I will explain it. It's because  
15 some of the operators have not been designated  
16 yet. And so we needed to maintain a little bit of  
17 flexibility as we went through the rezoning. So  
18 you'll see sort of version one on the left and  
19 version two on the right as we go through it. So  
20 that's the existing building. I think some of the  
21 key things are that you get the views from Fulton  
22 Street and Beekman Street out to the water. You  
23 get these cut views through to the Brooklyn  
24 Bridge, it's the same in both schemes. You have

1  
2 then a mezzanine level or a kind of second floor  
3 level in this sort of village area, this open  
4 network of streets. And then the main difference  
5 is on the larger retail spaces that float on top  
6 of the open street area. One has a kind of cut  
7 down the middle which allows for a circulation  
8 space and for natural light to come in. The other  
9 version is a full floor plate without a cut in the  
10 middle that would allow for a larger retail  
11 tenant. One of the other issues is that this one  
12 would have a completely flat roof and version two  
13 would have a restaurant on the roof. And version  
14 two has a restaurant and a potential for a  
15 cultural indoor/outdoor theater. So there you can  
16 see the kind of big difference between the two.  
17 You see the cut with the restaurant. This one has  
18 no cut with the restaurant and the cultural venue.  
19 Just looking at the plans, you can see we're  
20 working with field operations, James Corner for  
21 field ops who is the landscape architect of the  
22 high line. And so you can get a sense of the kind  
23 of public space that we're thinking of, the level  
24 and quality. You can see the open streets as you  
25 move around. Here is the second level, the third

1  
2 level with the cut through the middle versus the  
3 solid space, the fourth floor, and then the roof  
4 level. So it's a slightly different  
5 configuration. Now for events that would happen  
6 on the roof in the one that does not have the  
7 indoor/outdoor public venue, you would have a  
8 temporary stage that could be set up and temporary  
9 seating in various locations, versus the proposal  
10 that has the permanent space. And if you look at  
11 the rendering between the two, you can just see  
12 the cut moving through right here, versus the  
13 cultural venue that sits on the roof at that  
14 level. In each one, the level and the height of  
15 the building is exactly the same, which is exactly  
16 the same as the current building is right now.  
17 From the very beginning our client felt that  
18 having a public market space and an incredible  
19 food presence was a very important part of the  
20 programming. Since we are only working on Pier 17  
21 in the link building, one of the places that we  
22 proposed it was to convert the link building into  
23 a great market space with, locally produced foods  
24 and it's what was here historically and it's  
25 something that our client feels is very important

1  
2 to have here, programmatically in the future. And  
3 it could spill out on o the Fulton Plaza and  
4 really be a fantastic interactive and attractive  
5 part of the whole project. The design of the  
6 project itself uses a kind of highly articulated  
7 glass façade on the upper levels to kind of  
8 dematerialize it, while the lower levels, you can  
9 see it cuts right through and you can see the  
10 Brooklyn Bridge as I move in so you get these kind  
11 of great slot views, very much like the views you  
12 see in Dumbo when you're looking down at the  
13 Manhattan Bridge. So you have the smaller retail  
14 tenants up here, escalators that take you up to  
15 the public space on the roof and then the  
16 esplanade itself kind of continues right through  
17 the project and through the retail zone. We're  
18 proposing a cut in the pier so you have this  
19 interaction between the waterfront, the esplanade,  
20 the public space and the retail spaces. This is  
21 on--this is a view looking up through the cut on  
22 the first version of the massing that we talked  
23 about. And here you can see it from the water.  
24 The signage it very subtly integrated into the  
25 façade itself. And the façade has a series of

1  
2 glass and steel doors that can actually drop down  
3 on the outside on the very coldest days so that  
4 you're still outside, but you don't get that sort  
5 of really tough wind that comes up from the  
6 harbor. So it's really kind of a great pier  
7 building that can be used much more during the  
8 cold months. We're working very hard to get the  
9 right kind of cleats, and bollards and gates, and  
10 ability for maritime uses. The water taxi stand  
11 would remain as Chris Curry said before, that  
12 there is a 40% increase in open space in this  
13 project versus what we have currently. And you  
14 can see the space that's on the ground floor and  
15 the space that's on the roof. And again, here is  
16 a view of the building up close. You can see this  
17 fantastic, what we call the north porch which we  
18 really believe will become one of the iconic open  
19 public spaces of New York, 400 or 500 feet out  
20 into the water looking at the Brooklyn Bridge from  
21 mid-span. There you could see it with the  
22 cultural venue and again, seeing it from looking  
23 beyond the Brooklyn Bridge. Thank you very much,  
24 happy to answer any questions.

25 CHAIRPERSON WEPRIN: Thank you very

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much. Are you going to speak now too?

MR. PAUL SILVER: Yes.

CHAIRPERSON WEPRIN: Okay. Be my guest.

MR. SILVER: Okay, thank you.

Chairman Weprin, members of the committee. I'm Paul Silver, a member of the firm of Kramer, Levin, Naftalis & Frankel, and we are land use counsel to the South Street Seaport, limited partnership. The partnership's objectives at Pier 17 are quite simple, and you heard Chris state them much more eloquently than I can. What I would like to do is explain briefly how each of the land use actions, including those that—authorizations that are not technically before the Council today contributes to making the partnership's goal a reality. The actions sought by these applications fall into three general categories. The first are those that are intended to provide a more varied and lively retail environment on the pier. The second are those that permit the proposed design and operation of the public open spaces. And the third are those that are needed to allow the new pier shed to



1  
2 occupy essentially the same envelope as the  
3 existing pier shed. So let's look briefly at each  
4 of these three categories. The rezoning from C2A  
5 to C46 and the special permits under Section 62A34  
6 are waterfront special permit and 74744 of general  
7 large scale development special permit authorize  
8 the operation of a wider range of retail uses on  
9 the pier, allow those uses to be located anywhere  
10 within the three story and mezzanine pier shed and  
11 authorize the proposed signage. It's worth noting  
12 here that the rezoning also brings the waterfront  
13 zoning north of Maiden Lane into conformity with  
14 the existing C46 zoning that's south of Maiden  
15 Lane. The authorizations under section 62A22,  
16 another waterfront authorization and the special  
17 permit under 7443, another large scale special  
18 permit and the zoning text change permit the  
19 proposed configuration and fixturing of the public  
20 open spaces on the pier, the squaring off of the  
21 pier shed building envelope to provide for public  
22 open space on the roof, a modest encroachment of  
23 the seasonal stage into the prolongation of the  
24 Fulton Street and 24/7 access to all open spaces  
25 at pier level. I think it's worth noting here

1  
2 that this stage is proposed to be where the  
3 seasonal stage has been located in the past, a  
4 place where it has been used, to our knowledge,  
5 without complaint for many, many years. Finally,  
6 the special permit under Section 62A34 and the  
7 authorization under 6222 allow the new pier shed  
8 [phonetic] to have substantially the same  
9 dimensions and the-to be located in essentially  
10 the same footprint as the existing pier building  
11 which was constructed prior to the adoption of the  
12 waterfront zoning and therefore does not strictly  
13 comply with it. So that's the view from 10,000  
14 feet and like everyone else, I'm happy to answer  
15 questions, too.

16 CHAIRPERSON WEPRIN: Thank you, Mr.  
17 Silver. I'm sorry for almost cutting you off  
18 there. I'm going call on councilmember Dianna  
19 Reyna who has a series of questions she would like  
20 to ask.

21 COUNCIL MEMBER REYNA: He knows me  
22 so well. I just wanted to take an opportunity to  
23 just understand first, I need to focus on the  
24 impact of Hurricane Sandy. We had a small  
25 business hearing for small businesses to come in

1  
2 and there was a lot of referral to seasonal  
3 activity that occurs and the fact that there's  
4 this uncertainty of whether or not—and I  
5 apologize. I don't remember the name of the  
6 vessel that is currently, in the summer months,  
7 able to take what would be people, interested  
8 tourists, interested conferences that occur on the  
9 water with this vessel. Is that still  
10 functioning? Has it been open? Is there  
11 direction? Do you direct what would be signage of  
12 access to the seaport, post Hurricane Sandy?

13 MR. CURRY: Yes.

14 COUNCIL MEMBER REYNA: Okay. And  
15 so is the vessel—is the seaport being promoted  
16 that it's opened for business?

17 MR. CURRY: The seaport is—the Pier  
18 17 building is open for business today, yes. And  
19 it is promoted as being open for business.  
20 Actually, we've done a—after Sandy happened, we  
21 did what was called a post inspection, a report of  
22 the structure. We closed down the pier for a  
23 period of time to make sure it was safe before we  
24 let the public come back onto the pier.  
25 Fortunately the structure actually withstood Sandy

1  
2 quite well. We reopened the pier on December 6th.

3 CHAIRPERSON WEPRIN: Let me  
4 interrupt one second. We're going to close the  
5 windows because I see a lot of coats going on.  
6 The smell seems to be gone, right, as far as I can  
7 tell. I can't tell very well, though. But the  
8 smell is gone, so we're going to close the windows  
9 because I see a lot of overcoats were put on, so  
10 we want to make everyone very comfortable here.

11 COUNCIL MEMBER REYNA: And as far  
12 as the vessel operators gearing towards what would  
13 be the upcoming season for vessel operators to  
14 conduct business, is that being promoted right now  
15 as part of the campaign for the Department of  
16 Small Business Services, NEDC, where we would be  
17 promoting what would be the hurricane zones, one  
18 of which is the seaport, to be able to make sure  
19 that tourists understand, oh, you're working with  
20 New York City and company, the international  
21 marketing arm of the city of New York, in order to  
22 be certain and confident that the seaport is open  
23 for business. Is that the case or it's not?

24 MR. CURRY: No, the seaport is  
25 definitely open for business. And anyone who's

1  
2 been there the last couple of months realizes that  
3 Sandy packed a wallop on the South Street Seaport.  
4 And our uplands area was significantly impacted.  
5 We had to do a lot of remediation before we could  
6 start reconstruction. EDC owns many of the  
7 buildings—two of the buildings and they're fixing  
8 the building systems that are necessary for us to  
9 operate on a long term basis. There are some  
10 short term fixes that could be done with temporary  
11 power, etcetera. But we won't be able to get the  
12 stores back open until they can actually do their  
13 reconstruction. All of the remediation has been  
14 done. We've actually made a lot of progress in  
15 the last couple of months. Unfortunately stores  
16 are not yet open. We hope to have a very vibrant  
17 South Street Seaport and we're working to put  
18 together programs that will allow that to happen  
19 and so the tourists that come to lower Manhattan  
20 will most definitely know that we're back in  
21 business. As far as the boats go, Water Taxi is  
22 running right now and the other ship you're  
23 talking about may have been Clipper City is the  
24 only other one that I'm aware of that was using  
25 our—

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COUNCIL MEMBER REYNA: What was it?

I'm sorry.

MR. CURRY: Clipper city.

COUNCIL MEMBER REYNA: Yes.

MR. CURRY: Okay. We've actually done some additional investigation of the pier. I mentioned it in my testimony and we've been told we probably shouldn't be mooring vessels to the pier at the present time.

COUNCIL MEMBER REYNA: By whom?

MR. CURRY: By whom? By our pier engineers.

COUNCIL MEMBER REYNA: Okay.

MR. CURRY: The pier was—I don't want to get too technical, but there was some value engineering that was done to the pier piles themselves that reduced the lateral load. And so although it's been used for years and it hasn't been a problem, it's not really designed to take certain sized vessels. And so notwithstanding the fact that when we're under construction on pier 17 because of the work that we have to do to the pier, the vessels won't be able to use the pier for a period of time.

1  
2 COUNCIL MEMBER REYNA: And how is  
3 the company, as far as Howard Hughes is concerned,  
4 mitigating what would be the circumstances that  
5 are happening, as far as the use of the piers, to  
6 be able to assist what would be the small  
7 business, as far as Clipper City being, I guess,  
8 the only operator?

9 MR. CURRY: It's the only one that  
10 that I think that you're talking about that would  
11 be impacted.

12 COUNCIL MEMBER REYNA: Right.  
13 There's no other operators using the piers?

14 MR. CURRY: I'm not aware of any  
15 other operator, other than the water taxi at this  
16 point.

17 COUNCIL MEMBER REYNA: Okay. So  
18 why—if the water taxis are using it, why can't—why  
19 is it okay for the water taxis, as far as the pier  
20 engineers recommending that no use be allowed?

21 MR. CURRY: The water taxi doesn't  
22 actually impact the pier the same way because  
23 there's a boom that attaches. It doesn't actually  
24 tie up to the pier itself, there's a separate  
25 structure that it comes up to. I'm not technical

1  
2 enough to tell you exactly why. But it doesn't  
3 impact the structure of the pier the same way  
4 tying up a ship to the pier does.

5 COUNCIL MEMBER REYNA: Okay. I  
6 just wanted to take a moment to understand this  
7 because obviously there is Hurricane Sandy you're  
8 dealing with, there's this redevelopment, the  
9 piles, as far as what you're just informing us as  
10 far as what is not allowing there to be pier use.  
11 Is a lot to bear and keep in mind with what you've  
12 presented here before us. And so I would imagine  
13 that the piles as far as the need to make sure  
14 that there's improvements, not just above the  
15 water as far as re-development is concerned but  
16 that there is consideration of redeveloping what  
17 would be everything underneath what would be the  
18 structure. Is that something—because I didn't  
19 hear as part of the presentation.

20 MR. CURRY: Okay, I'm sorry. What  
21 we have, Howard Hughes has taken on the obligation  
22 of maintaining the pier structure which was a city  
23 obligation before we made a, you know, we made it  
24 basically our deal with EDC. And so we are now  
25 responsible for fixing everything that I've just



1  
2 mentioned. And so this is a short term. It's  
3 been going on for 30 years, but it's a short term  
4 condition that we will fix through our  
5 redevelopment project.

6 COUNCIL MEMBER REYNA: Right But no  
7 money right now is being poured into what would be  
8 the improvement of the piles—I'm sorry. We're  
9 dealing with the smell again. I'll take the  
10 opportunity to just excuse the [crosstalk].

11 CHAIRPERSON WEPRIN: Sorry for the  
12 interruptions. Yes, it looks like the smell is  
13 coming back so we're going to open the windows  
14 again. So put those overcoats back on.

15 COUNCIL MEMBER REYNA: I just  
16 wanted to understand the maintenance of the pier  
17 in relationship to this particular redevelopment.  
18 And at this moment you do not have any  
19 responsibility of the pier is what you're saying?  
20 EDC has the responsibility, the City of New York?

21 MR. CURRY: I believe that's true  
22 until we close on the renovation project, yes.

23 COUNCIL MEMBER REYNA: And is EDC—I  
24 know Mr. Coletti is here. So would you be able to  
25 answer that for us so that way at least it's EDC,

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the city, answering the question as opposed to—

CHAIRPERSON WEPRIN: Yes. Please get on the mike and state your name if you're going to do that.

COUNCIL MEMBER REYNA: Thank you.

CHAIRPERSON WEPRIN: Go ahead.

MR. COLETTI: Joe Coletti, vice president of government affairs and community relations. And I'm here with—

MR. PATRICK O'SULLIVAN: Patrick O'Sullivan, I'm an executive vice president of real estate at EDC.

MR. JOSEPH COLETTI: And if you wouldn't mind repeating the question just so we can get an answer for you.

COUNCIL MEMBER REYNA: The question is as far as the Howard Hughes Corporation, they are not responsible today, in reference to the maintenance of the piers that are located at the seaport?

MR. O'SULLIVAN: Under the existing lease, that's correct. The city is responsible for the pier substructure.

COUNCIL MEMBER REYNA: And the

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engineering study that was conducted, who authorized that engineering study for the piles?

MR. CURRY: Well we authorized the engineering study because we wanted to know what we were—

COUNCIL MEMBER REYNA: As part of the redevelopment?

MR. CURRY: Yes.

COUNCIL MEMBER REYNA: And was the city aware that the pier was compromised, as far as the piles were concerned?

MR. O'SULLIVAN: We were not aware of this one issue, in terms of the latitudinal capacity.

COUNCIL MEMBER REYNA: Okay.

MR. CURRY: Well I can explain. There were plans that were provided to us by the city that showed eight strands. And these are— well, I'm not sure what it means, but the eight strands in the pile creates certain lateral forces that six strands don't provide. So when it was being built, the pier was being built, the piles were designed to take eight strands and they only put six in, they being the contractors that built

1  
2 the pier. No one was aware of that until we took  
3 the pile cap off and confirmed that with the  
4 dynamic testing that we recently did on the pier  
5 structure, as part of our permitting process with  
6 the city.

7 COUNCIL MEMBER REYNA: Okay, that's  
8 very scary.

9 MR. O'SULLIVAN: And if I can just  
10 add, though, that—

11 CHAIRPERSON WEPRIN: State your  
12 name?

13 MR. O'SULLIVAN: Sorry. Patrick  
14 O'Sullivan, EDC. As part of this, we understood  
15 that there was short term pier work that needed to  
16 get done and one of the benefits of this agreement  
17 would be that the Howard Hughes Corporation would  
18 take that work immediately.

19 COUNCIL MEMBER REYNA: And as far  
20 as the city of New York is concerned, knowing that  
21 there's a small business in relationship to what  
22 is Clipper City, as an operator that's currently  
23 or was an operator off of this pier, how is the  
24 city accommodating so that this small business is  
25 not dislocated from the area, but rather

1  
2 accommodated so that they continue to provide what  
3 is a service to tourists and New Yorkers?

4 MR. COLETTI: I would say—it's Joe  
5 Coletti from EDC. I would say that obviously our  
6 first primary concern was to make sure that the  
7 structure is safe and that its fixed. You know,  
8 if there's further discussions or considerations  
9 that we need to make related to the business, I  
10 mean, we're always obviously happy to engage. As  
11 you know, we've done a lot with businesses,  
12 especially impacted by Sandy, working in close  
13 conjunction with SPS and will continue to do so.  
14 But our primary concern with this deal and why we  
15 think it's so important has everything to do with  
16 the fixing of the substructure and in addition,  
17 the maintenance of the substructure.

18 COUNCIL MEMBER REYNA: Right, but  
19 EDC was not aware of Howard Hughes—

20 MR. COLETTI: Not until the  
21 engineering study was done.

22 COUNCIL MEMBER REYNA: Okay, right.

23 MR. COLETTI: Yes.

24 COUNCIL MEMBER REYNA: So the city  
25 would have never known the condition?

1  
2 MR. O'SULLIVAN: No. Sorry,  
3 Patrick O'Sullivan again. That's not correct.

4 COUNCIL MEMBER REYNA: Okay.

5 MR. O'SULLIVAN: Not aware of this  
6 one particular condition. We were aware of the  
7 fact that work needed to be done in the next, you  
8 know, five years or so and so that work we  
9 understood and the benefit of this agreement was  
10 that that work would be undertaken immediately.  
11 So we were aware of that. There was one  
12 particular small issue.

13 COUNCIL MEMBER REYNA: This is  
14 additional thorough studies?

15 MR. O'SULLIVAN: This was an  
16 additional study and one particular issue that  
17 arose from that particular study.

18 COUNCIL MEMBER REYNA: Okay. So I  
19 look forward for the city to be able to provide  
20 what is a healthy conversation around the small  
21 business that's being dislocated from the area due  
22 to these findings, right, that the city otherwise  
23 would not have known to be able to understand  
24 where they could move as part of the recovery  
25 efforts that we're trying to do. I needed to just

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make sure that we took advantage of that.

MR. COLETTI: Yes, and one—this is Joe Coletti again. And one more thing I wanted to point out is that we have—members of our maritime division have been in touch with that business in the past, looking at other locations. And so we're happy to follow up with them again and make sure that conversation continues.

COUNCIL MEMBER REYNA: Well part of the issue with the recovery is that you have to stay in the same recovery zone and so take that into consideration. That was just passed yesterday as far as a bill is concerned. We want to make sure that moving on as far as the small business, Clipper City, there's other businesses. Right? And so I want to understand, what is the plan as far as this redevelopment is concerned to work with small businesses to relocate while you're under construction? Like what's the plan, as far as the impact on the small businesses?

MR. CURRY: Is that to me?

COUNCIL MEMBER REYNA: Howard Hughes, the city. I'm sure you're talking to each other for that plan. I won't assume, because it's

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important that we make sure that is happening. So I just want to understand what that plan is.

MR. CURRY: We—as far as the small business community goes and the significant impact that everyone felt with Superstorm Sandy, we’ve been, you know, we’ve been very concerned about our neighbors along Front Street and in and around the South Street Seaport District. In fact, we’re one of the lead sponsors with the Downtown Alliance Grant program last fall. And so we also are very concerned about how we’re going to be able to get our project going in the Uplands area because there are a lot of stores that actually went out of business that—who are tenants and so we think the best way to help all of the small businesses is to get activity in our project as soon as possible, even with the Pier 17 renovation happening.

COUNCIL MEMBER REYNA: But everyone would have to be evacuated, correct?

MR. CURRY: Out of the pier 17 building, yes. And to answer your question more specifically is on a case by case basis we’ll talk to every tenant. We want local New York tenants.



1  
2 We want fantastic global brands. We want to  
3 create a fantastic experience that you can't find  
4 elsewhere in the city. So to the extent we feel  
5 there's a tenant that is already an existing  
6 tenant or maybe they're nearby and we would love  
7 to have them in our project, we'll talk to them.

8 COUNCIL MEMBER REYNA: Right. And  
9 I appreciate, you know, what you're referring to  
10 as far as what would be the future, right? But  
11 currently, as far as this mitigation process, to  
12 take into consideration what is current businesses  
13 that are there, whether or not the city and the  
14 Howard Hughes Corporation are taking matters  
15 seriously, as far as creating what would be  
16 relocation cost factors for those that would need  
17 it or I don't know what the percentage of  
18 corporate office type business versus your small  
19 mom and pop stores that exist at the seaport  
20 currently. Perhaps that would be helpful to  
21 understand, what is the percentage, the difference  
22 between the two population?

23 MR. CURRY: Okay. Well as it  
24 relates to the South Street Seaport as a whole,  
25 and I'll just separate the two because we're

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talking about the Pier 17 renovation.

COUNCIL MEMBER REYNA: Right.

MR. CURRY: We're roughly 50% occupied today. Most of the occupants in that building are not national tenants. We do have a couple of national tenants and the South Street Seaport on the Uplands portion today, we really—we don't have anyone open today. And so the tenants that are left are more of a national nature. So I hope that answers your question.

COUNCIL MEMBER REYNA: So they're not in need of any assistance?

MR. CURRY: Well they're rebuilding stores now. We have stores that are actually rebuilding now. They'll be opening in hopefully June and July and they'll be opened—they'll be reopening.

COUNCIL MEMBER REYNA: But they would have to be relocated one—for your redevelopment.

MR. CURRY: No, I'm sorry. As it relates to the Pier 17 building itself, we've given notices to tenants to vacate, pursuant to their existing leases, giving them plenty of

1  
2 notice so they can find places to go. We're  
3 readying ourselves to begin construction on June  
4 30th, pursuant to our agreement with EDC. As it  
5 relates to the people that we're-

6 COUNCIL MEMBER REYNA: June 20,  
7 2013?

8 MR. CURRY: Yes.

9 COUNCIL MEMBER REYNA: Okay.

10 MR. CURRY: As it relates to the  
11 storm impact to the buildings at Scirmahorn Road  
12 [phonetic], the museum building, the resident  
13 telco building and the museum block building where  
14 we all have tenants in all of those buildings,  
15 those are tenants that are rebuilding now and  
16 they'll be open as soon as they can.

17 COUNCIL MEMBER REYNA: Okay. And  
18 just my last question, Mr. Chair. The MWBE  
19 commitment, as far as the 15% goal, how do you  
20 come up with the 15%?

21 MR. CURRY: How did we come up with  
22 that number? We were talking with our  
23 construction firm and our consultants, to come up  
24 with a number we thought was-

25 COUNCIL MEMBER REYNA: Before you

1  
2 continue answering that question, I just want to  
3 understand. Do you have a MWBE policy within the  
4 Howard Hughes Corporation that you practice now?

5 MR. CURRY: Nationwide or at the  
6 property itself? I'm not familiar with our-what  
7 we're doing at the operational level. I just  
8 can't answer that question. I will go confer with  
9 our staff and come back to you with it.

10 COUNCIL MEMBER REYNA: I just want  
11 to understand whether or not a percentage that  
12 you've come up because you have met that goal in  
13 other projects.

14 MR. CURRY: I'll have to research  
15 that and come back to you with an answer.

16 COUNCIL MEMBER REYNA: That would  
17 be fantastic.

18 CHAIRPERSON WEPRIN: Thank you,  
19 Council Member Reyna.

20 COUNCIL MEMBER REYNA: Thank you.

21 CHAIRPERSON WEPRIN: The gentlemen  
22 from the EDC have graciously agreed to stay for a  
23 few more minutes because Council Member Chin has  
24 some questions, and it might involve you as well.  
25 So thank you. And if you lose your job by the end

1  
2 of the day, we'll talk about it later and figure  
3 out something.

4 COUNCIL MEMBER CHIN: Thank you,  
5 Chair. I would just like to get some answers to  
6 some of the points that I made in my—in the  
7 opening remarks because Mr. Curry, in your  
8 testimony in answering Council Member Dianna  
9 Reyna's question you were saying by this summer  
10 the seaport is going to be so robust and my point  
11 is that if that's the case, that's great. I mean,  
12 that's what we're looking forward to. So you  
13 still have 50% of Pier 17 occupied and the  
14 business there want to stay beyond the summer so  
15 that they can take advantage of that robustness  
16 that you're bringing back to the seaport in the  
17 summer. So why are you asking them to leave now?  
18 Why are you not making the commitment for them to  
19 stay beyond the summer season? And if you say  
20 it's EDC, EDC is right here.

21 MR. CURRY: No, what we're doing—  
22 the Howard Hughes Corporation does, what it says  
23 it's going to do and we make commitments with  
24 people. We honor our commitments and our  
25 commitment thus far is to start construction by

1  
2 June 30th of this year and we empathize with the—  
3 everything that's been said about staying open for  
4 the summer. One thing that's been clear to us all  
5 along is the longer it takes for us to start, the  
6 longer it takes for us to finish. And long term,  
7 I think that's very advantageous for us to build  
8 the projects as soon as possible. But we're  
9 listening to everyone's concerns. We're  
10 obviously, you know, conferring with EDC and, you  
11 know, we're taking in and we're trying to  
12 determine the best approach.

13 COUNCIL MEMBER CHIN: I mean, you  
14 have business there at Pier 17. That's been one  
15 of—I mean, some of the best tenant. They pay  
16 their rent on time and they've been, you know,  
17 there for you and right now they're getting  
18 notices to leave by April 30th and they were  
19 impacted by Sandy. There were no customers coming  
20 down to the seaport. Even though you said that  
21 you have, you know, helped with the downtown  
22 alliance promotion, a lot of those businesses were  
23 not able to get the grant because some of them did  
24 not have a long term lease. So I'm now sure how  
25 many, you know, the businesses of your own tenants

1  
2 were able to benefit from your contribution to the  
3 downtown alliance grant. And right now the only  
4 thing they're asking for is the opportunity to  
5 stay beyond the summer, which is not a lot to ask.  
6 Right, because you say it might delay  
7 construction. Who knows what's going to happen on  
8 the other end. There might be other things that  
9 cause delay in construction. But so this is  
10 what's there now. And also they're telling me  
11 when they come to meet with me that you are not  
12 even entertaining for them to come back. And  
13 these are tenants who have been at the seaport  
14 longer than Howard Hughes has been at the seaport  
15 and they're not given the opportunity to come  
16 back. And that is not fair.

17 MR. CURRY: Well I don't think—it's  
18 inaccurate to say that people will not have the  
19 opportunity to come back. We haven't made any  
20 deals with any of the tenants that are at Pier 17.  
21 We're still remerchandising the uplands area and  
22 we're still leasing the Pier 17 building. We  
23 haven't announced any tenants in the South Street  
24 Seaport. So we're, like I said earlier, we're on  
25 a case by case basis, we're talking to all of the

1  
2 tenants that are tenants of ours and of course we  
3 want tenants to pay the rent on time. If they  
4 don't pay the rent on time, they're not going to  
5 be tenants very long. But at the same time we're  
6 empathetic with their plight. We have been doing  
7 the Pier 17 renovation project for the last two  
8 years, and Sandy happened in October and it caught  
9 us all by surprise. And we appreciate your  
10 sentiment and I know you're looking out for your  
11 constituents. I'm looking out for my corporation  
12 and we want to do what's best for the whole  
13 district, not just the tenants that are in the  
14 existing Pier 17 building.

15 COUNCIL MEMBER CHIN: I mean, EDC  
16 is here. I mean, how does EDC view this issue, in  
17 terms of like, what happened with Sandy? A lot of  
18 you were very involved with trying to help small  
19 business coming back. Is it asking too much for  
20 them to delay the construction for a couple of  
21 months so that people can be able to recoup their  
22 businesses, especially when it's going to be so  
23 robust in the summer?

24 MR. COLETTI: As I know we've  
25 discussed, as a Council Member, Council Member



1  
2 Chin, you've brought to us before, as well as HHC,  
3 you know, obviously we understand the difficult  
4 situation. I think that both the landlord - - and  
5 the businesses. And we believe that this is a  
6 very important project, renovation at Pier 17. At  
7 the same time I know we've—as we've said to you,  
8 you know, we're committed to working with you to  
9 see if we can find a resolution for both parties.  
10 We think that there is one and I believe that, you  
11 know, one thing to keep in mind is we understand  
12 Howard Hughes Corporation's concerns because  
13 there's added expense obviously, not only on the  
14 front end and delays, but on the back end. And,  
15 you know, our primary job at EDC is to make sure  
16 that when we enter into a deal that it's  
17 financially feasible and it can happen because we  
18 don't want to enter into deals that are not going  
19 to come to fruition for the community. So as we  
20 said before, I think that if we all work together,  
21 that we can figure out something that also helps  
22 the businesses and doesn't put the project in  
23 jeopardy by any means and we will continue to do  
24 that with you.

25 COUNCIL MEMBER CHIN: Well we will

1  
2 continue. I mean, that has to come to some  
3 resolution and I think one last point that you're  
4 here, Mr. Curry, in your testimony and you're  
5 saying that additional study had projected the  
6 life cycle cost of maintaining the pier over the  
7 remaining lease is nearly \$100 million?

8 MR. CURRY: Yes.

9 COUNCIL MEMBER CHIN: I mean, what  
10 we were told was that the maintenance was  
11 somewhere around \$1.7 to \$1.8 million a year. So  
12 how do you come up with that \$100 million and then  
13 how long is the lifetime of the lease that you're  
14 talking about?

15 MR. CURRY: The lease goes until  
16 2072, 60 years.

17 COUNCIL MEMBER CHIN: Okay.

18 MR. CURRY: You know, but \$1.7  
19 million is actually a lot more than \$100 million  
20 but I was rounding. I wasn't being precise. It's  
21 a lot of money.

22 COUNCIL MEMBER CHIN: Okay.

23 MR. O'SULLIVAN: Sorry, to be  
24 clear, if you do the math, \$1.7 times 60 gets you  
25 to the-

1  
2 MR. CURRY: Yes, I said a lot more,  
3 yes. But I rounded.

4 COUNCIL MEMBER CHIN: No, I just  
5 wanted to know how long that lease was.

6 MR. O'SULLIVAN: It goes to 2072.  
7 It's 60 years.

8 COUNCIL MEMBER CHIN: And the other  
9 part in your testimony, you were talking about the  
10 project will provide \$5.1 million in construction  
11 related revenues and \$13.7 million annually to New  
12 York City and the MTA. How do you come up with  
13 that figure?

14 MR. CURRY: Those are taxes, sales  
15 taxes, payroll taxes, other taxes that are  
16 generated by the project. That's how those were  
17 derived.

18 COUNCIL MEMBER CHIN: So are you  
19 anticipating increased rider ship to the subway  
20 and the buses or MTA? I mean—

21 MR. CURRY: Well, I'm just stating  
22 what taxes are being charged for the payroll and  
23 for the sales that would be generated on our  
24 project, that's all. I'm just providing you with  
25 calculation based on the current taxes that are

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charged in the city. That's how that was calculated.

COUNCIL MEMBER CHIN: So in your presentation about your idea of retail that's going to be really attractive to people who live, work and visit here, what kind of rent are you looking at charging?

MR. CURRY: As much as we can.

COUNCIL MEMBER CHIN: But what's the ballpark? I mean, like what do you mean—

MR. CURRY: As much as we can charge. I don't want to set a ballpark because I don't want to cap the tenants' thinking of what they're going to pay us when they actually sign their leases.

COUNCIL MEMBER CHIN: So anything, I mean, the numbers that we've heard out there is like \$300 a square feet.

MR. CURRY: How much?

COUNCIL MEMBER CHIN: \$300 a square feet.

MR. CURRY: If I got that, I would be very happy.

COUNCIL MEMBER CHIN: So you're

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talking about more than that?

MR. CURRY: Like I said, I'll charge as much as I can. I mean, why would I limit myself to what I can charge? No, I'm not trying to be funny, you're talking about the New York—the article in the paper. It was inaccurate in many different respects. One is there was no cost implications attached to that number. It was just a gross rent number. And I'm not going to say that that's an accurate or inaccurate number. I will just say that I will charge as much rent as I can to lease our spaces.

MR. O'SULLIVAN: I would just add though, for the record the market right now is nowhere near that \$300 ballpark.

MR. CURRY: No, it's the market today, in lower Manhattan and, you know, they are much more—there are people that are much more—better prepared answer to this question than I, the brokers here in New York City but, you know, the market could change. But today, it's probably in the \$100 to \$200 per square foot range.

COUNCIL MEMBER CHIN: I mean, the point that I—

1  
2 MR. O'SULLIVAN: Yes, I mean, I  
3 would just add, the numbers we see are in the, you  
4 know, anywhere from \$80 to the low \$100's.

5 MR. CURRY: Yes, but I need to  
6 mention also something else. That's the ground  
7 floor space. We have a lot of space that's not on  
8 the ground floor. So when you're asking me what  
9 the number is for the South Street Seaport, I  
10 can't answer that question today. And I'll repeat  
11 my answer that we will charge as much as we can  
12 charge.

13 COUNCIL MEMBER CHIN: I mean, what  
14 I'm focusing on is that when you were talking  
15 about attracting businesses that would be good for  
16 the neighborhood, people who live there, it's a  
17 growing residential neighborhood and there are  
18 services that people utilize. I mean, I know one  
19 business is a dog grooming business that have  
20 approached you guys, in terms of opening up, and  
21 they were told like you couldn't afford what I'm  
22 going to charge. And so then you're not, you  
23 know, you're not really sort of trying to cater or  
24 help kind of small businesses that will help in  
25 the neighborhood that are needed. Those kinds of

1  
2 services are needed. So in your grand scheme of  
3 things because you have not given us really  
4 exactly what you're going to be putting there and  
5 that's why I'm saying that businesses have been  
6 there who are in the neighborhood or in Pier 17  
7 should have an opportunity to be there, to stay,  
8 to come back.

9 MR. CURRY: Are you talking about  
10 the Salty Paw?

11 COUNCIL MEMBER CHIN: That's one of  
12 the businesses.

13 MR. CURRY: Yes, I think we're  
14 actually talking to her about an accessory cart,  
15 an RMU we call it. But I am not the person  
16 leasing the project, but our leasing people are  
17 talking to our tenants and some tenants will be  
18 able to, you know, come back to our project and  
19 some won't. But, you know, we're not against, you  
20 know, keeping some of our current tenants. But on  
21 a case by case basis, we'll determine what's best  
22 for the project.

23 COUNCIL MEMBER CHIN: Well I just  
24 encourage you to continue talking to them.

25 MR. CURRY: Okay.

1  
2 COUNCIL MEMBER CHIN: Because you  
3 have good tenants who are good and should have an  
4 opportunity to come back. Thank you, Chair.

5 CHAIRPERSON WEPRIN: Thank you Ms.  
6 Chin. Don't get her mad, I've seen what happens.  
7 It's not pretty. I would like to now call on our—  
8 we have a visitor from across the river. Did you—  
9 Council Member Steve Levin—okay. Council Member  
10 Steve Levin from Brooklyn.

11 COUNCIL MEMBER LEVIN: Thank you  
12 very much, Mr. Chairman. So Mr. Curry, I would  
13 just like to ask about—I represent Brooklyn  
14 Heights. And I've received a lot of concerned  
15 phone calls from constituents of mine about the  
16 proposed plan and in particular the rooftop space  
17 which, you know, it's open space. Everybody likes  
18 open space. It's a good thing. But the concern  
19 has to do with sound. If it's open for outdoor  
20 concerts, sound travels across the river, you  
21 know, very well. It's very loud and it will—the  
22 concern is that the noise will be going right into  
23 my constituents' living rooms. Have you guys  
24 looked into that? Have you thought about that?  
25 Have you done any studies on that? Have you done



1  
2 any studies on sound mitigation? Are you  
3 considering sound mitigation measures?

4 MR. CURRY: We did have to study  
5 noise impacts in our EIS, and what we found or  
6 what was discovered was that although they'll be  
7 discernible, you can hear the sounds, the—and I'm  
8 talking about—because we're talking about the  
9 river. I don't think we covered an EAS across the  
10 river, but people with 400 feet of our project  
11 area.

12 COUNCIL MEMBER LEVIN: Right, and  
13 that's—

14 MR. CURRY: And so we did ask the  
15 question, though, that we were anticipating that  
16 we might have questions from Brooklyn Heights.  
17 And so we asked the question actually of our  
18 acoustical engineer and basically what was said  
19 was it should not be any more than the background  
20 noise in the area that you're in. Like if you're  
21 in Brooklyn Heights and you're hearing the sound  
22 from the pier venue, it would not be—what's the  
23 word I'm looking for? It would be audible, but it  
24 wouldn't be significant in terms of above the  
25 background noise of the area that you're already

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hearing.

COUNCIL MEMBER LEVIN: But that's not an EIS, that's just the—

MR. CURRY: No, it's not Brooklyn, no. But that's what's in the EIS for the immediate areas.

COUNCIL MEMBER LEVIN: Okay. Because the concern, it has to do with the way that sound travels across water. It's not—it's different the way that sound travels across land because there's nothing. There's no trees. There's no streets to absorb the sound.

MR. CURRY: Right.

COUNCIL MEMBER LEVIN: It gets reflected off of the water and it just travels straight across. So I'm going to—I have serious concerns about this. I appreciate the professional opinion of your acoustical engineer, but I don't know. And I apologize. I was at a meeting previously. How many concerts are planned to take place here or is that not determined yet, in terms of the noise levels? What are you—what's the plan here?

MR. CURRY: Okay. Now we don't

1  
2 have, you know a number but we are looking at ways  
3 with our acoustic engineer to mitigate sound  
4 traveling any distances, whether they be across  
5 the river to Brooklyn or past the FDR, over to our  
6 neighbors to the west. So you know, I'm just—I  
7 don't have an answer but—to your specific question  
8 but of course we're going to try to figure out  
9 ways to mitigate noise impacts because of our  
10 activities on the roof, no question.

11 COUNCIL MEMBER LEVIN: Okay. I  
12 mean, it—my concern is that it's actually going to  
13 be a greater impact to my constituents actually  
14 than perhaps even to people that live across the  
15 FDR, again, because of the way that sound  
16 travels, the way that sound is absorbed by solid  
17 objects as opposed to across water. So I really  
18 behoove you guys to look at best practices and  
19 particularly amphitheaters or music venues along  
20 the—in any area or at any other cities along the  
21 water, see what they've done in other places.  
22 I'll go back and do some research and I'll share  
23 with you guys what I'm able to find. But cost  
24 effective ways, ways that are not going to, you  
25 know, put you out of business, but that could

1  
2 actually have a measurable impact. So I would  
3 very much appreciate if we could have a dialog on  
4 those things because, you know, I'm going to start  
5 hearing from my constituents and my job is to  
6 represent them.

7 MR. CURRY: Well thank you and we  
8 would definite figure out ways to mitigate those  
9 impacts. Thank you.

10 CHAIRPERSON WEPRIN: Thank you,  
11 Council Member Levin, for bringing up that very  
12 interesting point. Anyone else? Mr. Camarie, how  
13 are you? All right. Jessica Lappin from  
14 Manhattan is here and she had some questions.

15 COUNCIL MEMBER LAPPIN: Thank you.  
16 I want to—you talked a little bit in your  
17 presentation about your food market component, but  
18 you didn't talk at all about the New Amsterdam  
19 Market, which is certainly something that I've  
20 been hearing a lot about in association with this  
21 application. So how do you see that playing into  
22 the development of the pier?

23 MR. CURRY: The New Amsterdam  
24 Market? Okay. Well before—early on when we  
25 started this process back in—well it was already

1  
2 begun but early 2011 we had, had numerous meetings  
3 with the New Amsterdam Market and a number of  
4 people that wanted us to talk to them and we did.  
5 And Mr. LaValva [phonetic] made it very clear he  
6 had no interest in being a tenant in our project.  
7 And so once that became clear—and I'm actually a  
8 fan of the New Amsterdam Market. I think they do  
9 a fantastic job and he's doing a great service to  
10 lower Manhattan and I've been to the market and I  
11 think it's great. We asked him if he wanted to  
12 occupy the linked building or find some other  
13 place within our project, and he had no interest  
14 in being a tenant in our project. So beyond that  
15 I don't know what I can tell you about the New  
16 Amsterdam Market.

17 COUNCIL MEMBER LAPPIN: Well EDC  
18 could probably speak to this and the RFP at large  
19 and some of the properties that are involved in  
20 the RFP. Is EDC at the table still?

21 MR. O'SULLIVAN: Sure. I think as  
22 the Council Member Chin indicated at the beginning  
23 of this. This is specifically with respect to  
24 Pier 17.

25 COUNCIL MEMBER LAPPIN: Can you

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speak a little louder?

MR. O'SULLIVAN: Sorry. This is particularly with respect to Pier 17 and the link building.

COUNCIL MEMBER LAPPIN: Your RFP?

MR. O'SULLIVAN: Well there is—I'm not sure of any. There is no RFP at this time, but this particular application separately we have in the past I think as you're aware, we have had a license with the New Amsterdam Market with respect to space in the area. We're continuing to be interested, in terms of continuing that relationship and so that is—we're supportive of the market as a result.

COUNCIL MEMBER LAPPIN: I'm not sure exactly what I just heard.

MR. CURRY: Sure, let me just clarify it. So the mention of the RFP, there is no RFP involved in this process and there wasn't at any point right now. What we're dealing with is obviously the Pier 17 redevelopment which is just what the ULURP is about. You know, included in the deal is HHC has an option on two particular buildings and I know that's what the New Amsterdam

1  
2 Market has been talking publicly for quite some  
3 time. We currently have a separate relationship  
4 with them where we allow them to be-

5 COUNCIL MEMBER LAPPIN: Them being?

6 MR. CURRY: The New Amsterdam  
7 Market, which allows them to run the seasonal  
8 market that they currently run, which starting  
9 last year we were able to give him a permit beyond  
10 month to month and actually do seasonal from April  
11 to December, so this the second year we were doing  
12 that with him. So that's our relationship with  
13 him right now. In terms of the buildings, there's  
14 no plan for the buildings right now.

15 COUNCIL MEMBER LAPPIN: For the two  
16 buildings?

17 MR. CURRY: Yes. That are not  
18 included in the ULURP on Pier 17.

19 COUNCIL MEMBER LAPPIN: When you  
20 say no plans for them right now, what does that  
21 mean?

22 MR. CURRY: HHC has an option on  
23 both of these buildings, which means that they  
24 have the opportunities to submit plans. But there  
25 are no plans that have been submitted yet. And

1

2 again, this is separate and apart from the ULURP  
3 action.

4 COUNCIL MEMBER LAPPIN: Submitted  
5 to?

6 MR. CURRY: EDC.

7 COUNCIL MEMBER LAPPIN: The agency  
8 is EDC?

9 MR. CURRY: Yes.

10 COUNCIL MEMBER LAPPIN: The agency  
11 is-

12 MR. CURRY: Sorry, HHC/EDC. So  
13 HHC, Howard Hughes Corporation, has an option on  
14 both of those two buildings, meaning that they  
15 have the opportunity to submit plans to EDC based  
16 on deadlines within the agreement on what they  
17 would like to do there potentially in the future.  
18 This is completely separate and apart from the  
19 current ULURP that we're going through and no  
20 plans have been sent to us yet. Well there's no  
21 actions related to the-

22 COUNCIL MEMBER LAPPIN: I  
23 understand. But I wouldn't say it's completely  
24 separate and apart.

25 MR. CURRY: Well the seaport, you



1  
2 know, we look at the seaport as a whole,  
3 obviously, as everything that happens there  
4 compliments the other but at the same time the  
5 actions that we're talking about here are separate  
6 from Pier 17. There's nothing being done to those  
7 buildings right now.

8 COUNCIL MEMBER LAPPIN: No, I  
9 understand. But there's a lot going on at the  
10 seaport and I think we should be looking at it  
11 holistically. I understand the action that's in  
12 front of us, but I also understand that there's a  
13 museum there that has been struggling to get back  
14 up on its feet. I would hope that Howard Hughes  
15 would be a good neighbor and not just sort of talk  
16 to the museum, but actually work with the museum  
17 as time goes on and that we would be looking at a  
18 comprehensive, thoughtful plan as we are trying to  
19 post Sandy. But in general, make this a real  
20 destination for New Yorkers and for others alike.  
21 And I hear from my constituents how much they  
22 enjoy the New Amsterdam Market, that it's been  
23 something that has brought them down to the  
24 seaport when there wasn't much else pulling them  
25 to the community and to the neighborhood and I

1  
2 think that's something that should be on the table  
3 and we should be discussing. Thank you.

4 CHAIRPERSON WEPRIN: Thank you  
5 Council Member. Council Member Comrie, and then I  
6 think Council Member Chin has another question.

7 COUNCIL MEMBER COMRIE: Okay. Just  
8 on the follow up on that. The New Amsterdam  
9 Market has their lease with who, EDC or HHC or  
10 the-

11 MR. COLETTI: It's not a lease,  
12 it's a license. And it's with EDC.

13 COUNCIL MEMBER COMRIE: It's with  
14 EDC?

15 MR. COLETTI: Yes, it's a seasonal  
16 license, so right now it goes from April to  
17 December.

18 COUNCIL MEMBER COMRIE: And how  
19 long have they been there, one year, two years,  
20 four years?

21 MR. COLETTI: Yes, I might be wrong  
22 on this but at least four or five years.

23 COUNCIL MEMBER COMRIE: Four or  
24 five years. And is EDC working with New Amsterdam  
25 to find them another location since if we are to

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believe you stated that they don't want to be part of the new Howard Hughes component?

MR. O'SULLIVAN: This project doesn't affect that space.

COUNCIL MEMBER COMRIE: I didn't ask that. What I'm asking is EDC working with New Amsterdam to make sure that they can stay in business primarily?

MR. COLETTI: Yes, well we want New Amsterdam obviously to stay in business and, you know, we've talking to many people at EDC who have talked about—

COUNCIL MEMBER COMRIE: [crosstalk] suggested to you any locations or alternative spaces that he could be at?

MR. COLETTI: Well, you know, as Chris said, there was some discussions between HHC and the market about Pier 17.

COUNCIL MEMBER COMRIE: What are you saying?

MR. COLETTI: Yes, those didn't work out.

COUNCIL MEMBER COMRIE: If I'm listening to HHC, he's saying that they haven't

1  
2 been able to come to some agreement based on their  
3 discussion. So I'm asking the city if you're  
4 working to try to save a business which I'm  
5 hearing has been, you know, greatly successful and  
6 if the city is to try to help small businesses,  
7 what are we doing for a business that has been  
8 attracting and leading people into the seaport?

9 MR. COLETTI: Well I would say  
10 right now that we want to ensure that the New  
11 Amsterdam Market continues to remain open where it  
12 is and, you know, as I said-

13 COUNCIL MEMBER COMRIE: Is it  
14 possible that it can stay open as an outside  
15 market, even after the construction is done or-I  
16 haven't been down there. Is it an outside market,  
17 outside of the - -?

18 MR. COLETTI: Yes, outside.

19 COUNCIL MEMBER COMRIE: And is it  
20 possible that they could stay there afterwards,  
21 after this construction work is done?

22 MR. COLETTI: At Pier 17?

23 COUNCIL MEMBER COMRIE: Right.

24 MR. COLETTI: You mean the  
25 construction work at Pier 17?

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COUNCIL MEMBER COMRIE: Right.

MR. COLETTI: Yes. That doesn't affect where they are currently.

COUNCIL MEMBER COMRIE: So it's a possibility that they could stay there, working with EDC to be in place where they are now. I'm just trying to be clear on that.

MR. COLETTI: Yes, that hasn't changed. Our relationship with them hasn't changed and we expect that we will continue to, you know, give them a license for the space that they currently have.

COUNCIL MEMBER COMRIE: And that space is all outside of the market or?

MR. COLETTI: Yes. That's currently all outside.

COUNCIL MEMBER COMRIE: In the parking lot before you get to the area? I'm not sure where that is exactly.

MR. COLETTI: It's a parking lot in front of the New Market Building.

COUNCIL MEMBER COMRIE: Okay. All right. And so I'm hearing from you that there will be a commitment to work with them to try to

1  
2 find a permanent opportunity for them to stay at  
3 that location.

4 MR. COLETTI: Well the one think I  
5 do want to be careful of is I know that they've  
6 expressed a strong desire to be in a permanent  
7 structure, which I believe is really what Robert  
8 has been talking about more, you know, in recent  
9 time. And obviously we're committed to  
10 maintaining their space but at the same time, the  
11 two buildings, like I said earlier, HHC has an  
12 option on those two buildings and we don't have  
13 plans for them yet. However, there's additional  
14 considerations on buildings like this, where there  
15 are significant investments that would need to be  
16 made on both of them, both in the building and  
17 both in the substructures as well and, you know,  
18 we haven't gotten to that stage of conversation in  
19 terms of what happens to these buildings yet. So  
20 it's tough to kind of jump ahead and comment on  
21 that.

22 COUNCIL MEMBER COMRIE: So you've  
23 already committed the buildings to HHC first, but  
24 what if there are other tenants that are, from  
25 what I've heard, all been excellent tenants that

1  
2 want to have an option to bid on the building, to  
3 make it their permanent space. Is that going to  
4 be an option or is this—

5 MR. COLETTI: You're referring to  
6 the Pier 17 tenants currently?

7 COUNCIL MEMBER COMRIE: Right.

8 MR. COLETTI: So those tenants all  
9 have leases with HHC. EDC doesn't have any direct  
10 relationship with those tenants so each of them  
11 has a different arrangement with HHC. And as I  
12 said earlier to Council Member Chin, we've been  
13 working with her and discussing the issue of  
14 delaying construction to allow them to remain for  
15 the summer and we continue to be committed to  
16 figuring out a resolution with the Council Member  
17 and HHC that hopefully will resolve the issue for  
18 all parties.

19 COUNCIL MEMBER COMRIE: Okay. All  
20 right. Thank you. Well I would hope that you  
21 especially work with the person that has a  
22 seasonal permit so that they can continue to stay  
23 in business since they've been a positive  
24 attraction to the seaport area. Just on some  
25 questions on the seaport project itself. You were

1  
2 talking about the ability of the public to walk  
3 down and see the Brooklyn Bridge. Can you just  
4 explain more in detail what the heights of the  
5 project are so that I can see how that is?  
6 Because if you look at it with the glass façade, I  
7 just wonder, you know, what are those heights  
8 between the ground level and first floor so that  
9 you can see through to the Brooklyn Bridge.

10 CHAIRPERSON WEPRIN: Say your name?

11 MR. PASQUARELLI: Yes. Greg  
12 Pasquarelli from Shop Architects. The building  
13 itself is 75 foot, 9 inches tall, which is the  
14 exact height of the current building. But what  
15 we've done is that the ground floor and the  
16 mezzanine has a ceiling that's 32 feet high so  
17 that there are actually sort of carved view  
18 corridors that go right through the building that  
19 are 32 feet high and they vary in width but you  
20 know, 20, 30 feet in different places. So when  
21 you come to the building itself you can look  
22 directly through it at the Brooklyn Bridge.

23 COUNCIL MEMBER COMRIE: But you  
24 would have to be at a certain angle to see the  
25 bridge.



1  
2 MR. PASQUARELLI: Yes, it's when  
3 you get to the front door.

4 COUNCIL MEMBER COMRIE: Right.

5 MR. PASQUARELLI: When you make the  
6 turn past the link building and you get to the  
7 front door, immediately you can look through the  
8 building and see both piers, the Manhattan and  
9 Brooklyn pier of the Bridge.

10 COUNCIL MEMBER COMRIE: And you  
11 talked about—and that would be an unobstructed  
12 view 24/7 or would that view be blocked off,  
13 because you talked about at some point having  
14 sliding doors or doors that would be able to  
15 protect against wind or waves or what would those  
16 doors protect you against?

17 MR. PASQUARELLI: Mostly against  
18 wind and weather. But those doors are all glass  
19 and yes, that would be unobstructed 24/7. You  
20 would be able to see through the building even  
21 when the doors are closed.

22 COUNCIL MEMBER COMRIE: Okay. And  
23 then also—you have another question? Okay.  
24 Sorry. Let me hurry up because Council Member  
25 Lappin is freezing. I'm actually kind of cold

1  
2 myself. But it is—I just wanted to ask another  
3 question. You talked about your—what would be the  
4 ability of other people to dock around the pier  
5 and are you bolstering the size of the pier for  
6 docking boats or setting up opportunities for New  
7 Yorkers to be at the pier level to enjoy the  
8 atmosphere or what is the exact diameter and usage  
9 for the bottom level to be—the water side level?

10 MR. PASQUARELLI: Okay. I didn't—I  
11 don't think I—I'm a little bit hard of hearing and  
12 I've got to admit I have a hard time hearing you  
13 sometimes, but I think you asked if we could—are  
14 we going to be able to use different sides of the  
15 pier?

16 COUNCIL MEMBER COMRIE: Right.

17 MR. PASQUARELLI: With boats, and  
18 then you asked some other things.

19 COUNCIL MEMBER COMRIE: Well right  
20 now you have the water taxi, the docks there and  
21 that will be maintained?

22 MR. PASQUARELLI: Yes.

23 COUNCIL MEMBER COMRIE: Will there  
24 be an ability to do a second water taxi or other  
25 persons to dock ships there or small craft?

1  
2 MR. PASQUARELLI: On the east side  
3 of the building—on the east edge of the river,  
4 yes. We're going to have an opportunity to dock  
5 vessels. Also, the water taxi, they're pretty  
6 busy there. So anybody that wanted to, docking on  
7 the south side would be possible. It's a function  
8 of just coordinating with the water taxi and then  
9 on the north side we don't want to have any  
10 docking because want to preserve the great views  
11 of the Brooklyn Bridge.

12 COUNCIL MEMBER COMRIE: So the  
13 north side people would be able to set—are you  
14 going to have tables set up there or?

15 MR. PASQUARELLI: Sure, a fantastic  
16 public open space but we just didn't want ships on  
17 that side of the pier.

18 COUNCIL MEMBER COMRIE: Okay. All  
19 right. And did—what would be the difference  
20 between option A and option B, where you would  
21 have the closed option or you would have just one  
22 single roof on top?

23 MR. PASQUARELLI: Really, the  
24 difference is going to depend upon who the tenants  
25 eventually are and what their space configurations

1  
2 that are going to be required for them to  
3 successfully operate in the building. So we  
4 wanted to have both options there for the  
5 different kinds of circulation and the different  
6 configuration of the floor plates.

7 COUNCIL MEMBER COMRIE: And so you  
8 would not—the zoning regs, the zoning text  
9 wouldn't change with either option or you would  
10 have to—are you asking us to approve both or  
11 neither or—

12 MR. SILVER: Paul Silver. Council  
13 Member Comrie, the special permit authorizes  
14 either one.

15 COUNCIL MEMBER COMRIE: Either one?

16 MR. SILVER: Either one.

17 COUNCIL MEMBER COMRIE: Okay.

18 MR. SILVER: So it could be—both  
19 are within scope.

20 COUNCIL MEMBER COMRIE: All right.  
21 Okay. Thank you. Thank you, Mr. Chairman.

22 CHAIRPERSON WEPRIN: Thank you  
23 Chair Comrie. I would like to now call on  
24 Margaret Chin again.

25 COUNCIL MEMBER CHIN: Yes, I just

1  
2 want to follow up on your rendering on the rooftop  
3 and I know that we talked about it in the meeting  
4 about public access, open space. Now in your  
5 rendering that you presented to us, actually it  
6 looked like that there will be opportunity, even  
7 when you're having an event that public is not  
8 only—because the space in the back, you dedicated  
9 that as your public, open space, right? But if  
10 you have an event from your picture, it looked  
11 like it was still room for people to walk around  
12 to the front end of the pier to get a better view.  
13 Even though what you said in the back, you could  
14 see from four sides. But it doesn't look as great  
15 as when you walk all the way to the front. So I  
16 want to make sure that it's still possible to make  
17 sure there is public access in the perimeter, even  
18 if you are having an event in the middle, that  
19 those spaces are opened to the public.

20 MR. PASQUARELLI: I'll respond to  
21 that. We were—we've looked at this and we were  
22 trying to accommodate a few different things. The  
23 most important thing for us is to have all of the  
24 views available to the public, no matter what was  
25 happening on the roof. There are logistical

1  
2 issues with using the roof and having people  
3 walking all the way to the edge of the roof when  
4 there is an event. Okay. So that's problematic  
5 and we've actually continued to look at ways to  
6 potentially satisfy your concern about having the  
7 roof open as long as possible, as often as  
8 possible for the public. I don't think that  
9 identifying areas out at the end of the pier are  
10 the best way to handle that. We're still thinking  
11 about a way to respond to your concern.

12 COUNCIL MEMBER CHIN: Okay.

13 Because that's where the best views are in terms—  
14 we don't, I mean, we want to make sure that the  
15 public have access to the best view and not just  
16 relegate to the back, you know, even though you  
17 say, yes, you can see for four sides. But there  
18 is a different—and I just wanted to say that I  
19 want to thank my colleague for their comments on  
20 Pier 17. And I know everybody are addressing the  
21 issues about the New Amsterdam Market and the  
22 seaport. And those issues will come, you know  
23 before the City Council in future dates, and I  
24 hope to have your support in those times. But  
25 right now—but I thank you for your, you know,

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comments about Pier 17.

CHAIRPERSON WEPRIN: Thank you very much Council Member Chin. Gentlemen, we're going to excuse you now. Don't rush so much. Don't be so excited. No, please. And then I am going to again, we're going to call alternate—we're going to alternate between panels opposed and the panels in favor, as long as we have some of both. We're going to limit people to two minutes each again, so try to limit your testimony. As time goes on you'll see a lot of your points were made already, so you could just echo those briefly if you could. So I would like to call this first panel in opposition. Robert LaValva, from the New Amsterdam Market; Jerry Gallagher from the South Street Seaport Museum; Tom Burton from Manhattan by Sail; and Dimitri Hatzigeorgiou, sorry if I messed that up, from the Beekman Beer Garden. Are all four of those people here? Have a seat. There's four chairs up front. Yes, representatives of the applicants are going to stick around. Right? Chris, you have—Chris Curry?

MR. CURRY: Yes.

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CHAIRPERSON WEPRIN: Yes? Okay.  
Gentlemen, whenever you're ready you can decide who goes first. I don't know if Robert wants to go first. I called him first and since you guys—you were a subject of a lot of discussion, we can have you be the first one. Again, try to—if you can limit it. I know it's difficult to limit it, we really would appreciate it. It will help us move quickly. Okay? Thank you.

MR. ROBERT LAVALVA: Honorable members of the New York City Council, good morning—or afternoon. My name is Robert LaValva and I'm the president of New Amsterdam Public Market Association. The New Amsterdam Market is an economic development association that fosters small businesses who support responsible agriculture, regional economies and fair trade. For several years now we've held markets under the elevated highway fronting the old Fulton Fish Market on South Street in lower Manhattan. Our market now includes 50 weekly vendors, as well as numerous visiting vendors, most of them entrepreneurs, who collectively provide meaningful employment to hundreds of New Yorkers. Each year



1  
2 we bring 50,000 customers from the entire city to  
3 the South Street Seaport neighborhood, a place  
4 most city residents have chosen to avoid. We  
5 propose that the two remaining city owned Fulton  
6 Fish Market buildings on the waterfront be  
7 preserved and rehabilitated as a permanent year  
8 round indoor home for New Amsterdam Market. Such  
9 an institution would rival the great markets of  
10 the world and create a significant economic impact  
11 for our city. I'm going to skip ahead. It's  
12 already in the written testimony. The main  
13 important part of the testimony is some people  
14 will try to tell you that the ULURP before the  
15 City Council today has nothing to do with the fish  
16 market site and that we should express our  
17 concerns in the future. I'm here to tell you this  
18 is not the case. By voting to approve this ULURP,  
19 you will cause the city's existing lease with  
20 Howard Hughes to be amended so that the city would  
21 no longer be obliged to maintain the two remaining  
22 historic Fulton Fish Market buildings as a market  
23 at all. In addition, only office uses will be  
24 permitted in one of the fish market buildings,  
25 known as the tin building. Furthermore, by voting

1  
2 to approve this ULURP, you'll be approving the  
3 rezoning of not only Pier 17 mall, but of the  
4 entire waterfront, from Maiden Lane to the  
5 Brooklyn Bridge, including the site of the Fulton  
6 Fish Market buildings. What is troubling about  
7 this is the EDC and Howard Hughes have a letter of  
8 intent to redevelop the Fulton Fish Market site as  
9 a luxury residential high rise hotel and retail  
10 complex. The proposed rezoning therefore enables  
11 a development that has never been revealed to the  
12 public or reviewed by the Council. If we wait  
13 until these plans are proposed it will be too  
14 late. The only time to protect the site from  
15 demolition is now. I have one more paragraph. I  
16 could state that or-

17 CHAIRPERSON WEPRIN: Yes, hopefully  
18 we'll get to it on a question or something. Who  
19 wants to go next and we'll do it that way. The  
20 sound is terrible here. I didn't know if it was  
21 me or not. It seems like everything is very  
22 mumbled in the sound. So try to speak clearly and  
23 as slowly as you can speak in a two minute  
24 presentation so-but go ahead.

25 JG: Good afternoon. My name is

1  
2 Jerry Gallagher. I'm the general manager of the  
3 South Street Seaport Museum. I would like to  
4 thank you, Chairman Weprin, and members of the  
5 subcommittee for providing the opportunity to  
6 testify today. I'm here to present testimony on  
7 behalf of Susan Henshaw-Jones. Susan is the - -  
8 director of the museum of the City of New York and  
9 the president of the South Street Seaport Museum.  
10 Unfortunately Susan was called away unexpectedly  
11 this morning and regrets that she's unable to  
12 hear-to present her testimony in person. The  
13 South Street Seaport Museum is committed to  
14 preserving and promoting what is a last reminder  
15 of New York City's past as the greatest American  
16 Seaport, with its wonderful ships, waterfront and  
17 restored 19th century landmark buildings and  
18 blocks. We are hopeful that the Howard Hughes  
19 Corporation will ensure that the redevelopment of  
20 the seaport retail environment is undertaken with  
21 an eye towards supporting the qualities that make  
22 the seaport district a special place. Of  
23 particular concern is the developer's proposal to  
24 install and operate a larger outdoor performance  
25 stage directly on the boundary line between Howard

1  
2 Hugh's Pier 17 and the Seaport Museum's Pier 16,  
3 the only pier currently under the seaport museum's  
4 control. A performance on this stage will  
5 interfere with museum life on Pier 16 for a number  
6 of reasons. First, because the stage will be  
7 placed directly at the boundary line, the public  
8 will physically encroach on museum space. Second,  
9 Pier 16 is used as an educational platform with  
10 the historic Ambrose light ship open to the  
11 public, with school and family programs taking  
12 place directly on the pier, as well as daily sales  
13 of our 19th century schooner, Pioneer, docked at  
14 Pier 16. Having a performance stage there is akin  
15 to allowing the operation of a noisy night club in  
16 a residential area. The location of the proposed  
17 performance stage also obstructs the view corridor  
18 from Fulton Street, the gateway to the historic  
19 waterfront. Preserving the view corridor has been  
20 a longstanding planning requirement of the city  
21 planning commission of the seaport district, and  
22 we believe that an open view corridor with views  
23 of the waterfront and historic ships is essential.  
24 Okay. The waterfront is a place where educational  
25 activities of all New Yorkers should be fostered

1  
2 and supported. The location of the stage will  
3 impact on the ability of the seaport museum to  
4 successfully provide programming and make it very  
5 difficult to fulfill our educational mission.

6 CHAIRPERSON WEPRIN: Thank you.

7 Who wants to go next? Okay.

8 MR. TOM BURTON: Hello. My name is  
9 Thomas Burton of the Clipper City and I would like  
10 to respond to some of the conversation regarding  
11 the engineering reports that were discussed  
12 earlier. I won't use that at this time now,  
13 though, I would like to in questions perhaps be  
14 able to address that--those issues. My name is Tom  
15 Burton. I'm sitting here before you as the owner  
16 of Manhattan by Sail, a small business that calls  
17 Pier 17 of the South Street Seaport home.  
18 Manhattan by Sail was started in 2001 and we  
19 operate the Clipper City tall ship. It's 160  
20 replica of the pre-civil war era steam clippers  
21 that sailed. This boat was sailed from 1854 until  
22 she was decommissioned in 1892. She was the  
23 largest and fastest ship of her day. For the last  
24 13 years we've been sailing in lower Manhattan and  
25 we've started with a volunteer crew and now today

1  
2 I stand here as an employer with over 50  
3 hardworking men and women who work for us during  
4 our six month season, 40 of whose jobs depend on  
5 the Pier 17 operation. They and over 1,000 other  
6 workers on the pier will lose their livelihoods  
7 earlier than need be. I stand here as a husband  
8 and father of two and a four year old daughter—a  
9 two and a four year old daughter. I'm a lifelong  
10 New Yorker, resident of South Bridge Towers. I  
11 stand here—or sit here as I stood before the city  
12 planning commission when they reviewed this  
13 application, as I stood before the bureau  
14 president, as I stood before the community board  
15 one before that and I'm asking for one thing. The  
16 whole time I've been standing, I've been sitting  
17 and standing for one thing and I want this  
18 absurdity to end, please. It's absurd that I've  
19 spend five months now asking for one thing, that  
20 my business, that viable business of the seaport  
21 be allowed to operate as long as possible, period.  
22 I haven't been running my business or pursuing a  
23 growth strategy. I've been spending time with EDC  
24 and to attempt to have them extend businesses and  
25 this is until they have construction permits in

1  
2 hand, leave us open. In light of Sandy, it's even  
3 more important.

4 CHAIRPERSON WEPRIN: All right. We  
5 understand. Thank you.

6 MR. BURTON: I have two more points  
7 to make, that the construction may not occur on  
8 time because of what happened to Sandy. And so  
9 with that, with the resiliency plans and  
10 Department of Building and all that's going to  
11 happen, lease, leave us open until they can  
12 actually begin construction and then we'll leave.

13 CHAIRPERSON WEPRIN: And we  
14 understand that part. Okay, good. Dimitri?

15 MR. DIMITRI HATZIGEORGIOU: Hello.  
16 Dimitri Hatzigeorgiou with the Beekman Beer Garden  
17 Beach Club. We occupy the north part of the pier  
18 with the amazing view of the bridge. Fantastic  
19 summer venue, we've been in operation for four  
20 years. We employ over 120 people. We feed 500  
21 individuals through that. We've been a great  
22 partner and a member of the community. We even  
23 hosted Governor Cuomo's event for Barak Obama's  
24 50th birthday, so many high profile events. It's  
25 just a fantastic access point and view for the

1  
2 river. Like others, we suffered tremendous damage  
3 and we need six weeks to rebuild our venue. And  
4 we have many events and parties on hold right now  
5 that would like to come down and enjoy the views  
6 and the facility. So we're asking similar to  
7 others, that we operate this summer and then also  
8 be included in the future plans. We were  
9 incorrectly categorized as sometime events and  
10 underused. This is a well used area with a beach  
11 and a thriving area. And we would very much like  
12 to be part of that future design in the area, so  
13 going forward and that we can contribute as we  
14 have. Thank you.

15 CHAIRPERSON WEPRIN: Thank you for  
16 being under the two minutes. That's good.  
17 Council Member Chin wants to start with the  
18 questions and hopefully we'll get into some of the  
19 things you wanted to add.

20 COUNCIL MEMBER CHIN: Yes, I guess  
21 just an opportunity for Tom to raise the issue  
22 that you talked about. I wanted to hear a little  
23 bit more about when you're talking about the pier  
24 work?

25 MR. BURTON: Thank you. The



1  
2 discussion of the—that engineering report that  
3 Howard Hughes just conducted, there was an earlier  
4 engineering report, one that I was told was  
5 mentioned in the letter of intent. I think it was  
6 2008 or whenever it was. And I believe the  
7 circumstances relating to that—I'm sorry, okay.  
8 Let me restart. In 2010 I was notified that I  
9 was—my lease was going to be terminated. My  
10 license was going to be terminated by Howard  
11 Hughes Corp. The reason was unclear to me. It  
12 turned out that there was some report that had—  
13 that the EDC had in their possession that spoke  
14 about structural integrity issues of the pier and  
15 that I was then going to be evicted for that  
16 reason and that my license was terminated  
17 effective immediately and I was not allowed to  
18 dock at the pier. It took a few months, but I was  
19 able to, with an engineer in tow, communicate with  
20 the EDC and was able to self-help. We got  
21 engineering approvals from EDC, signed off, the  
22 owner signed off through small business services  
23 and I was told that even though it may be the  
24 responsibility of Howard Hughes Corp or EDC to  
25 actually perform the repairs, nobody was going to

1  
2 pay for it. But if I wanted to do it and I was  
3 going to pay for it, then I could go ahead. So I  
4 did. I pursued that. I spent about \$70,000-  
5 80,000 to repair the pier. I drove six piles and  
6 learned a lot about engineering. But it was  
7 determined that the Clipper City delivered a  
8 lateral load of, I think, less than one tenth of  
9 1% of the wind lateral-of the lateral load caused  
10 by windage and therefore I was determined to be  
11 safe and fully operable there. I had to fix the  
12 fender pilings and so my-I was told, what I  
13 understood, this was a surprise to me. I did not  
14 hear this new report until I was sitting here. So  
15 I just wanted to share information with you that,  
16 you know, should there be-I drove piles in a  
17 location that is now-has been un-accessible since  
18 July 14th when there was a fire on the pier and we  
19 were not granted access to go back there. There  
20 was no walkway created to go back there, but we  
21 were allowed to slide down the pier and we  
22 operated the rest of the season there safely, over  
23 towards the Beekman Beer Garden towards the north  
24 or Brooklyn Bridge side of the pier or the face of  
25 the pier. If there's a way to self-help again if

1  
2 the pier is going to be reopened or if there is a  
3 chance that we will have the opportunity to  
4 operate there this summer, you know, I ask that  
5 every consideration be made. We do not have a  
6 location to go to.

7 COUNCIL MEMBER CHIN: Thank you.

8 From the testimony of the Seaport Museum, what is  
9 the arrangement now, because they have a stage  
10 there, right? Every summer, starting April to  
11 November, they have a stage there and they use it.  
12 Are they paying the museum rent or something for  
13 the use of Pier 16?

14 MR. GALLAGHER: No.

15 COUNCIL MEMBER CHIN: No?

16 MR. GALLAGHER: No.

17 COUNCIL MEMBER CHIN: Okay. But  
18 they're on your space?

19 MR. GALLAGHER: No, the stage is on  
20 Pier 17, it's directly on Howard Hughes' property,  
21 but it's right on the borderline between Pier 16  
22 and Pier 17. So if there's a performance on the  
23 stage, an audience naturally would fan around in  
24 front of the stage and a lot of the crowds spill  
25 out over onto Pier 16 where we would normally have

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programming.

COUNCIL MEMBER CHIN: So have you done any coordination with them ,in terms of programming?

MR. HATZIGEORGIOU: We've been working—our people have been working with their people on trying to coordinate. But this season we're looking to do more programming on the pier for the summer to develop more family and weekend programs.

COUNCIL MEMBER CHIN: Okay, thank you.

CHAIRPERSON WEPRIN: Councilman Comrie had a question, too. Margaret, if you want to let him go and then come back?

COUNCIL MEMBER COMRIE: I just wanted the gentleman from New Amsterdam Market to further clarify what he talked about in his statement, when you were saying that what is troubling about this EDC and how you have a letter of intent to redevelop the Fulton Market site into a luxury residential high rise hotel and retail complex. Where exactly?

MR. LAVALVA: That's described in a

1  
2 letter of intent that was signed between Howard  
3 Hughes and EDC in December of 2011.

4 COUNCIL MEMBER COMRIE: But where  
5 are you talking about it-

6 MR. LAVALVA: Where would that be  
7 built? On the side of the Fulton Fish Market.

8 COUNCIL MEMBER COMRIE: On the-in  
9 the link building or the two others?

10 MR. LAVALVA: No, the two historic  
11 Fulton Fish Market buildings which our whole  
12 objective of our mission is to preserve and  
13 protect those buildings and rehabilitate them as a  
14 market.

15 COUNCIL MEMBER COMRIE: So-but  
16 that's outside the scope of what they're  
17 petitioning for right now, correct?

18 MR. LAVALVA: It's outside the  
19 scope of the product, but it's not outside the  
20 scope of the rezoning.

21 COUNCIL MEMBER COMRIE: Got it.

22 MR. LAVALVA: That's the reason  
23 we're bringing it up.

24 COUNCIL MEMBER COMRIE: Okay. And  
25 you've asked EDC for an opportunity to locate in

1  
2 those sites prior to knowing about this, or was it  
3 after you knew about Howard Hughes winning the  
4 bid?

5 MR. LAVALVA: We first proposed the  
6 idea, origin of preserving and rehabilitating the  
7 Fulton Fish Market in 2005, before there was a  
8 Howard Hughes.

9 COUNCIL MEMBER COMRIE: 2005. And  
10 you've been trying to work with EDC since then to  
11 make that happen?

12 MR. LAVALVA: Yes, and we have  
13 worked with them and they have been very helpful  
14 to let us stage markets in the parking lots in  
15 front of those buildings because currently those  
16 buildings can't be accessed.

17 COUNCIL MEMBER COMRIE: Okay, all  
18 right. And then also you didn't—your conclusion  
19 you talked about separating the—or getting the  
20 full public review on the mixed use development  
21 plan for the market. But you're talking about the  
22 second site now, not just the first site, correct?

23 MR. LAVALVA: Right. Well the  
24 major reason we're bringing this up today is  
25 simply that this ULORP process is connected with

1  
2 future development and that why we feel that  
3 everything ought to be presented at the same time,  
4 put on the same table so that everyone can  
5 understand what these plans are.

6 COUNCIL MEMBER COMRIE: Okay. And  
7 the last time you talked with EDC, did they give  
8 you any kind of feedback that they had a site in  
9 mind for you or a location in mind for you, so  
10 that you could see your vision materialize?

11 MR. LAVALVA: Well we have never  
12 approached EDC about an alternative site because  
13 what we've been seeking to promote is that the  
14 fish market buildings are so unique that we should  
15 all try to preserve them and keep them as a market  
16 site.

17 COUNCIL MEMBER COMRIE: So they  
18 haven't come to you with any alternatives?

19 MR. LAVALVA: We haven't asked them  
20 to.

21 COUNCIL MEMBER COMRIE: All right.  
22 Okay. And just one—there was one other question.  
23 And you heard them say earlier that they would  
24 continue to allow you to operate where you are  
25 now. Exactly how would that be impacted with

1  
2 construction if there were construction going on  
3 at the site?

4 MR. LAVALVA: To the best of our  
5 knowledge, we don't think the construction would  
6 impact the present situation. However, the—it  
7 could be a longer term impact, as mentioned in  
8 this testimony, because when this ULORP is  
9 approved, the city's relationship to the Fish  
10 Market site changes.

11 COUNCIL MEMBER COMRIE: Okay. All  
12 right. But you would really like to see those  
13 buildings maintained and you be given an  
14 opportunity to create your New Amsterdam Market  
15 within those two buildings, correct?

16 MR. LAVALVA: Yes. Our fundamental  
17 belief is that the fish market buildings are both  
18 as integral to the entire South Street Seaport as  
19 any other building within the seaport and that's  
20 why we've worked so hard to bring that to  
21 everyone's attention.

22 COUNCIL MEMBER COMRIE: Okay.  
23 Thank you.

24 CHAIRPERSON WEPRIN: Okay.  
25 Gentlemen, thank you very much. All right. We're



1  
2 now going to call our first panel in favor of this  
3 project. I would like to call two members of the  
4 Community Board first, Catherine McVay Hughes and  
5 Michael Levine or Levine, also, Amy Peterson from  
6 Non-traditional for Women new and Steve McGinnis  
7 from The Carpenters, is he here still?

8 COUNCIL MEMBER COMRIE: I also have  
9 a resolution.

10 CHAIRPERSON WEPRIN: Okay.

11 COUNCIL MEMBER COMRIE: So there  
12 are three things all together. Thank you.

13 CHAIRPERSON WEPRIN: Steve drew the  
14 long straw. Is he here? No? Jim? All right.  
15 Mr. Conway, you come up then. So let's switch to  
16 James Conway. All right. So let's call James  
17 Conway up, from the operating engineers. Okay.  
18 Whenever you're ready. And I'm sorry about the  
19 two minute limit, but we'll try to work within it.  
20 Okay? Thank you.

21 MS. CATHERINE MCVAY HUGHES: Good  
22 afternoon, members of the City Council. I am  
23 Catherine McVay Hughes, Chairperson of Manhattan  
24 Community Board 1. In consideration of the  
25 feedback from a public hearing on October 4, 2012

1  
2 the Community Board 1 supports this ULORP  
3 application with the following considerations.  
4 One, HHC restore the seaport to its vibrancy as  
5 quickly and safely as possible, since there are  
6 currently many stores shuttered on Fulton Street.  
7 Two, HHC extend the deadline for the Clipper City  
8 New York waterways and other business  
9 establishments eviction from June 30, 2013 to  
10 September 30, 2013 to permit operation through the  
11 summer season. Three, at least the equivalent  
12 quantity and quality of public space that was  
13 specified by the city when Pier 17 was originally  
14 built in 1985 is maintained and that the borough  
15 president's office confirm to its satisfaction  
16 that this is the case. Four, public spaces at  
17 Pier 17 should not become de facto private spaces.  
18 Public spaces should not be used for regular boat  
19 queuing, rendering it unusable by others. And the  
20 public should have access to the roof at a variety  
21 of times of the year, week and day. Five,  
22 requirement of the filing of a restrictive  
23 declaration be enforced as a condition of the  
24 certification sought under section 62-811. Six,  
25 application for a special pursuant to ZR Section

1  
2 74-7432 and an authorization pursuant to ZR,  
3 Section 62-8022B, to allow a modification of the  
4 visual corridor permitted obstructions  
5 requirements and a modification of the design  
6 requirements for waterfront public access areas,  
7 to the extent that such special permit  
8 authorization relate to the stage in Fulton Plaza  
9 be denied. Seven, rooftop space incorporated.  
10 Eight, Pier 17 design be modified to incorporate a  
11 flexible multiuse pier design for maritime use,  
12 including the installation of cleats, bollards,  
13 gates, etcetera. Nine, the engineering design of  
14 Pier 17 and the redevelopment area incorporate  
15 best practices and engineering so they would not  
16 be damaged if there were to be another Superstorm  
17 Sandy. 10, Maritime uses of Pier 17 be limited to  
18 a type of use that would not adversely affect the  
19 pedestrian experience on Pier 17 e.g., no party  
20 boat usage. 11, HHC enforces urban renewal plan  
21 specifications for citing of street vendors and  
22 kiosks and ensure that - - buses do not-

23 CHAIRPERSON WEPRIN: Please  
24 summarize. I know there's 15 and we have the-

25 MS. MCVAY HUGHES: Okay. 12, HHC

1  
2 agree that any development of the New Amsterdam  
3 Market building and tin building include the  
4 siting there of a public market such as the New  
5 Amsterdam market and a community center. 13,  
6 last, water space adjacent to Pier 16 be clarified  
7 as within the control of the South Street Seaport  
8 Museum. Thank you very much. I would like to  
9 introduce Michael Levine.

10 CHAIRPERSON WEPRIN: All right. Go  
11 ahead.

12 MR. MICHAEL LEVINE: Thank you. My  
13 name is Michael Levine, I'm director of planning  
14 and land use for Manhattan Community Board 1, and  
15 I will speak very briefly because the hour is late  
16 and we know that we're trying to get as many  
17 speakers as possible. As you know from what  
18 you've heard before, there are nine separate  
19 actions before you in this ULORP package and  
20 Community Board 1, we are pleased to tell you  
21 after an extensive review process has recommended  
22 approval on the nine actions in the ULORP package  
23 with certain modifications, as you heard our  
24 chairperson mention. I would like to focus on one  
25 item that has been mentioned by several speakers

1  
2 and by Council Member Lappin before she left, and  
3 that is the zoning change which is part of that  
4 package from a C28 to a C46. The Community Board  
5 is in favor of that zoning change. We believe it  
6 is consistent with zoning policy on the east side  
7 waterfront of lower Manhattan, to make it  
8 consistent with the area south of Maiden Lane,  
9 north to the Brooklyn Bridge. Our problem is  
10 that—and we believe it is within the scope of this  
11 ULORP action to discuss the tin building and the  
12 New Market Building because they are within the  
13 site of the proposed zoning map change.

14 Therefore, we believe it is part of this  
15 discussion and can be made part of the scope of  
16 what we're doing here today. We're disturbed that  
17 Howard Hughes Corporation has not spoken with us  
18 about their plans to exercise their option to  
19 lease that property from EDC and to come up with  
20 some sort of a plan so we know we're recommending  
21 approval of the rezoning, but we do not know what  
22 will happen on the site of these two buildings.  
23 We're asking the Council to write this into your  
24 consideration. In addition to approving the  
25 reconstruction of Pier 17 for which the zoning

1  
2 change is required, we ask that you instruct  
3 Howard Hughes Corporation and EDC to sit down at  
4 the negotiating table with us and tell us what are  
5 they planning for the two sites, the New Market  
6 Building and the tin building? What can we expect  
7 in the future? We know they have to come back.  
8 It will be a property disposition. There will  
9 have to be a negotiated lease agreement between  
10 EDC and Howard Hughes Corporation. But as of  
11 today, we have no idea what we're approving on  
12 this site. We ask you to assist us in this  
13 matter. Thank you.

14 CHAIRPERSON WEPRIN: Thank you.

15 And well done. I know two minutes is tough to get  
16 within. So thank you for that.

17 MS. MCVAY HUGHES: There's more,  
18 but it's in our written testimony.

19 CHAIRPERSON WEPRIN: I appreciate  
20 it, thank you. Ms. Peterson.

21 MS. AMY PETERSON: Thank you. I'm  
22 Amy Peterson. I'm the president of Non-  
23 Traditional Employment for Women. I'm grateful  
24 for the City Council support of our program. We  
25 provide free training and access to union

1  
2 construction jobs for disadvantaged women  
3 throughout the city. And it's really important,  
4 once the women get into these unions and get these  
5 high paying jobs, that they're actually offered  
6 work on job sites. And so we have reached out to  
7 owners across the city through the New Signature  
8 Projects program and asked people to make  
9 commitments. The only legal commitment that  
10 exists is a commitment on federal projects of  
11 6.9%, and that has been in place since 1978 and  
12 has not met on a regular basis. The Howard Hughes  
13 Corporation has committed to a 10% requirement and  
14 is working with their general contractor to ensure  
15 that the jobs that will be made through the  
16 construction project will be available to women at  
17 a high level and we are grateful for that.

18 CHAIRPERSON WEPRIN: Thank you.

19 That was quick, too. I like that. Can you reset  
20 it Rob? There we go. Okay. Mr. Conway?

21 MR. JAMES CONWAY: All right. Good  
22 afternoon Chairman, I want to thank you for-

23 CHAIRPERSON WEPRIN: Don't rub it  
24 in.

25 MR. CONWAY: This presentation. My

1  
2 name is James Conway. I'm here to represent Local  
3 14 Operating Engineers. My members operate the  
4 pile drivers. We worked on the original seaport  
5 project and we look forward to working on the  
6 renovation of Pier 17. We are in favor of this  
7 project. We believe that this project will create  
8 350 union construction jobs at its peak, so we are  
9 in favor of this project. On a personal note, I  
10 did attend the fireworks display at Pier 17 when  
11 our troops returned home from Desert Storm in  
12 1991. This time we're going to welcome our troops  
13 home by creating jobs, by creating good union  
14 construction jobs. I want to thank Council Member  
15 Chin for all the work that she does for our  
16 returning vets. And we look forward to working  
17 with the Council Member on creating apprenticeship  
18 opportunities for veterans that are returning home  
19 to her district in this project Pier 17  
20 renovation. Also on a personal note, I also went  
21 on a date at Pier 17. Unfortunately cupid gave me  
22 a blunt lead arrow. I believe after this  
23 beautiful glass structure is built, the moon is  
24 going to shine on this structure. It's going to  
25 give—create a golden arrow tip and return love and



1  
2 happiness to lower Manhattan. Thank you.

3 CHAIRPERSON WEPRIN: Thank you, Mr.  
4 Conway. I just want to point out that cupid is  
5 not part of this project. But thank you very much  
6 all of you. Excuse me. But thank you all very  
7 much. Ms. Chin, did you want to ask this panel a  
8 question or statement? Okay. Thank you very  
9 much. You're all excused. We're going to call up  
10 a panel on opposition. But before we do that,  
11 thank you. I want to read the names of some great  
12 Americans. These are people who actually came  
13 here to express their views, but didn't want to  
14 speak. This is an option that's open to anyone  
15 that they--that they may have heard what they said  
16 as we go along. But these people all left their  
17 name and I want to just read them into the record,  
18 Jennifer Jager, Max Miller. These were all in  
19 opposition at this point. Danny Zilberberg,  
20 Gabrielle Carbon, Sewayne Sarber, Eric Hassert,  
21 Niles Wessle, Kelly Ripley, Julio Gallego, Mesha  
22 Lepetik, Eric Harten, Claire Harten, Christine  
23 Rigo and Kerry Truman. They all were here in  
24 opposition but either couldn't stay to speak or  
25 didn't choose to speak. And like I said, we will

1  
2 have those names read into the record, if anyone  
3 else wants to do that. Opposition, I guess the  
4 first four off of that pile, Robert. Thank you.  
5 So this panel in opposition now, I would like to  
6 call up Salvatore Palezzi, Michael—is it Yezi?  
7 David Nazique and Bridget Sky. Is it Sky or? I  
8 don't have any of them here, but if not I'll keep  
9 pulling. Was that you? Did I mess that up really  
10 bad? How many do we got for that four? We would  
11 like to put four up here, so if people had to  
12 leave that's a—we understand. People actually  
13 have lives I've heard, yes. So they have other  
14 places to go, so we do apologize for the delay.  
15 Are there four of you here already? Yes. Sir, I  
16 called your name?

17 MR. SAL PALEZZI: I'm Sal Palezzi.

18 ALJ: Oh, okay. All right. So we  
19 have all four of you. Thank you. We could try  
20 closing the windows again. The only problem is,  
21 is that they said they were doing stuff on the  
22 roof. That's what it was, the shingles. They  
23 claim they stopped doing that. I don't know if I  
24 want to risk closing the windows again. I don't  
25 know. It's a mixed vote. Let's freeze a little

1  
2 longer and—for now. Whoever wants to go first.  
3 Again, try to keep it at two minutes to state the  
4 opposition.

5 MS. BRIDGET SCHUIE: I'm completely  
6 opposed. I just want to say that this project is  
7 an affront to the neighborhood, in light of what  
8 we suffered at Sandy. And as a community member  
9 and a mother it's just going to create more havoc.  
10 This is so—we need to repair, not knock things  
11 down. The pier has been there since the '80s.  
12 It's fine. It's not the greatest, but it's not  
13 the affront that people are saying or that some  
14 parties are claiming it to be. We need—the  
15 neighborhood needs to be put back together.  
16 Please just take that into consideration after  
17 everything we suffered and not create more of a  
18 war zone than it already is. We have suffered the  
19 replacement of 100 year old water mains for the  
20 last eight years. It's a nightmare. Jackhammers  
21 are going at all hours of the night. My 13 year  
22 old son asks us, "Mommy, can they be doing this at  
23 this hour?" And I'm like, well, it's Con Ed. So  
24 just take some consideration to the community and  
25 put it to rest, you know. Give us a break. I'm

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sorry.

CHAIRPERSON WEPRIN: Bridget, could you just state your whole name for the record?

MS. SCHUIE: It's Bridget Schuie.

CHAIRPERSON WEPRIN: Okay, because I didn't get that at the beginning. All right. Who wants to go next, Sal?

MR. SALVATORE PALEZZI: I would like to give my time to Michael Kramer.

CHAIRPERSON WEPRIN: You can't pass on the other time. You can either stay. You can pass. You can do the two minutes. We can't just start piling on time like that. It's just going to cause a lot of havoc. So why don't you state what you want to state. We'll let him state and we'll give some leeway, so.

MR. PALEZZI: I'd like to-

CHAIRPERSON WEPRIN: Just state your name Salvatore?

MR. PALEZZI: My name is Salvatore Palezzi. I would like to maintain the South Street Seaport Museum and the ships and the pier, and what it was meant to be at the beginning. That's it.

1  
2 CHAIRPERSON WEPRIN: Okay. Thank  
3 you very much. Thank you for - -. I'm sorry, but  
4 if you could just try to keep it within two  
5 minutes, whoever wants to go next. And like I  
6 said, if you have something important at the end,  
7 I can let you go a little longer.

8 MR. DAVID NATCHEZ: Ladies and  
9 gentlemen my name is David Natchez. I own a  
10 walking tour company called Urban Oyster. We do  
11 tours in the South Street Seaport and we work in  
12 partnership with both Manhattan by Sail and New  
13 York Water Taxi. I have written comments that  
14 I've given you. Instead of reading those, I'm  
15 simply going to sum up.

16 CHAIRPERSON WEPRIN: Thank you.

17 MR. NATCHEZ: It is ridiculous that  
18 we would close Pier 17 prior to the summertime in  
19 light, in particular, of the impacts of Hurricane  
20 Sandy. I just think that, that's a no brainer.  
21 The construction should be delayed. Second, the  
22 seaport is the most historic location in lower  
23 Manhattan, currently. Now we made a mistake in  
24 the 1980s of building a suburban mall in our most  
25 historic location. We have an opportunity now to

1  
2 re-imagine that location and to be more creative  
3 with it than is currently being proposed by the  
4 Hughes Corporation. I simply advocate that we  
5 slow this process down and that we take a more  
6 inclusive process and a more creative process to  
7 create something a little bit more like what they  
8 have in Seattle, what they have in San Francisco.  
9 We don't need a suburban mall. Those are in  
10 Paramus, New Jersey. We're in Manhattan. This is  
11 an opportunity to create a truly unique and  
12 special location in New York, for both tourists  
13 and visitors alike.

14 CHAIRPERSON WEPRIN: Thank you,  
15 sir.

16 MR. MICHAEL YEZZI: Hello. I'm  
17 Michael Yezzi, I'm the owner of Flying Pigs Farm.  
18 We're a farm that sells directly to customers in  
19 New York City, currently through the green  
20 markets, although we were a vendor back when New  
21 Amsterdam Market started in 2005. I'm interested  
22 in the use of the Fulton Fish Market site. I  
23 think, based on testimony earlier, that it's in  
24 agreement that this is appropriately before the  
25 Council, both because it's within the zoning area

1  
2 as the applicant's counsel referred to items  
3 outside the application before the Council, as  
4 well as our architect in areas outside of the Pier  
5 17. I think that especially the 2011 letter of  
6 intent and the option that's given to the Howard  
7 Hughes Corporation under that is—makes this  
8 appropriate for consideration today. The public  
9 and the Council can't make an informed decision  
10 without knowing what those plans are. I think  
11 the—in part, the June 30th deadline for  
12 construction is a deadline under that letter of  
13 intent and I think that's what's driving a lot of  
14 this decision for construction to begin by that  
15 point. So I think that the plans for that site  
16 need to be considered as part of this, or the  
17 letter of intent has to be amended to remove the  
18 option so that it can be totally separate. Also,  
19 as a business owner and one who plans, I think  
20 that the lack of ability to respond to the  
21 Council's questions on which tenants rent, type of  
22 uses, outside performance and sound mitigation I  
23 guess would be most charitable, show a lack of  
24 planning. And the application should be held in  
25 abeyance until those can be answered. Thank you.

1  
2 CHAIRPERSON WEPRIN: Okay. Thank  
3 you very much. Council Member Chin, did you have  
4 something you want to add? All right no thank  
5 you—thank you very much. Okay. Great, thank you.  
6 We are now going to call a panel in favor. I  
7 would like to call Andrew Hallowick from the New  
8 York Building Congress, Tamara Rivera, with my  
9 apologies, from the District Council of  
10 Carpenters, Devon Lemox from District Council 9  
11 and Jordan Eisenstat from Abne. And I don't know  
12 how many of them are here. I didn't realize that  
13 you were here instead of Steven McGinnis. Sorry  
14 Ms. Rivera. We have—Connie Chung from Downtown  
15 Alliance is here also. Connie, why don't you come  
16 up and pull up one of the folding chairs, and  
17 we'll slip you in also in this panel as well. I  
18 would like to get them all out of the way.  
19 Whenever you're ready, Andrew, why don't you go  
20 first and whenever.

21 MR. ANDREW HALLOWICK: Good  
22 afternoon Chairman and Council Member Chin, my  
23 name is Andrew Hallowick. I'm vice president at  
24 the New York Building Congress. We're a civic  
25 organization composed of the design, construction



1  
2 and real estate, and affiliated industries and we  
3 also pride ourselves as being a civic organization  
4 that's deeply concerned in the economic  
5 development and civic life of the city. And it's  
6 in that context that I want to endorse this  
7 project and offer our strong support and seek your  
8 approval for it because after 30 years we'll be  
9 able—we've—the city has successfully found a  
10 developer who is committed to creating a real  
11 anchor for this neighborhood which has been  
12 lacking. As a former employee, I used to work  
13 downtown and, I mean, this is an opportunity for  
14 us to create a public square for the city that's  
15 going to sort of complement what's going on, on  
16 the other side, near the World Trade Center site  
17 which has become a site for hundreds of thousands  
18 of tourists and will continue to be in the Hudson  
19 River part. This is sort of the complementary  
20 side. Also, we're an economic development. We  
21 support economic development and it's a fact that  
22 we need investment—private investment in this city  
23 from the real estate industry to create jobs, to  
24 create new facilities that are going to attract  
25 tourists, businesses and residents. This is the

1  
2 very kind of investment that really anchors the  
3 city and the kind of change that has under girded  
4 its success forever. So it's in that context that  
5 we seek your support and encourage you to approve  
6 it. Thank you.

7 CHAIRPERSON WEPRIN: Thank you.

8 Ms. Rivera, state your name again, though.

9 MS. TAMERA RIVERA: Good afternoon  
10 Chair Weprin and members of the Subcommittee on  
11 Zoning and Franchise. My name is Tamera Rivera.  
12 I'm an 18 year member and council representative  
13 of the New York City and Vicinity District Council  
14 of Carpenters, an organization representing eight  
15 locals and 25,000 members. I'm also a Manhattan  
16 resident and a member of Community Board 12 in  
17 Manhattan. As an organizer, I've been all around  
18 the five boroughs and I've seen many construction  
19 sites with contractors that are not accountable  
20 for their workers. I interview many workers on a  
21 day to day basis and sadly to find out that they  
22 have no benefits and receive substandard wages.  
23 There's a compound effect of workers not getting  
24 benefits because if the workers or their families  
25 are not covered by medical insurance, then the

1  
2 city has to pick up the tab. In most cases,  
3 personal protection equipment, are not always OSHA  
4 approved and certifications are usually bought,  
5 not being trained. This, among other things, is  
6 what we usually see from irresponsible  
7 contractors. In contrast, the Howard Hughes  
8 Corporation has had a history of developing  
9 projects with responsible contractors and I'm  
10 confident the proposed Pier 17 redevelopment  
11 project will not be an exception. This project  
12 comes at a time when our industry is trying to  
13 bounce back to where it was before the downward  
14 economy hit New York City. By the summer of this  
15 year, there can be 350 responsible and good jobs  
16 with benefits created over the next two years.  
17 This will significantly help boost the local  
18 economy and it will help boost it now, right now.  
19 Furthermore, HHC has committed to a 15% MWBE  
20 contraction goal and will work with its general  
21 contractor and Non-traditional Employment for  
22 Women which I came from, to ensure that 10% of the  
23 construction jobs are filed by women workers.

24 CHAIRPERSON WEPRIN: Can you wrap  
25 up?

1  
2 MS. RIVERA: And anyway, we look  
3 forward to continue working with responsible  
4 developers such as HHC. Thank you very much.

5 CHAIRPERSON WEPRIN: Thank you.  
6 Appreciate that. Sorry about that.

7 MS. RIVERA: It's okay.

8 CHAIRPERSON WEPRIN: Go ahead sir.  
9 Try to talk close to the mike because maybe that's  
10 part of the problem here. You're pretty close and  
11 you've got a good voice. Go ahead.

12 MR. DEVON LOMAX: My name is Devon  
13 Lomax. I represent District Council 9, Painters,  
14 Glass Workers and Allied Trades. We're in support  
15 of this project. As everyone knows, in the last  
16 couple of years the economy has been pretty bad,  
17 especially for construction workers. So these  
18 jobs would be really important to get a lot of our  
19 members and members of the middle class, you know,  
20 and women back to work and also the 10% threshold  
21 of getting the women onto these construction  
22 sites. I know that number will probably be a lot  
23 higher. The building trades, we work directly  
24 with new, so I'm looking forward to seeing that  
25 project go forward. Thank you.

1  
2 CHAIRPERSON WEPRIN: Thank you,  
3 sir. Very well done. Yes?

4 MR. JORDAN EISENSTAT: Good  
5 afternoon. My name is Jordan Eisenstat, Deputy  
6 Director of the Association for a Better New York.  
7 ABNY is one of New York's longstanding civic  
8 organizations, advocating for the policies,  
9 programs and projects to make New York a better  
10 place to live, work and visit. Over the past  
11 several years it's become abundantly clear that  
12 the current configuration of the South Street  
13 Seaport doesn't adequately serve the residents,  
14 workers or visitors of downtown. The plan to  
15 redevelop Pier 17 put forth by HHC, with the help  
16 of shop architects addresses all of those  
17 constituencies and it's a game changer for the  
18 east side of lower Manhattan. I'm going to skip  
19 through some of the details. We all strive to  
20 ensure that New York City streetscapes reflect the  
21 balance between the olds and the new, the historic  
22 and the modern, the past and the future. We  
23 believe that this plan successfully balances the  
24 historic character of the pier and the surrounding  
25 neighborhood with the need for a new modern retail

1 shopping experience for the local community. We  
2 also believe this represents an important economic  
3 development opportunity for the city that we  
4 cannot afford to pass up. We're grateful for the  
5 vision and commitment that Howard Hughes has  
6 brought to the project and for their sensitivity  
7 to the needs of the local community. We believe  
8 Pier 17 renovation represents an historic  
9 opportunity to continue the momentum that's  
10 brought so much vibrancy back to this area of  
11 lower Manhattan. The plan will once again make  
12 the seaport a world-class destination that serves  
13 downtown's diverse populations, as well as the  
14 city at large. ABNY strongly supports the plan to  
15 renovate and redevelop Pier 17. Thank you.

17 CHAIRPERSON WEPRIN: Thank you.

18 Wait, just let her finish. And Ms. Rivera?

19 MS. CONNIE CHUNG: Good afternoon,  
20 thank you Chairman Weprin, Council Member Chin,  
21 and members of the Zoning and Franchise  
22 subcommittee. Thank you for the opportunity to  
23 speak here today in support of the redevelopment  
24 of Pier 17. I'm Connie Chung, planning analyst  
25 with the Alliance for Downtown New York, which

1 manages the business improvement district for  
2 lower Manhattan south of Chamber Street, roughly.  
3 Pier 17 is located outside of our district  
4 boundary, as you know. However, we wanted to  
5 voice our support publicly here today because the  
6 success of Pier 17 will be a benefit to our entire  
7 business district. It will create more open  
8 space, more retail opportunities, more jobs and  
9 increase local sales tax revenue. The redeveloped  
10 pier will be a compelling new destination to lower  
11 Manhattan's 310,000 workers, 60,000 residents and  
12 an estimated 12 million visitors a year, but  
13 that's just a start. The new Pier 17 will connect  
14 people to the entire lower Manhattan waterfront  
15 experience, complementing the necklace of  
16 esplanades, green space and pavilions that now  
17 stretches along the East River down to pier A in  
18 the Battery and the Hudson Waterfront Park. It  
19 will give visitors even more reasons to come to  
20 lower Manhattan and more reasons to stay. The  
21 benefits will reach beyond our waterfront. A  
22 revitalized Pier 17 will drive foot traffic into  
23 the Water Street corridor, giving the area a much  
24 needed consumer boost, particularly given the  
25

1  
2 effects of the recent Hurricane Sandy. Anchored  
3 by the seaport to the north and Battery Park to  
4 the south, the Water Street corridor is lower  
5 Manhattan's premier commercial boulevard, with  
6 70,000 workers, 19 million square feet of office  
7 space and 12,000 nearby residents. But if Water  
8 Street is to keep up with the rest of the  
9 district's metamorphosis as a 24/7 live, work,  
10 visit neighborhood, it must develop more dining  
11 and retail options and a street life that bustles  
12 beyond business hours. A revitalized Pier 17 and  
13 a more pedestrian friendly Water Street will  
14 create the foot traffic that can make this happen.  
15 So will redevelopment of the Battery Maritime  
16 Building near the south end of the Water Street  
17 Corridor. Current plans by the - - family and the  
18 Dermot company will create a boutique hotel, a  
19 specialty foods market and rooftop restaurant.  
20 Downtown Alliance believes the plans for Pier 17  
21 will provide a strong economic benefit for lower  
22 Manhattan and New York City and will become an  
23 important link in a reconnected East River  
24 waterfront. We are happy to support this project  
25 in front of the City Council today. Thank you.



1  
2 CHAIRPERSON WEPRIN: Thank you Ms.  
3 Chung. Thank you very much, thank you all very  
4 much and we appreciate your time and patience.  
5 Take that. All right. I would like to now call  
6 the following panel in opposition, David Sheldon,  
7 Anna Dunn—there are only three here. Do you have  
8 another one? Jimmy Carbone, is it, and Tracy Lee.  
9 I realize we may have lost some people here, so  
10 let's make sure we have four people. One, two.  
11 Rob, we might need more. Is Anna here? Anna  
12 Dunn? Okay. That's Anna Dunn and that's Tracy  
13 Lee. Who are we missing, Anna? Is your name  
14 Tracy?

15 MS. TRACY LEE: Yes.

16 CHAIRPERSON WEPRIN: All right. So  
17 Anna Dunn, no?

18 MALE VOICE: Anna left.

19 CHAIRPERSON WEPRIN: Okay. Anna  
20 had to leave. So how about Analine Dinkleman? I  
21 know you have a co-person. Emily Battle is here,  
22 too. I don't know. Are you guys together?

23 MS. EMILY BATTLE: I'm Emily  
24 actually.

25 CHAIRPERSON WEPRIN: Okay. I won't

1  
2 ask. So she left, the other person? Okay. All  
3 right. So again, try to speak directly in the  
4 mike. I think it's partially I'm not hearing well  
5 today, either. But a lot of things seem very  
6 muffled. Whoever goes first, you guys decide,  
7 gentlemen, ladies? Chivalry is not dead. The  
8 gentlemen are passing it to the ladies. And state  
9 your name and try to keep it within two minutes if  
10 you can, please.

11 MS. BATTLES: My name is Emily  
12 Battles and I'm here on behalf of Analine  
13 Dinkleman, who owns and operates Wall Street  
14 Locks, which is a New York City walking tour  
15 company which focuses solely on lower Manhattan's  
16 history, the neighborhood and its landmarks and  
17 museums. I would like to speak about the  
18 significance of two city owned landmarks, the  
19 Fulton Fish tin building and the New Market  
20 Building. The markets are part of a centuries old  
21 addition. Long before the construction of the FDR  
22 Drive, or even the Brooklyn Bridge, the Fulton  
23 Market was the largest and most important food  
24 showcase in greater New York. Commercial  
25 development will promise employment and tax

1  
2 dollars to this city, but it also must do justice  
3 to the neighborhood storied past. Will the  
4 development by the HCC or any corporation in the  
5 future be sensitive the history of the area? The  
6 tin building and the New Market Building are of  
7 historic significance. They could be restored and  
8 dedicated as new wholesale and retail markets. We  
9 must protect and preserve these buildings. The  
10 high line development has transformed the meat  
11 packing district into a premier New York  
12 destination. The tin building and new market  
13 buildings can do that for the seaport area as  
14 well. It can anchor the South Street Seaport as  
15 another premier destination for New York City  
16 natives and visitors from around the world as  
17 well. Thank you.

18 CHAIRPERSON WEPRIN: Thank you.

19 Ms. Lee? Please state your name again, though.

20 MS. TRACY: I'm Tracy Lee,  
21 cofounder of Lone Star Taco. I'm a vendor at New  
22 Amsterdam Market. Every Sunday we carved out a  
23 bit of space in a parking lot to set up Lone Star  
24 Taco. And I interacted with hundreds of people  
25 from all over, neighborhood residents, east-

1  
2       siders, Jersey-ites and out-of-towners. People  
3       still feel a draw to this place whether for New  
4       Amsterdam Market, the history, being on the water,  
5       catching a ferry, taking a bike ride. I began to  
6       sense how vibrant the seaport had been in the past  
7       and the potential of what it could be. How does  
8       one create a sense of place and identity? How  
9       does one place gain momentum and turn into  
10      something lively and vital while another withers  
11      away? Through being involved with New Amsterdam  
12      Market, I can see how one person, then a small  
13      group of people can slowly gain consensus and  
14      bring a community together to the point where  
15      there is the possibility to sway forces larger  
16      than ourselves. I'm part of this community now,  
17      and the future of this community is going to have  
18      a citywide impact for decades to come. If New  
19      York is a world-class city, where is our permanent  
20      market? Who are we and where do we—and who do we  
21      want to be? We don't support the plan that HHC is  
22      proposing because it is not in the best interest  
23      of the public and small businesses such as  
24      ourselves, and I ask that you consider your  
25      decision with a holistic view.

1  
2 CHAIRPERSON WEPRIN: Thank you very  
3 much, Ms. Lee. Very well done.

4 MR. JIMMY CARBONI: Hello. My name  
5 is Jimmy Carboni. I'm a restaurant owner in the  
6 East Village. I've been active in many downtown  
7 community groups, arch groups and non-profits,  
8 including - - Tribeca. And for many years I was a  
9 participating vendor at the New Amsterdam Market.  
10 I'm just here to speak for the record, that's why  
11 I'm here now. I think that Robert LaValva and the  
12 South Street Seaport Museum have expressed my  
13 views and I'm just here to support them. And I  
14 think that we should oppose the rezoning until we  
15 have more information. Thank you.

16 CHAIRPERSON WEPRIN: Thank you.  
17 And that's-Jimmy's Number 43. Is that what it's  
18 called?

19 MR. CARBONI: Yes, thank you.

20 CHAIRPERSON WEPRIN: Okay, thanks.

21 MR. DAVID SHELDON: Good afternoon,  
22 thank you for this opportunity to speak. I am  
23 here today because as we have heard from Howard  
24 Hughes Corporation here and as we have read in its  
25 letter of intent, it regards this project as part

1  
2 of a larger project for the seaport district as a  
3 whole. My name is David Sheldon. I'm a volunteer  
4 and part time crew member on the South Street  
5 Seaport Museum's Schooner, Pioneer. Yearly we  
6 have commemorated Walt Whitman's poem, "Crossing  
7 Brooklyn Ferry" with a reading as we hold our  
8 position in the original ferry course on the East  
9 River. Whitman writes of all that he sees and  
10 experiences in that crossing, and looking ahead  
11 for generations, asks that we do the same. In  
12 that moment of our common experience, time and  
13 distance vanishes for him as it does for us. We  
14 find ourselves with Whitman, to be part of  
15 something larger and deeper than our single lives,  
16 yet this is a part of ourselves as well. This is  
17 not mysterious. It is something we all know. In  
18 a quiet moment on a cobblestone street at any  
19 moment we feel that we might sense what was  
20 experienced here a hundred years ago. In the  
21 historic district, one sees a wood carver, Sol  
22 Polici [phonetic], at work on a figurehead for a  
23 ship that will cross oceans. One walks into a  
24 shop and orders printing from a press that works  
25 as it did generations ago. One sails on a boat

1  
2 with a crew busy at the same work a crew has  
3 always done to make such a boat sail. On these  
4 streets, in the shadow of these buildings one  
5 looks on the river and senses this slip of time as  
6 real as the present and as the food in the market.  
7 In this city that seeks to rebuild itself,  
8 seemingly every day, in a mass media culture that  
9 seeks to invent our world hold for us with each  
10 hour, let us keep this living experience of our  
11 history, of ourselves, for ourselves and for those  
12 that come after. Thank you.

13 CHAIRPERSON WEPRIN: Nicely timed.  
14 Thank you. Thank you all very much. We do  
15 appreciate your testimony and thank you for coming  
16 down and taking time out of your day. Thank you.  
17 I want to mention that Jill Drury was here in  
18 opposition, but couldn't stay and is not speaking.  
19 She lives on Franklin Street. I would like to  
20 call this following panel in favor of the project.  
21 Marco Paranella, Neighborhood Merchants'  
22 Association; John Ranagan from Paris Café; James  
23 Winter-Witner and Erica Del Rosario. Any of them  
24 here? One? We're going to give you company.  
25 Don't worry. Two? Come, did I call you? I'm

1

2 sorry. I'm having a hard time communicating  
3 myself. What's the matter?

4

MALE VOICE: I think I put myself  
5 down as against.

6

CHAIRPERSON WEPRIN: All right.  
7 Well you did, actually. You got mixed in there.  
8 That's okay. You'll testify against now. Evelyn  
9 Symous. I saw her before. She had to leave?  
10 You're going to what? Oh, you're here with  
11 Evelyn?

12

FEMALE VOICE: Yes.

13

CHAIRPERSON WEPRIN: Okay, I didn't  
14 see her there. You know, full disclosure, I've  
15 known Evelyn for a long, long time. Brian Sweeny.  
16 Are you here, Brian Sweeny? Yes or no? There's a  
17 split decision on Brian Sweeny. Tammy Kurtz?  
18 They were here in favor. Again, I can't blame  
19 that people have other responsibilities, so I  
20 understand. Blakely Braniff? No? If I call your  
21 name, just call out that you're here? Clive  
22 Burrow? Clive, yes? Okay. Okay. Ms. Chin, I'm  
23 going to leave you in charge for a few seconds.  
24 You guys just start, whoever goes first. I'm just  
25 going to run to the restroom. I'll be right back.



1  
2 The Council is here with Ms Chin and you guys can  
3 go from person to person. I'll be right back.

4 MR. MARCO PATANELLA: Me? Hi  
5 Chairman Weprin, committee members. Good  
6 afternoon. I'm Marco Patanella, acting director  
7 of the Seaport Neighborhood Merchants' Association  
8 and I would like to read a brief statement on  
9 behalf of our local group. As seaport merchants,  
10 we support both the redevelopment of Pier 17, as  
11 well as a permanent home for the New Amsterdam  
12 Market. We see both as integral parts of a  
13 revitalized pier that draws repeat visitors,  
14 better serving the burgeoning families living in  
15 downtown as well as drawing from residents from  
16 across the boroughs. We embrace inventive  
17 development of the seaport is equally vital not  
18 only to the recovery of local business, but also  
19 to the long term growth of the neighborhood  
20 itself. As small business owners, we are  
21 particularly aware that working together is the  
22 key to achieving our common goal of a vital and  
23 vibrant seaport district. In this spirit, to aid  
24 in the recovery of an area still reeling from  
25 Hurricane Sandy, as many have mentioned, we also

1  
2 strongly hope that the pier will stay open until  
3 the end of the summer season.

4 MR. JOSHUA KNOLLER: Good afternoon  
5 Chairman, council members, my name is Joshua  
6 Knoller. I'm here with my colleague, Evelyn  
7 Simus. We're testifying on her behalf. And we're  
8 here representing Hornblower Cruises and Events.  
9 This statement is made on behalf of Hornblower  
10 Cruises and Events. Hornblower is the largest  
11 private passenger vessel company in North America,  
12 serving millions of visitors to the Statue of  
13 Liberty, Ellis Island and Alcatraz Island each  
14 year as concession operator for the U.S. National  
15 Park Service. Additionally, the company has a  
16 dinner cruise fleet, carrying a half million  
17 passengers annually, as well as maritime service  
18 operations around the globe. Hornblower is proud  
19 of its existing and growing operations in New York  
20 City. Very soon the company will sign its long  
21 term lease to operate vessels at Pier 15, a key  
22 component of the city's new East River Esplanade  
23 project. The company is excited to bring the  
24 city's vision for Pier 15 to fruition as a  
25 singular asset and destination for both maritime

1  
2 and environmental education, as well as public and  
3 charter vessel excursion services. The Pier 15  
4 lease will formally commit Hornblower to the South  
5 Street Seaport area as an active partner in its  
6 revitalization. Hornblower is keenly interested  
7 in the timely completion of the Pier 17 renovation  
8 project and the long term success of the seaport  
9 area. Howard Hughes Corporation's new Pier 17 and  
10 plans for the roof venue will bring new  
11 opportunities for an enhanced experience for  
12 residents, local workers and tourists alike.  
13 Hornblower supports the development of maritime,  
14 historical and cultural activities as an essential  
15 part of the revitalized seaport area. We believe  
16 that this project will increase publicly  
17 assessable quality open space and contribute to  
18 the economic recovery of the seaport neighborhood  
19 and all of lower Manhattan. Thank you.

20 MR. TRAVIS NOISE: I'm Travis  
21 Noise, the senior vice president with New York  
22 Water Taxi and the president of the Lower  
23 Manhattan Marketing Association. New York Water  
24 Taxi has been a tenant of South Street Seaport for  
25 the last eight years. Dearing this time, we have

1 developed a very close partnership with the  
2 seaport management to promote continued maritime  
3 usage for the pier. Each party recognizes that  
4 this area's identity is inexplicably linked to its  
5 past, present and importantly its future as a  
6 vibrant maritime area. New York Water Taxi values  
7 this continue role in this special area of the  
8 city and supports the overall development of Pier  
9 17. We do, however, have one very significant  
10 concern regarding the development. It is  
11 extremely important to us and to the other  
12 businesses that keep the seaport area vibrant that  
13 development work not displace tenants until the  
14 end of the summer. This is necessary to preserve  
15 our ability and that of the other seaport  
16 businesses to operate during the summer months  
17 that provide the vast majority of our annual  
18 income. Mother Nature has already put the seaport  
19 businesses in the hole and it would be  
20 counterproductive for the city to harm these  
21 businesses even more. The continued operations of  
22 New York Water Taxi are a critical component to  
23 the success of the upland seaport businesses.  
24 Each year we bring 700,000 people to the seaport  
25

1  
2 in lower Manhattan and their spending dollars keep  
3 this area afloat. Forcing us to close down or  
4 significantly divert our operations would redirect  
5 patrons away from the remaining downtown  
6 businesses, just as they are attempting to get  
7 back on their feet. Efforts to relocate our  
8 operations to the new - - area between Piers 15  
9 and Pier 16 have been rejected by EDC. Such a  
10 move would have been beneficial to our business  
11 and for the South Street Seaport Museum, which is  
12 trying to recover from the devastation of Sandy.  
13 We are continuing to explore other options to  
14 continue to serve this area, but the complexity of  
15 establishing waterside operations may result in  
16 interruption of tourist traffic to one of New York  
17 City's great tourist areas. We therefore request  
18 that the City Council consider the needs of the  
19 businesses in this area of the seaport and their  
20 critical role in the continued vitality of this  
21 area. Thank you.

22 CHAIRPERSON WEPRIN: Okay. Thank  
23 you very much. Thank you for your patience with  
24 me.

25 MR. JIM WITNER: Hi, my name is Jim

1 Witner, eight year resident of the Seaport  
2 Historic District. And from 2004 to 2007, I  
3 operated the Photographic Gallery which was the  
4 only fine art gallery south of Chambers Street  
5 during that time. There are now none. In 2007,  
6 courtesy of General Growth Properties, an  
7 organization I was cofounder of, Seaport District  
8 Cultural Association, whose name is somewhat self-  
9 explanatory, was given the old Liz Claiborne space  
10 at Beekman and Front as a performance and  
11 exhibition space. And during one year—short of  
12 one year we had ongoing exhibitions, performances,  
13 lectures, events, etcetera. As that period came  
14 to a close, we learned of the impending  
15 renovations of the pier and we decided to  
16 contribute some ideas about a vision for the pier  
17 which would revisit the idea of what it means to  
18 be a port, and a great port city for the 21st  
19 century. And I'm going to read what I wrote at  
20 the time. The history of New York City is the  
21 history of a great port city. Until the late  
22 '60s, the waterfront was dense with shipping. The  
23 decline of the great passenger ships and the  
24 migration of maritime freight to New Jersey meant  
25

1  
2 the inevitable redevelopment of the waterfront for  
3 residential and recreational uses. In the seaport  
4 neighborhood a long history of maritime influences  
5 left an indelible mark. These influences have  
6 merely gone into hiding, biding their time until  
7 they can again hold sway. The spirit and  
8 geography of the seaport cry out for a renewed  
9 vision of a port in the 21st century. I want to  
10 emphasize port, not a pier. A pier is just a  
11 thing in the water. New York City, the preeminent  
12 cultural center in the U.S. has always been an  
13 importer of culture. What more fitting than an  
14 arts and cultural center on the water's edge  
15 dedicated to importing art and ideas from around  
16 the world. There are many great port cities with  
17 which we can have pier to pier, I apologize for  
18 the pun, exchanges. We envision being the first  
19 port of call for visiting artists and  
20 intellectuals, a public venue for discussions and  
21 debate of ideas, art and public policy, such that  
22 the most important thing you'll hear is what's  
23 happening in the seaport. Thank you.

24 CHAIRPERSON WEPRIN: Thank you very  
25 much. Sorry, who else? You guys both went

1  
2 already? Sorry. I apologize. Apologize to  
3 Evelyn for me. Okay? Thank you all, gentlemen.  
4 All right. I would like to call now, I guess in  
5 opposition. Right. Now an opposition. Jay  
6 Sandy-Eames, something like that. Captain Michael  
7 Abeck, Captain Michael Cohen, and Dathan Manning  
8 [phonetic].

9 MALE VOICE: Yes.

10 CHAIRPERSON WEPRIN: I see a lot of  
11 movement. So we have four? Two captains both of  
12 you? Okay. All right. Whatever. Okay. Make  
13 yourself comfortable, gentlemen, as comfortable as  
14 you can be in this icebox. Actually, it's better  
15 now. You closed the window? Whenever you're  
16 ready, whoever wants to start, make sure to state  
17 your name when you speak, and try to keep within  
18 the two minutes. Want to just go ahead?

19 MR. SANDY EAMES: Good afternoon.  
20 My name is Sandy Eames. I've been a volunteer  
21 down at the South Street Seaport Museum now for 12  
22 years, and I'm also with the Save Our Seaport  
23 Coalition. I also, by the way, disclaim any  
24 relationship or—with the hurricane that blew in  
25 here back in October. We now have a petition



1  
2 online which is now close on 4,000 signatures.  
3 And I would just like to expand on points three  
4 and four from that petition. One is about the  
5 South Street Seaport Museum, wherein we want to be  
6 assured that it gains support to be a permanent  
7 presence in the district. Its unique maritime  
8 character should be preserved and enhanced by a  
9 steady stream of lease revenues sufficient for  
10 programming and infrastructure, including dockage  
11 of the—for the museum's historic vessels operating  
12 and stationary, as well as for visiting vessels,  
13 recreational and commercial. One item I was—  
14 surprised me when we were putting together the  
15 background information for the SOSC documentation,  
16 was that the part of the rationale for the  
17 original relationship with the Rouse Corporation  
18 was to generate lease revenue to support the  
19 museum, and I gather only one payment has ever  
20 been received as a part of that arrangement. The  
21 fourth point in the petition is about the—is New  
22 York City's landmarks, to propose that the South  
23 Street Seaport historic district boundaries shall  
24 be extended to be contiguous with the federal and  
25 state historic district boundaries, including the

1  
2 1939 new market building and site. The former  
3 fish market should be reserved for public market  
4 purposes, as proposed by New Amsterdam Market, in  
5 keeping with the district's past, and the mission  
6 to retain the history in the framework of  
7 contemporary life. Thank you.

8 CHAIRPERSON WEPRIN: Thank you,  
9 sir. Well done. I guess just go down the line, I  
10 guess.

11 MR. DATHAN MANNING: Good evening,  
12 everyone. My name is Dathan Manning, representing  
13 Brooklyn Heights, and I would like to thank you  
14 for listening to me today. And I appreciate  
15 Council Member Levin's comments earlier concerning  
16 the noise potential from the new development at  
17 Pier 17. It's actually ironic that one of the  
18 businesses—I just have written this down now—that  
19 one of the businesses represented here today is  
20 Brooklyn Beer Garden, which is what prompted me to  
21 be here today. And sorry to say, I am not a fan.  
22 Last year, I was so much bothered by the rock  
23 concerts and events held there that I reached out  
24 to community boards and the New York Police  
25 Department's first precinct. The result was

1  
2 several violations issued to Beekman Beer Garden  
3 for excessive noise. Mine was not the only  
4 complaint, as you could find on 311 records. So  
5 regarding the rooftop concert event space now  
6 proposed by Howard Hughes Corporation, when they  
7 say that its acoustic expert said there would be  
8 audible but not significant noise levels, compared  
9 to current ambient noise, I have to disagree,  
10 based on personal experience. And I would be  
11 happy to offer my apartment as a test subject for  
12 those acoustic experts. And I just wanted to—

13 CHAIRPERSON WEPRIN: What's the  
14 address?

15 MR. MANNING: Sorry?

16 CHAIRPERSON WEPRIN: What's your  
17 address?

18 MR. MANNING: I'll give it to you.  
19 And I just want to quote directly from the city's  
20 website regarding noise. "The making, creation,  
21 or maintenance of excessive or unreasonable and  
22 prohibited noises within the city affects and is a  
23 menace to public health, comfort, convenience,  
24 safety, welfare, and the prosperity of the people  
25 of the city." And just one final comment. I'm

1  
2 hoping that the city government will not approve a  
3 development, a major part of which, by its very  
4 nature, will be in direct violation of the New  
5 York City noise codes. I believe the city has an  
6 obligation to protect its citizens against that,  
7 and I hope the City council will send the Hughes  
8 Corporation back to the drawing board on this.  
9 Thank you very much.

10 CHAIRPERSON WEPRIN: Thank you,  
11 sir.

12 MR. MICHAEL ABECK: Good afternoon.  
13 I'm Captain Michael Abeck, speaking on behalf of  
14 the Historic Ships Coalition. I'm a Coast Guard  
15 licensed master, and I've worked these waters for  
16 over two decades. I reviewed the public plans on  
17 the proposed Pier 17 building, specifically the  
18 areas for and adjacent to the proposed mooring  
19 facilities, as called for by city planning.  
20 Drawings reviewed showed that only moorings  
21 locations in the Brooklyn phase for approximately  
22 276 feet, and the south side for 34 feet, pulling  
23 about 310 feet, far cry from the current available  
24 moorage of over 940 feet, which was in use as late  
25 as 2011. In addition to being a particular

1 navigation hazard, the cut or notch described  
2 earlier in the Brooklyn side of the pier  
3 potentially removes clear egress in the event of a  
4 fire similar to that of July 14th, last year.  
5 Evacuating over 500,000 people from lower  
6 Manhattan on 9/11 was accomplished largely through  
7 ferries and other vessels from the harbor. South  
8 Street Seaport was one of those departure  
9 locations. Reducing, impeding, or limiting  
10 mooring locations on Pier 17 would only diminish  
11 this capacity. Although we're very glad to see  
12 the additional maritime infrastructure  
13 incorporated into plans, to really make this  
14 infrastructure usable, major modifications will be  
15 needed, many related to safety. As our testimony  
16 time is brief, I've submitted everything in a  
17 longer form. But we can't support the design as  
18 it stands, and so we cannot support the rezoning  
19 application.  
20

21 CHAIRPERSON WEPRIN: Thank you,  
22 captain. Captain.

23 MR. MIKE COHEN: Good afternoon.  
24 I'm Captain Mike Cohen, representing the Save Our  
25 Seaport Coalition. I'd like to just very quickly

1  
2 read into the record our list of partners in our  
3 coalition. Save Our Seaport, Downtown Independent  
4 Democrats, The Historic Districts Counsel,  
5 Metropolitan Waterfront Alliance, New Amsterdam  
6 Market, The New York Harbor Foundation, North  
7 River Historic Ship Society, Save Our Ships New  
8 York, Seaport Speaks, Southbridge Towers, Two  
9 Bridges Neighborhood Council, The Waterfront  
10 Museum, The Pegasus Preservation Project, Urban  
11 Oyster, Norma and Peter Stanford, founders of the  
12 South Street Seaport Museum, Paul Hovitz, Jennifer  
13 Rajkamar, Chef Michael Anthony, Chef Mario  
14 Batalli, Chef April Bloomfield, The John Dory  
15 Oyster Bar, Chef Daniel Balud, Chef Lloyd Cardoz,  
16 Chef Michael Churnow, Chef Elizabeth Faulkner,  
17 Chef Loch Holden, Chef Carmen Quagliatta, and Chef  
18 Bill Telepan, and the list is growing. Thank you.

19 CHAIRPERSON WEPRIN: Thank you,  
20 sir. Mr. Manning, I just want to ask you a quick  
21 question. So the beer garden, the sounds that are  
22 bad are music, or it's just people?

23 MR. MANNING: It's not amusing at  
24 all. It's rock concerts which sound like they're  
25 in my living room, and I live in Brooklyn Heights.

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There's nothing between me and Pier 17 but water and air.

CHAIRPERSON WEPRIN: Right.

MR. MANNING: And it's a-

CHAIRPERSON WEPRIN: So it's when there's actually concerts playing?

MR. MANNING: It's concerts playing, yes. It's a huge problem.

CHAIRPERSON WEPRIN: And the hours of those concerts are what times?

MR. MANNING: They can start anywhere from 6:00 at night to 10:00 at night. Beekman Beer Garden had about 40 or 50 of them last season, from May to October, and I have quite a few complaints filed with the city.

CHAIRPERSON WEPRIN: Okay.

MR. MANNING: All right. Thank you.

CHAIRPERSON WEPRIN: Thank you. I know Mr. Levin is going to raise this issue on your behalf even more.

MR. MANNING: Thank you.

CHAIRPERSON WEPRIN: Thank you. Another person who could not stay but wanted their

1  
2 name read into the record in favor of the project  
3 is Trevor Brown from 7th Avenue. Pardon? All  
4 right. I'd like to now call in favor Erica Del  
5 Rosario. Did I just say that one? Erica—did I  
6 already do these? Oh. Erica Lade, Matt Specter,  
7 and Isaac Leah. Are any of those people here? I  
8 might have called—oh, sorry. Trevor Brown is in  
9 opposition. I read his name before as in favor.  
10 It's supposed to be in opposition. I'm sorry. So  
11 one—do you have one? I called your name?

12 MR. ISAAC LARA: Isaac Lara.

13 CHAIRPERSON WEPRIN: Okay. So  
14 that's two ready. I'm going to try more. Amy  
15 Weeks, have I said that right? Is Amy here?  
16 Annabelle Pang? She had to leave?

17 CHAIRPERSON WEPRIN: Annabelle  
18 Pang, who also in favor. In favor, we have Susan  
19 Heizer.

20 MS. SUSAN HEIZER: Susan.

21 CHAIRPERSON WEPRIN: Did I—oh,  
22 Susan. Sorry. Your U-S looked like a W. Sorry.  
23 Omar Toro Vasy?

24 MS. HEIZER: He had to leave as  
25 well.



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CHAIRPERSON WEPRIN: Had to leave?

MS. HEIZER: Sorry.

CHAIRPERSON WEPRIN: So don't tell him what I did to his name. Okay. Anton Novito, something, the third?

MALE VOICE: He's actually against. He marked it off wrong.

CHAIRPERSON WEPRIN: Oh, he was against?

MALE VOICE: I have his testimony to hand in.

CHAIRPERSON WEPRIN: Okay. All right. That's a--so he wants to submit testimony against?

MALE VOICE: Against.

CHAIRPERSON WEPRIN: So he was against? So for the record, but he's not here. And Travis, how about Travis Noijes [phonetic]? Travis? All right. Let these three go and we'll start with these three, and then we'll switch to an opp after again. Who wants to go first? Just push the button again.

MR. LARA: Hi. My name is Isaac Lara. I represent myself, and I unequivocally

1  
2 support the Hughes Corporation's efforts to  
3 redevelop Pier 17. The reason being is, you know,  
4 just a few years ago I actually graduated from  
5 college, and one of the first things I did besides  
6 finding a job in lower Manhattan, was making sure  
7 that the area had sufficient shopping, dining, and  
8 entertainment opportunities. Fortunately for me  
9 Pier 17 was there, and it definitely satisfied my  
10 interests. However, because of the implications  
11 of Hurricane Sandy, it's completely eliminated the  
12 opportunity for me and a lot of my other recent  
13 college graduates and other young coworkers. And  
14 so I'm here today to express my support for the  
15 Hughes Corporation's efforts. And I know that  
16 other people, you know, entering into the  
17 workforce, such as myself, would also appreciate  
18 having a lot of those opportunities restored.  
19 Thank you.

20 CHAIRPERSON WEPRIN: Thank you,  
21 sir.

22 MS. SUSAN HEIZER: My name is Susan  
23 Heizer. I work in lower Manhattan and I live in  
24 Chelsea. I'm in favor of the new development of  
25 the South Street Seaport. Previously to working

1  
2 in lower Manhattan, I worked across the river in  
3 Denbo [phonetic]. On a daily basis, I use the  
4 parks and public spaces along the water to eat  
5 lunch and sit after work, to experience the beauty  
6 of the city and bridges from the water. Each day  
7 I saw tourists, community members, and employees  
8 using the area. There is something about public  
9 space in the city that is so treasured. I'm  
10 excited about what—I'm excited about continuing  
11 what was done at Pier 15, and the new South Street  
12 Seaport plan will give the public a beautiful  
13 space to occupy at all time. I trust that the  
14 landscape architects of the high line will create  
15 a new type of public space that highlights the  
16 area's history, but more importantly gives the  
17 area an active and vibrant future.

18 CHAIRPERSON WEPRIN: Thank you very  
19 much.

20 MS. ERICA LADI: Hi. I'm Erica  
21 Ladi. I'm a graduate student at NYU. I also want  
22 to say I'm a food activist and basically a  
23 Marxist, so it's a little bit strange for me to be  
24 sitting up here advocating this, but I am  
25 completely opposed to maintaining Pier 17 as it

1  
2 is. I think it's a completely desolate area  
3 that's in need of great change. I work in lower  
4 Manhattan. I've worked in lower Manhattan for  
5 over five years. None of us ever go down there  
6 for lunch. I don't shop down there. There are no  
7 businesses, unfortunately, that are, I believe,  
8 viable for bringing New Yorkers that work in the  
9 area down to that place. But at the same time, I  
10 think it's an incredibly important and interesting  
11 part of New York's history, and I think it has an  
12 amazing potential. I am not speaking about the  
13 market in any way, and I think that the fact that  
14 certain council members spoke about that and have  
15 left, and aren't here to hear the rest of the  
16 testimony is a little bit disheartening for our  
17 democratic process. And I think it's up to you  
18 guys to sort out what's going to happen with that,  
19 but at the end of the day, this building, Pier 17,  
20 needs to be revitalized and has amazing  
21 opportunity.

22 CHAIRPERSON WEPRIN: Thank you very  
23 much. I just do want to point out that a lot of  
24 the members do have a lot of very—a lot of other  
25 things going on today, a lot of other hearings

1  
2 going on, as well. And all of this is actually  
3 live on television, on the computer, and is also  
4 being taped. And all of this will be part of the  
5 negotiation as we move forward. So we do  
6 apologize for the lack of democracy, even to a  
7 Marxist. Thank you. All right. Everyone still  
8 with me? Okay. In opposition, Craig Thompson,  
9 Michael Kramer, Matthew Glazer-Glaze something-  
10 Glazey-Nora Kim. Keep the opps coming. We have  
11 three it looks like. Is Nora Kim here?

12 MALE VOICE: Nova.

13 CHAIRPERSON WEPRIN: Oh, Nova Kim,  
14 but that's three? I'm going to call some one  
15 else. Lisa Fishoff. Is Lisa here?

16 MALE VOICE: No.

17 CHAIRPERSON WEPRIN: Lisa, that's  
18 you? Okay. Come on up and take this last chair.  
19 You guys can start whenever you're ready. Put  
20 this in the next pile, and we're ready when you  
21 are.

22 MR. CRAIG THOMPSON: My name is  
23 Craig Thompson. I'm the owner of Shandake and  
24 Bake [phonetic], a small pastry business from the  
25 Catskill Mountains. In 2010 I was introduced to

1  
2 the New Amsterdam market and I was profoundly  
3 moved by their commitment to supporting local and  
4 regional food systems, incubating small  
5 businesses, and bringing communities together. I  
6 joined the New Amsterdam market part time in 2010,  
7 and last year I was able to move my business down  
8 to New York City from the Catskills, full time. I  
9 credit the New Amsterdam market with making that  
10 move possible by creating a retail outlet for my  
11 growing business, and connecting me with the  
12 community. As a small business, I would not have—  
13 this would not have been possible without the  
14 existence of the market, the New Amsterdam market.  
15 It plays a vital role in developing and nurturing  
16 small businesses. The New Amsterdam is a  
17 beautiful example of what public markets do best.  
18 It celebrates and values communities, grows  
19 businesses, supports the local economy, and brings  
20 people together. And I know that the Howard  
21 Hughes Corporation mentioned that they have a  
22 public market vision in their design, but I just  
23 think it goes by example that the New Amsterdam  
24 market shows its value for community and for  
25 growing these businesses, and I fully support the

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New Amsterdam market in that way. Thanks.

CHAIRPERSON WEPRIN: Thank you very much, sir. Nova, please.

MS. NOVA KIM: Yes, good afternoon ladies and gentlemen. My name is Nova Kim. I'm from Vermont. As a director of the Wild Food Gatherers' Guild and Cooperative, I would like to testify to the value of maintaining the New Amsterdam Market and the historical sites of the old Fulton Fish Market. Since 2007, the New Amsterdam Market has provided a much needed platform and opportunity for wild food gatherers, collectors, and educators. Not only are quality products made available for Manhattan residents and chefs, but they are able to reestablish and reconnect with the natural world. It provides business opportunities that extend beyond the actual market days, that continues throughout the year, and continues to offer new collectors a venue for their products. This relationship has raised the respect and awareness for one of the oldest food traditions known, wild crafting, to the point where it is now being offered as a college credited course, making this a viable

1  
2 entrepreneurial option. In addition, while  
3 participating in the market, we frequently use it  
4 as a teaching opportunity for college students  
5 from the diverse disciplines of anthropology,  
6 photography, sustainability, environmental  
7 studies, and last but not least, marketing. As a  
8 native, this brings the market site full circle to  
9 its original use, people sharing and making  
10 available food from its original source to those  
11 who need and value it most. This has been  
12 referred to in various articles in the New York  
13 Times, New York Times Magazine, New York Magazine,  
14 Food Arts Magazine, Village Voice, and many  
15 others. Please help keep the New Amsterdam Market  
16 and make possible the renovation of the old Fulton  
17 Fish Market as valuable historical sites for the  
18 generations to come. Thank you.

19 CHAIRPERSON WEPRIN: Great. You  
20 can do disclaimers at the end of drug ads, you  
21 know. That was very good. Thank you. Lisa.

22 MS. LISA FISHOFF: Okay. Hi. My  
23 name is Lisa Fishoff. I'm the co-owner of two New  
24 York businesses, Push Cart Coffee, which has two  
25 stores in Manhattan, and Cowboy Pizza, which has



1  
2 one store in Manhattan. Push Cart Coffee also has  
3 a stand at New Amsterdam on Sundays, and I'm a  
4 resident of lower Manhattan. I want to tell you  
5 why the public market and public space such as  
6 South Street Seaport and New Amsterdam Market are  
7 essential to the thriving, dynamic, independent  
8 economy and history of New York City. Prior to  
9 opening Push Cart Coffee, I worked just about  
10 every position with New Amsterdam Market, from  
11 market hand, building and breaking down the market  
12 on Sundays, to market manager, overseeing market  
13 hands and Sunday operations. I've planned their  
14 events, large and small, and dealt with their  
15 vendor relations. I have seen firsthand from  
16 every imaginable perspective how this market acts  
17 as an incubator for new companies, provides a  
18 place for lower Manhattan to buy fresh, local  
19 food, supports and grows its community. Now as a  
20 vendor myself, I can vouch for the invaluable  
21 exposure Push Cart Coffee has received from  
22 selling coffee there. Every Sunday, people come  
23 in droves from the neighborhood, as well as all  
24 over New York City. They come to shop, but they  
25 also come for the interaction with the vendors,

1  
2 and with their city and its history. The seaport  
3 is so rich in history, you can all but hear the  
4 oyster men tossing buckets, and tossing oysters in  
5 buckets for children to carry home to their  
6 parents. You can almost smell the sawdust on the  
7 ground below the feet of the men drinking beers at  
8 the counter. It's history you cannot simply re-  
9 create in another location. These days, market  
10 goers shop for local meats, produce, fish, cheese,  
11 flowers, wines, beautifully crafted wooden butcher  
12 blocks, and the best pies and ice cream they've  
13 ever tasted, all made in our region, and all  
14 supporting farms and companies in our local  
15 economy. When Sandy hit, New Amsterdam Market  
16 hosted volunteer days to do what they could to  
17 rebuild and help others rebuild. The market  
18 offered stalls to local businesses whose  
19 storefronts were wiped out, so they could carry on  
20 while they rebuilt. They called in their vendors,  
21 including myself, to donate food and time to help  
22 get other businesses back on their feet. During  
23 that time, when all those places and all the local  
24 shops came together, where were the big guys?  
25 Where was The Gap? They left their store

1  
2 abandoned for two weeks before even beginning to  
3 clean up. Where were the mall stores when the  
4 neighborhood needed support? They were nowhere to  
5 be found. Howard Hughes Corporation claims there  
6 are currently no plans for the tin building and  
7 the New Market building. Whether or not that's  
8 true, if we don't protect these buildings now,  
9 there will be nothing to stop plans from  
10 development in the future. Now, more than ever,  
11 the seaport needs New Amsterdam Market. It needs  
12 our support. It needs your support. The last  
13 thing it needs is another mall. There can be no  
14 more private development of public space. Do not  
15 let Howard Hughes Corporation destroy our market  
16 and destroy our neighborhood. Thank you.

17 CHAIRPERSON WEPRIN: Thank you very  
18 much.

19 MR. MICHAEL KRAMER: Chairman  
20 Weprin and council members, my name is Michael  
21 Kramer. I'm going to be speaking as the  
22 spokesperson for Save Our Seaport Coalition. As  
23 you've heard, there's about 18 members of our  
24 coalition. There's 4,000 signatures. Many of  
25 those people are here today, but you're getting a

1  
2 good bang for your buck by listening to me. The  
3 Howard Hughes Corporation has presented a highly  
4 disingenuous development strategy. And their  
5 public presentation to the city and to Manhattan  
6 Community Board 1 are at best inconsistent with  
7 what they are saying in their SEC filings and  
8 investor solicitations. The scope of their ULURP  
9 includes both the historic South Street Seaport  
10 district and Piers 15 and 16, yet they cynically  
11 refuse to discuss any plans beyond Pier 17 for  
12 properties under their option or control. HHC's  
13 refusal to acknowledge a future mixed use project,  
14 notwithstanding the signed letter of intent and  
15 other signed agreements that were obtained by  
16 Manhattan Community Ward 1 from New York City EDC  
17 are both dishonest and insulting to this body, but  
18 most importantly, they are contrary to sound  
19 master planning principles and the public process.  
20 Now in the interest of time, you can ask me  
21 questions about the pioneering Urban Renewal Plan  
22 in 1968 that created the South Street Seaport  
23 historic district and what that really meant and  
24 made it different. You could ask me questions  
25 about how the Rouse Corporation was succeeded by

1  
2 General Growth and now by HHC, and in the failed  
3 promise of the retail and the festival marketplace  
4 that they had, about the—how GGP was itself was in  
5 bankruptcy as recently as 2009, and has had  
6 several recent incidents of overcrowding and pier  
7 fires at the pier under their control. You could  
8 ask me about how Hurricane Sandy has wrecked havoc  
9 on the historic and public spaces that comprise  
10 the seaport district. But what I want to talk  
11 about today is just some positive things, and what  
12 could be done in the context of this ULURP, in  
13 order to create the feeling of master planning for  
14 this district, because that's what—

15 CHAIRPERSON WEPRIN: If you could  
16 do this quickly, I would appreciate it.

17 MR. KRAMER: The letter of intent  
18 that was signed in December of 2011, between the  
19 city and HHC has got to be amended to exclude any  
20 option for future disposition of city properties  
21 to HHC that are not currently demised under the  
22 1981 marketplace lease, because there has been no  
23 master planning. We're asking the City Council to  
24 create an oversight committee to study all city  
25 owned property at the South Street Seaport, and

1  
2 determine its disposition in future uses, so it  
3 remains with the public purpose of what the South  
4 Street Seaport historic district was dedicated to  
5 be.

6 CHAIRPERSON WEPRIN: Okay. Let me  
7 cut you off there for a second. Margaret Chin has  
8 a question.

9 MR. KRAMER: Thank you.

10 COUNCIL MEMBER CHIN: Yes, I just—  
11 because in your testimony, I guess you talked  
12 about to, in terms of retain and enhance the  
13 maritime use, so maybe you could talk a little bit  
14 more about that and how that can happen in this  
15 project?

16 MR. KRAMER: Certainly. All right.  
17 I think there's a couple of things to consider. I  
18 mean, it's a good start that Amanda asked for  
19 maritime friendly improvements to Pier 17. We do  
20 need to redefine what the relationship is between  
21 the museum and HHC, because we're dealing with a  
22 scarce resource, the scarce resource being water,  
23 and the opportunity to berth historic ships and  
24 other working waterfront ships. So we need to  
25 consider the space between 16 and 17, and

1  
2 presumably that would become the responsibility of  
3 the museum. We need to rethink what's going on at  
4 piers 15—between piers 15 and 16, where the museum  
5 has also lost water. Perhaps what the future  
6 might be in the areas up water, of piers 18 all  
7 the way up to the Brooklyn Bridge, as well, to  
8 provide opportunities for maritime uses. But most  
9 importantly, we need to, you know, to honor the  
10 tradition of why the seaport is different. And  
11 it's different because it was started—it was New  
12 York's entryway from the water, from the sea, and  
13 we can't lose that. What EDC has been doing is  
14 they've been creating a sterile environment where  
15 all we hear about are the views of the Brooklyn  
16 Bridge. We don't hear about what the importance  
17 of the East River has been to our district, and  
18 what makes it unique, and why people come down to  
19 shop at the South Street Seaport historic  
20 district.

21 COUNCIL MEMBER CHIN: Okay. I  
22 guess I also wanted to hear more about the  
23 reviving the whole market district, because I know  
24 some of the vendors here. I see you guys on  
25 Sundays. We're waiting for the market to open

1  
2 soon. I mean, the whole winter—Craig, you're the  
3 guy who makes the monkey pie, right? Okay. Yes,  
4 that's what I thought. I was like, "He's down in  
5 New York." So where is your store now?

6 MR. CRAIG THOMPSON: I don't have a  
7 store now. The New Amsterdam is—

8 COUNCIL MEMBER CHIN: Oh, I thought  
9 you said you moved to New York. I mean, moved—

10 MR. THOMPSON: Yes, I am, but New  
11 Amsterdam is my—

12 COUNCIL MEMBER CHIN: Okay.

13 MR. KRAMER: Right. And Margaret,  
14 what—

15 COUNCIL MEMBER CHIN: But if you  
16 can talk a little bit about the market district.

17 MR. KRAMER: We're trying to create  
18 a market district that's 365 a year, that's  
19 indoors as well as outdoors. We have such a  
20 wonderful example of the past five years that have  
21 incubated and created something that's unique in  
22 the city. In order to do that, they need their  
23 own home. In order to be properly placed in the  
24 historic context of our seaport district, that  
25 home should be in the tin building and the new



1  
2 market building. And the problem is that EDC has  
3 given an option to HHC to take over space that  
4 they have been—that they've been warehousing since  
5 the Fulton Fish Market left in 2005. It's been  
6 vacant space. They've had no ideas for that  
7 space, and yet EDC wants to give it over to them  
8 until the year 2072.

9 COUNCIL MEMBER CHIN: But what was  
10 the point about being extended, to be contiguous  
11 with the state and federal historic district?

12 MR. KRAMER: Well there's also an  
13 interesting inconsistency between the Landmark  
14 District, as defined by the City of New York, and  
15 that which is in the federal register and in the  
16 state register. And that inconsistency is what  
17 they consider to be their northern front porch,  
18 Pier 18, and there's no reasonable reason why  
19 that's not included in the Landmark District. We  
20 need to deal in a holistic manner as one of the  
21 Council members, Council Member Lappin suggested  
22 in the past.

23 COUNCIL MEMBER CHIN: Okay. Thank  
24 you.

25 CHAIRPERSON WEPRIN: Thank you.

1  
2 Thank you all very much. All right. I'm now  
3 going to call people in favor. I'm not sure if  
4 they're all here, so I'm going to just keep  
5 reading them off. Sam Miller. Oh, John Ranigan.  
6 - -. All right. Blakely Brinneth. Oh, a couple  
7 of them now. Tammi Kurz, Anton Noito, Matt  
8 Specter, and Erica Del Rosario. Guess what?

9 MS. MENDEZ: Oh, it's just me.

10 CHAIRPERSON WEPRIN: All by  
11 yourself you get to do this.

12 MS. MENDEZ: Okay.

13 CHAIRPERSON WEPRIN: Those were all  
14 in favor, by the way.

15 MS. MENDEZ: Okay. Great.

16 CHAIRPERSON WEPRIN: Whenever  
17 you're ready.

18 MS. MENDEZ: Hi. My name is Flora  
19 Mendez. I'm here on behalf of the Lower Manhattan  
20 Cultural Council. I'm speaking for Sam Miller.  
21 The prospect of a revitalized Pier 17 as an  
22 additional cultural space on the east side is very  
23 exciting for potential future public programming.  
24 A vibrant and compelling South Street Seaport is  
25 vital for the community of lower Manhattan and the

1  
2 city, particularly one that works in concert with  
3 the burgeoning restaurant district north of Front  
4 Street, and the cultural amenities provided by the  
5 museum, local food markets, and other cultural  
6 stakeholders in the area. The design by Shop  
7 Architects is both functionally and aesthetically  
8 inspiring, providing new spaces for open air  
9 pedestrian engagement and activities. From what  
10 we understand, the redevelopment of pier 17 will  
11 provide 40% more open space, markedly improved  
12 public spaces from an aesthetic and enjoyment  
13 aspect, and balance the need for an iconic  
14 waterfront destination with the need for an  
15 amenity to serve the already changing needs of the  
16 lower Manhattan's growing residential and working  
17 populations. LMCC supports an integrated seaport  
18 district with opportunities for site exploration  
19 by artists, and cultural experiences for audiences  
20 by presenting culturally diverse and  
21 transformative experiences, and often connecting  
22 attendees to the unexpected ideas or spaces. LMCC  
23 is committed to providing audiences uniquely New  
24 York events, like the ones of which should  
25 certainly be found at the South Street Seaport and

1  
2 surrounding neighborhood. In the front of our  
3 mind, given the events of October 2012, and the  
4 immediate need to breathe life and excitement back  
5 into the area, from Dover Street to the Battery  
6 Maritime building east of Pearl Street. The  
7 discovery of arts and culture with the historic  
8 waterfront backdrop, and the catalyzing of  
9 residents and various professional communities  
10 that make up lower Manhattan's native population  
11 by providing vibrant spaces to meet, play, and  
12 learn, are vital to the health of this  
13 neighborhood. Post Hurricane Sandy, our  
14 commitment to our partners in the seaport to  
15 promote the area with cultural activities, support  
16 the local business, and consider a sustainable  
17 method to respond to such events in the future  
18 remains steadfast. Thank you for the opportunity  
19 to speak today.

20 CHAIRPERSON WEPRIN: Thank you very  
21 much. Thank you. Have a good day. I now still  
22 have a large list in opposition to this project,  
23 so I'm going to read off the names, and if you're  
24 here, please come on up. Sal Hamoni, Kathleen  
25 Younger, McKenzie Younger. I guess they're

1  
2 younger. Scott Breedal, and Clyde Burrow. I  
3 think we had called that before, right. Anybody  
4 else? I'm going to keep reading. Hold on. Paul  
5 Greenberg, Chectina Sun, something like that, S-U-  
6 N is the last name.

7 FEMALE VOICE: She left.

8 CHAIRPERSON WEPRIN: Oh, she left.  
9 Okay. Mary Hebstrit? Mary, yes, come on up. Let  
10 me just try to get you two more customers here.  
11 Whalen John, is it Whalen?

12 MALE VOICE: Whalen left.

13 CHAIRPERSON WEPRIN: Whalen left?  
14 Okay. Sorry. Barbara Zay [phonetic]. Yes,  
15 Barbara is here. And one more. Let me see if we  
16 can get Matthew Washburn. Matthew here? All  
17 right. Great. Come on up. Take the last seat,  
18 and whenever you guys are ready you can start.  
19 Thank you.

20 MS. BARBARA ZAY: Hi. I'm Barbara  
21 Zay with the Historic District's Council. For  
22 years the Historic District's Council has been  
23 concerned about the fate of Pier 17 and the South  
24 Street Seaport historic district. We often use  
25 the phrase special sense of place when describing

1  
2 an historic district, but in context of the  
3 landmarks law, it pertains only to the physical  
4 attributes of a district. Therefore, we look to  
5 our elected officials to protect other equally  
6 important aspects that create the character of a  
7 district. In this case, those aspects are use,  
8 waterfront public access, open public space, and  
9 view corridors. Concerning the rezoning, Pier 17  
10 is the only location where there are specific  
11 plans in need of the proposed rezoning, so it  
12 should be the only location to be considered. If  
13 Piers 15 and 16, and the strip of land east of  
14 South Street, where the East River esplanade is  
15 located are dedicated to public open space usage  
16 and are not available for development, there is no  
17 reason to rezone them. Rezoning the new market  
18 building and the tin building is problematic, as  
19 these sites and their future use are a major  
20 concern for the community. Their rezoning should  
21 only come after specific plans have met all  
22 necessary approvals. Waterfront public access,  
23 open public space, and view corridors are all keys  
24 to the enjoyment and use of this unique place.  
25 The design of the new building creates many

1  
2 problems in this regard. While it is claimed that  
3 the new building will be as tall as the existing  
4 building, and sit on the same footprint, they are  
5 very different structures. Boxing off the  
6 existing sloped roof would create much more bulk  
7 on the upper two floors, losing sky views and  
8 glimpses of the Brooklyn Bridge towers from Fulton  
9 Street. Additional mechanical and other  
10 accretions on the roof would only exacerbate this  
11 problem. Enclosing the public balconies would  
12 have a similar bulky effect. The proposal wishes  
13 to extend the lower Manhattan street grid onto the  
14 pier, and create a street like network of shops  
15 and restaurants. This is the character of upland  
16 locations, not of piers or waterfront, and would  
17 create little tradeoff for the existing balconies,  
18 water views of the base of the Brooklyn Bridge and  
19 glimpses of waterfront scenery compared to wide  
20 open views of the entire iconic bridge and  
21 riverfront. The public open area on the roof also  
22 leads to a number of questions. How often will  
23 the flexible event space be used for public  
24 events? Will they often be free of charge? HDC  
25 asks that accommodations be improved for ships,

1  
2 particularly historic ships that need a permanent  
3 berth. These ships, which are used for recreation  
4 and education, creating jobs and drawing visitors  
5 to the area are extremely important to the  
6 character of South Street, once known as the  
7 street of ships. After all, what is a seaport  
8 without ships? Finally, as a member of the Save  
9 Our Seaport Coalition, HDC supports the  
10 coalition's call to preserve public space, to plan  
11 for public benefit, including a market, to retain  
12 and enhance maritime uses in the South Street  
13 Seaport Museum, and to expand the city's South  
14 Street Seaport historic district to match that of  
15 the federal and states to include the 1939 New  
16 Market building. Thank you.

17 CHAIRPERSON WEPRIN: Thank you very  
18 much. Whenever you're ready, sir.

19 MR. SAL HAMONI: Honorable members  
20 of the Council, my name is Sal Hamoni, and I'm  
21 here representing my father and my uncles, who are  
22 the largest tenants of the South Street Seaport,  
23 as well as all the tenants at the South Street  
24 Seaport Pier 17 mall. As you know, we were all  
25 greatly affected by Hurricane Sandy. Since the



1  
2 day we reopened we've been losing money and have,  
3 up until last week when the weather picked up.  
4 After Hurricane Sandy, business has not been even  
5 10% of what it should have been due to the  
6 devastation to the whole area. Now that the  
7 weather is getting better, we're all seeing a  
8 tremendous amount of traffic, and are finally  
9 turning profits again. After getting no help from  
10 FEMA or our insurance companies, we are  
11 desperately in need of the busy summer season to  
12 recover the money we have lost. Before Hurricane  
13 Sandy, our landlord, the Howard Hughes  
14 Corporation, gave us the impression that we'd be—  
15 at least be in business until June 30, 2013.  
16 After Hurricane Sandy and getting their  
17 preliminary approvals from the Community Board 1,  
18 we were all sent termination notices evicting us  
19 on April 30th, 2013. The Howard Hughes  
20 Corporation did not help any of us in getting  
21 through the rough winter months. Some tenants,  
22 including myself, have guaranteed leases that  
23 extend through the summer months without any  
24 cancellation clauses. As small businesses, we all  
25 understand what Howard Hughes is trying to do in

1  
2 bringing a new mall to lower Manhattan. None of  
3 the tenants that I represent oppose the idea of a  
4 new mall. Let me repeat, that none of the tenants  
5 I represent oppose the idea of this construction  
6 project. All we are asking for is the right to do  
7 business in the busy summer months and recover the  
8 money that we have lost through this horrible  
9 chain of events. Having guaranteed leases that  
10 extend through the summer months gives us the  
11 legal right to do business, as well as being the  
12 ethical and moral right thing to do for the whole  
13 area. The Pier 17 mall continuing to do business  
14 does not just directly affect the tenants of the  
15 mall, but the whole area surrounding lower  
16 Manhattan. Millions of tourists and locals come  
17 to the South Street Seaport in the summertime and  
18 the whole area benefits from this tremendous  
19 traffic. All the local businesses are rebuilding  
20 from the tragic storm, and desperately need the  
21 traffic that the Pier 17 mall brings in the  
22 summertime. As all the surrounding businesses  
23 come back online, they all desperately need Pier  
24 17. The whole area is depending on this mall to  
25 bring life back to normal. All we ask is to push

1  
2 the construction start date a few months until the  
3 busy summer season is over.

4 CHAIRPERSON WEPRIN: Okay.

5 MR. HAMONI: We've heard that the  
6 Economic Development Corporation-

7 CHAIRPERSON WEPRIN: You must wrap  
8 up now. I'm sorry.

9 MR. HAMONI: Once again, I want to  
10 repeat that none of us are opposing this  
11 construction project. All that we're asking is to  
12 move the start date back. Having guaranteed  
13 legal-having guaranteed leases gives us a legal  
14 right to do business in the summertime. As  
15 tenants, we respect the decision that the EDC made  
16 to resolve the issues that-in front of us. A  
17 gentleman from the EDC made a statement that it  
18 may not be economically feasible for Howard Hughes  
19 to stay open in the summertime. I'm here to tell  
20 you that all the tenants that are in the mall,  
21 including ourselves, are paying rent, are current  
22 on rent, and are willing to pay rent in the  
23 summer.

24 CHAIRPERSON WEPRIN: Okay. Thank  
25 you very much. Next please.

1  
2 MS. MARY HEBSTRIT: Good afternoon,  
3 Council Members. My name is Mary Hebstrit. I'm  
4 here representing the Historic Ships Coalition, an  
5 alliance of owners and operators of historic and  
6 replica ships, and advocates for maritime  
7 heritage. The coalition represents 22 historic  
8 vessels currently berthed in New York City, and  
9 others hoping to berth here some day. There are  
10 currently not enough publicly accessible,  
11 adequately equipped berths to accommodate all the  
12 ships that would like to call New York home. We  
13 are gratified and thankful that the City Planning  
14 Commission added a requirement that minimal  
15 maritime infrastructure be added to Pier 17 as a  
16 condition for approval for the requested zoning  
17 changes. This week, we sent one of our licensed  
18 captains, who you've already heard from, and a  
19 marine engineer with extensive experience in the  
20 design of piers and other waterfront  
21 infrastructure, to briefly view some of the  
22 revised drawings by Shop Architects that show the  
23 proposed infrastructure changes to meet these  
24 requirements. Although adding cleats, and  
25 bollards and gates reflects a move in the right

1  
2 direction, we wanted to evaluate whether these  
3 infrastructure changes were really suitable for  
4 vessel mooring. Captain Mike Abeck has shared his  
5 impressions already, and I am submitting the  
6 engineer's written observations. Due to the  
7 concerns about usability and safety that our  
8 experts have expressed after this preliminary  
9 review, the Historic Ships Coalition cannot at  
10 this time support the applications before you, and  
11 ask for further modifications or a rejection of  
12 the proposal. Thank you.

13 CHAIRPERSON WEPRIN: Thank you.

14 This gentleman next.

15 MR. MR. WASHBURN: Good afternoon.

16 My name is Matt Washburn. I'm a farmer.

17 CHAIRPERSON WEPRIN: Right into the  
18 mike, Matt.

19 MR. WASHBURN: Oh, I'm sorry. I'm  
20 a farmer in Orange County and a vendor at the New  
21 Amsterdam Market, and not growing up with land has  
22 been difficult. Getting into agriculture the last  
23 five years has been hard, and having the New  
24 Amsterdam Market as an organization that's not too  
25 overly bureaucratic to support me has been

1  
2 integral in getting my farm started, and without  
3 that, it would be more difficult than it already  
4 is. So I support this—amending this letter of  
5 intent that would exclude these buildings from the  
6 current zoning amendment as I understand it.  
7 Especially as I grow my business, I would love to  
8 have the opportunity to participate in a public  
9 market that was chartered to help facilitate small  
10 business, and starting farmers, and things like  
11 that. So thank you very much for your time.

12 CHAIRPERSON WEPRIN: What do you  
13 sell from the farm?

14 MR. WASHBURN: Produce, vegetables.

15 CHAIRPERSON WEPRIN: Produce  
16 vegetables?

17 MR. WASHBURN: Market vegetables.

18 CHAIRPERSON WEPRIN: Where in  
19 Orange County are you?

20 MR. WASHBURN: I'm in the black  
21 dirt area. I'm from Monroe, but I don't know if  
22 you know Florida, New Hampton?

23 CHAIRPERSON WEPRIN: Monroe, yes.  
24 It's near the mall. It's near the outlets, Monroe  
25 Woodbury.

1  
2 MR. WASHBURN: Woodbury Commons,  
3 yes.

4 CHAIRPERSON WEPRIN: Yes.

5 MR. WASHBURN: It's a shame that  
6 that's what, you know, we're famous for,  
7 considering Orange County has a great agricultural  
8 history with New York. The black dirt region is  
9 very depressed. Agriculturally and historically,  
10 they wholesaled into New York up until the '50s,  
11 '60s, and '70s. So even though you know it for  
12 that, I wish you knew it, you know—

13 CHAIRPERSON WEPRIN: I had a friend  
14 who went to Monroe Woodbury High School.

15 MR. WASHBURN: That's—

16 CHAIRPERSON WEPRIN: If that gives  
17 me any more street credit than this.

18 MR. WASHBURN: Yes, I went there,  
19 too.

20 CHAIRPERSON WEPRIN: All right.  
21 Good. All right. Well thank you—

22 MR. WASHBURN: Sometimes  
23 regretfully, but—

24 CHAIRPERSON WEPRIN: Actually,  
25 Margaret Chin has a comment, as I started to

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banter.

COUNCIL MEMBER CHIN: Yes, just—  
with the historic ship, I think we are going to  
look at the design and see if there's some way  
that it can be worked out to modify, so they make  
sure that the historic ship can continue to come  
into the South Street Seaport, so that we're  
working on that. And the other thing is that, I  
think Mr. Hamoni, right?

MR. HAMONI: Yes.

COUNCIL MEMBER CHIN: You submitted  
this, and I urge the Chair to really take a look  
at some of the picture. And we met with a lot of  
the business that—on your list, so we are  
committed to working it out with, you know, the  
Howard Hughes Corporation. This is still on the  
table as a discussion to allow all the businesses  
to continue. And I think that—have you had any  
more discussion about the option to come back,  
since you're one of the good—the best tenants, or  
the—

MR. HAMONI: We haven't had. We  
sat down briefly, but nothing really progressed.

COUNCIL MEMBER CHIN: So we



1  
2 encourage the Howard Hughes Corporation to  
3 continue the conversation with them. Thank you.

4 MR. HAMONI: Thank you so much.

5 COUNCIL MEMBER CHIN: Thank you.

6 CHAIRPERSON WEPRIN: Thank you all  
7 very much. All right. Now I'm going to call a  
8 list of names in opposition again. If you're  
9 here, try to call out when I call your name.  
10 Harrison Peck, on behalf of Roland Lewis. Yes,  
11 Harrison is here. Scott Breedy. Barbara Mensch.  
12 I know she left. Okay. I remember getting called  
13 early. All right. Nayless Funon [phonetic]?  
14 Nayless Funon, I think it is.

15 CHAIRPERSON WEPRIN: Okay.

16 Nayless, not here. Danny Zalberg?

17 MALE VOICE: He had to leave.

18 CHAIRPERSON WEPRIN: Claudia  
19 Marini?

20 MALE VOICE: Had to leave.

21 CHAIRPERSON WEPRIN: Had to leave.  
22 Okay. Ben Conneth?

23 MR. BEN CONNETH: Yes.

24 CHAIRPERSON WEPRIN: Ben Conneth.  
25 And one more, Buzz-

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MR. BUSBY BILLOCK: Here.

CHAIRPERSON WEPRIN: Yes, thanks  
Buzz. Busby Billock?

MR. BILLOCK: Yes.

CHAIRPERSON WEPRIN: Oh. Okay.  
Come on, Buzz. You've got to be a nice guy when  
you're named Buzz, right? Nickname of Buzz, so  
let's go. Ask which ones still go. Yes.

MR. HARRISON PECK: Hello. I'm  
Harrison Peck. I'm representing the Metropolitan  
Waterfront Alliance, and I'm testifying on behalf  
of Roland Lewis, who is both the chairman of the  
board of the New Amsterdam Market and the  
president and CEO of the Metropolitan Waterfront  
Alliance. We're a coalition of over 700  
businesses, community and recreational groups,  
educational institutions, and other stakeholders  
committed to transforming the New York and New  
Jersey Harbor and its waterways, to make them  
cleaner, more accessible vibrant places to play,  
learn, and work with great parks, jobs, and  
transportation for all. After decades of virtual  
neglect, New York City is once again turning its  
attention towards its waterfront. With new parks,

1 housing, and job centers sprouting up along the  
2 city's 525-520 miles of coast, particularly in the  
3 wake of Superstorm Sandy, it's critical that, as  
4 Mayor Bloomberg asserted in December of last year,  
5 we do not abandon the waterfront, rather, develop  
6 it in a more sensible, resilient way. However,  
7 while New York's 21st century waterfront  
8 successfully embraces one of the city's finest  
9 assets, it too often turns its back on its  
10 historical maritime roots. As modern parks and  
11 high rise housing start to dominate the city's  
12 edge, it's essential that we don't lose sight of  
13 city's remaining vestiges of historical maritime  
14 significance. The redevelopment of Pier 17 offers  
15 a tremendous opportunity to foster waterfront  
16 economic development, tourism, and neighborhood  
17 character, while simultaneously restoring a  
18 testament to New York's rich maritime history.  
19 The seaport allows visitors to reach the water's  
20 edge, to observe the active maritime uses our  
21 harbor still supports today. Moreover, the  
22 seaport is home to the Clipper City tall ship, a  
23 restored civil war era cargo schooner, and New  
24 York Water Taxi, both of which serve as gateways  
25

1  
2 to the magnificent New York Harbor for tourists  
3 and locals alike. However, we are concerned that  
4 the current development plan for Pier 17 neglects  
5 either a maritime access plan, or facility for  
6 public community events programming. This  
7 deficiency in community engagement flies in the  
8 face of the city's waterfront access goals, in  
9 that it treats the coast as a benefit for private  
10 development, rather than a publicly accessible  
11 asset. Accordingly, it's essential that the  
12 Hughes Corporation take measures to maintain the  
13 seaport's maritime infrastructure and keep  
14 waterfront public spaces public. In addition,  
15 city owned-ripe with city owned buildings and a  
16 distinct maritime aesthetic, the seaport district  
17 remains one of the few remaining portions of the  
18 Manhattan coast that recalls the city's roots as a  
19 center for waterfront commerce. Ample opportunity  
20 exists to restore the district to the commercial  
21 vibrancy reminiscent of its rich maritime past.  
22 For instance, the Fulton Fish Market, a spacious  
23 complex at the end of Fulton Street, has sat  
24 vacant since 2005, and since then, we in New York  
25 have conspicuously stood out compared to other

1  
2 waterfront cities for the absence of a great,  
3 permanent public food market. The New Amsterdam  
4 Market fills this void for several hours a week in  
5 the space outside the fish market building. But  
6 imagine if the New Amsterdam Market found a  
7 permanent indoor home in a newly refurbished  
8 Fulton Fish Market building. Not only would these  
9 buildings recover their historic character and  
10 function, but they would serve as an anchor for  
11 one of the city's most historically significant  
12 waterfront communities, one that's still  
13 struggling to recuperate following the devastation  
14 of Superstorm Sandy. Thank you.

15 CHAIRPERSON WEPRIN: Thank you. I  
16 appreciate it. Next.

17 MR. NILES FALLON: Hi. My name is  
18 Niles Fallon. I'm a small business owner in lower  
19 Manhattan. I have a restaurant that's actually  
20 under construction now that should be opening up  
21 in a few weeks. I'm also a part time employee of  
22 the New Amsterdam Market. I just wanted to talk  
23 briefly about the interconnectedness of businesses  
24 in our regional food economy. The people that  
25 come down and act as vendors at the New Amsterdam

1  
2 market are the same people that supply my soon to  
3 be open restaurant with cheese, and bread, and  
4 pastries, sodas. And they've enabled me to be  
5 open and be a thriving business in this community.  
6 The marketplace enables those same vendors to be  
7 able to survive as businesses. I believe that  
8 something such as a South Street Seaport, which  
9 the Howard Hughes Corporation leases out by  
10 creating rents that are so incredibly high, it  
11 doesn't enable people such as these very vendors  
12 to be able to have locations there. It's national  
13 chains, instead that tend to occupy those spaces  
14 the most. When money is spent at national chains,  
15 that money doesn't trickle down into the  
16 community, whereas the vendors that are at the New  
17 Amsterdam market, that could potentially be housed  
18 in the old tin building and the old Fulton Fish  
19 buildings, that money gets trickled back into the  
20 community. And I oppose this measure, and I hope  
21 that the City Council does, as well. Thank you.

22 CHAIRPERSON WEPRIN: What's our  
23 next—okay.

24 MR. BEN CONNETH: Hi. I'm Ben  
25 Conneth from Luke's Lobster. We're a seafood

1 restaurant and a vendor at New Amsterdam Market.  
2  
3 When Robert first approached us about vending  
4 there, we were a tiny little shack in the East  
5 Village. We had nine employees. My partner Luke  
6 still had a day job that he kept to get us by  
7 while I spent 18, 20 hours at the restaurant.  
8 Robert found us because of our commitment to  
9 sustainable, affordable seafood. He brought us  
10 down there, and the first day there we sold over  
11 500 sandwiches. And since then, the vote of  
12 confidence from New Amsterdam and the reputation  
13 that they have in the community has been a huge  
14 boon for us. Today, we are breaking ground on our  
15 10th and 11th restaurants. We employ 150 people,  
16 and we've bought millions of pounds of seafood  
17 from fishermen. But this is obviously about much  
18 more than us. An indoor market in the Fulton Fish  
19 Market would be an incredible boon to so many  
20 businesses. We're talking about new quality jobs,  
21 new revenue streams. And beyond that, having a  
22 hub like the San Francisco Ferry building or Pike  
23 Place, which brings foot traffic and humanity, and  
24 a breakthrough opportunity to countless smart,  
25 hardworking, entrepreneurs. We're not completely

1  
2 all at odds here. Rebuild the mall. Go ahead and  
3 do that. But as a business owner, I could not  
4 support this proposal until Howard Hughes  
5 relinquishes the options on the historic buildings  
6 that could be turned into so much more, that could  
7 be used for businesses that could be good for the  
8 community, not just the ones that are able to pay,  
9 quote unquote, "The highest rent Howard Hughes can  
10 get," and businesses that New Yorkers actually  
11 want to go to. The alternative is the destruction  
12 of centuries of New York history, the obliteration  
13 of the echoes of the generations of New Yorkers  
14 who have engaged in meaningful person to person  
15 commerce there since the city was founded. And I  
16 mean, if that sounds a little dramatic, it's  
17 because it is.

18 CHAIRPERSON WEPRIN: Thank you. We  
19 appreciate the drama. Buzz, we've been waiting  
20 for you.

21 MR. BUSBY BILLOCK: Good afternoon,  
22 Mr. Chairman and committee members. I want to  
23 thank all of you for your patience, and skipping  
24 at least one meal today. I appreciate you still  
25 hanging in there. I have been connected with the



1  
2 original Fulton Fish Market since 1979, when I  
3 reported to the market at 11:00 at night until my  
4 shift ended at noon the following day. I was an  
5 apprentice in a hard shell clam business located  
6 at good old 98A South Street. It was the first  
7 job in New York City where I learned the ways of  
8 the market system. And perhaps, most importantly  
9 for me, I was introduced to an assortment of  
10 leading seafood professionals, some who I am still  
11 involved with today. In the last 34 years which  
12 have passed since my introduction to the Fulton  
13 Fish Market, I have remained in the seafood  
14 industry, currently holding a senior position in  
15 the largest smoked fish operation in the United  
16 States. That's Acme Smoked Fish Company in  
17 Brooklyn, New York. Prior to Acme, I was a  
18 principal at Marshall Smoked Fish Company, also in  
19 Brooklyn. My expertise in the industry has led me  
20 to being sought out for numerous New York Times  
21 articles on the smoked fish business, as well as  
22 hailed as one of the actually more knowledgeable  
23 individuals in the field. When the Fulton Fish  
24 Market was shut down in 2005, it was my hope that  
25 some form of local operation would bring the

1 vibrant history of the place back to life. The  
2 New Amsterdam Market has been such an operation.  
3 I have been a vendor and a supporter from the  
4 early days, and have a good sense of how important  
5 the market has become to the local New York  
6 community, as well as the region at large. The  
7 market draws visitors and shoppers from near and  
8 far, all proclaiming its importance in their  
9 lives, and how much they enjoy being there. In a  
10 world of ever increasing chain stores and the  
11 monotony, the market offers variety, freshness,  
12 and connection to local vendors, which is rapidly  
13 disappearing in today's world. We need more New  
14 Amsterdam markets, not less. I have witnessed  
15 firsthand that the market is managed by a young,  
16 committed, capable team of people. Their vision  
17 is clear and their passion is unwavering. What  
18 they are proposing for the defunct Fulton Fish  
19 Market will only enhance the uniqueness of all of  
20 New York, adding to what we have to offer, other  
21 than another shopping mall. This is a project  
22 that I, and we at Acme, fully endorse and  
23 wholeheartedly wish for, a permanent and historic  
24 home for the New Amsterdam Market.  
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CHAIRPERSON WEPRIN: Thank you,  
Buzz.

MR. BILLCOCK: Thank you for your  
time.

CHAIRPERSON WEPRIN: I let you go  
on because we're friends, but that's it.

MR. BILLCOCK: Thank you.

CHAIRPERSON WEPRIN: Actually - -  
we did visit the Acme Fish Company as the Small  
Business and Economic Development committees took  
a tour over there, and we were—the owner's son, I  
guess he's the owner now himself, gave us a tour  
over there, so—on a Friday you have a market right  
there, right, on Friday mornings? Smoked fish?  
We didn't get it, but we didn't get any samples.  
No.

MR. BILLCOCK: You come back.

CHAIRPERSON WEPRIN: No, it's okay.  
Thank you. Thank you all very much. Bye-bye.  
Okay. Next group, Hilary Baum, I think it is.  
Hilary, if I messed it up. What is it?

FEMALE VOICE: She left.

CHAIRPERSON WEPRIN: Oh, she left.  
Okay. I'm sorry. Tomasina Laguardia, Sarah

1  
2 Williams, Jennifer Rajkumar, Julie Finch. Just  
3 come on up. Sharon Gordon, Sarah Black. Oh. I'm  
4 just throwing them all down there. What's your  
5 name?

6 MS. JULIE FINCH: I'm Julie Finch.

7 CHAIRPERSON WEPRIN: Okay. Julie.  
8 I keep throwing these things at them. I'm sorry.  
9 Caitlin Salemy. Bear with me. We'll try to—Sarah  
10 Grady. Yes, I think we have a winner. Sarah  
11 Grady is here. Sal Paleezy. Sal? No? Macallah  
12 Fabercullen.

13 MALE VOICE: Had to leave.

14 CHAIRPERSON WEPRIN: Had to leave.  
15 April Bloomfield. These are all in opposition.  
16 April?

17 MALE VOICE: Had to leave.

18 CHAIRPERSON WEPRIN: Had to leave.  
19 Thank you. I'm glad you're here, sir. Liz  
20 Caughtmen? There's maybe a letter I'm missing  
21 there, but Caughtmen? Liz Caughtmen on Eastern  
22 Parkway? Adam Tiberio. He's here? Boy, he's  
23 not—not only knows who's not here, he knows who is  
24 here, even if the person doesn't realize it.  
25 Erica Lade? Lade? Okay. Nelson Chin. No

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2 relation, right? No relation? Okay. Elizabeth  
3 Ryan? And Elizabeth is here. Okay. We'll start  
4 with these four. I think we only have these two,  
5 right? We'll see. Okay. Elizabeth is coming.  
6 All right. So who wants to go first?

7 MS. SARAH GRADY: I'll go.

8 CHAIRPERSON WEPRIN: Okay.

9 MS. GRADY: Good afternoon. My  
10 name is Sarah Grady, and I'm the vice president of  
11 programming at Glenwood, an agricultural nonprofit  
12 organization in the Hudson Valley. Our mission is  
13 to strengthen the regional food system. We hold a  
14 vision for the future of our region, a vision of  
15 economic development and growth based on  
16 sustainable food and farming that keeps our  
17 landscape and agricultural production, feeds our  
18 families, and provides an example nationally and  
19 globally of a food system that is healthier for  
20 people, for our communities, and for our  
21 environment. Robust urban markets are key to this  
22 vision by acting as hubs for aggregation, sales,  
23 promotion, and education. New Amsterdam Market  
24 epitomizes this function. Having collaborated  
25 with New Amsterdam market several times on events

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2 that feature New York agriculture, I have  
3 witnessed its real success as a catalyst for a  
4 stronger regional food system. This occurs  
5 through the sales and exposure for producers and  
6 purveyors who bring together the diversity and  
7 bounty of regional products, connecting New York  
8 City residents and visitors to the offerings of  
9 our state and surroundings. The market also  
10 provides a venue for the creation of new food and  
11 farm related entrepreneurship, since it is a  
12 powerful nexus of agriculture, cuisine,  
13 infrastructure, and tourism. But the impact of  
14 New Amsterdam Market goes further, by bringing to  
15 life this vision of a reshaped food system, and  
16 invigorating the agricultural identity of New  
17 York, thereby bringing vitality to our regional  
18 economy, preserving our landscapes and natural  
19 environment, giving greater health to residents,  
20 and delivering social benefits of community,  
21 connection, and pride of place. Robert LaValva,  
22 the visionary behind this project, has said that  
23 the New Amsterdam Market would give the seaport  
24 district a genuine identity that it needs. I  
25 agree, and I feel that in fact its impact in this

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2 regard goes even farther. As a showcase for the  
3 quality and character of our region's farms and  
4 distinctive foods, the market gives our city and  
5 the broader region a vibrant identity in the eyes  
6 of New Yorkers, tourists, and the wider world, as  
7 a producer and destination for world class food  
8 and drink. The permanent establishment of New  
9 Amsterdam Market in the Fulton Fish Market  
10 Buildings in the seaport district would be an  
11 investment in New York agriculture. I urge you to  
12 make this investment by securing the market's long  
13 term future in those historic buildings. The  
14 myriad benefits of healthy food, prosperous farm  
15 economies, urban food entrepreneurship, tourism,  
16 and civic pride will be immeasurable.

17 CHAIRPERSON WEPRIN: Thank you very  
18 much. Next, please.

19 MS. FINCH: I am Julie M. Finch,  
20 and I'm co chair of Friends of the Gibbons  
21 Underground Railroad Site, which is land marked,  
22 and the La Martine Place historic district. The  
23 South Street Seaport historic district needs the  
24 New Amsterdam Market. I think they should have an  
25 option to be inside the land marked 1907 tin

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2 building, and the 1930s, quote, "New Fulton Fish  
3 Market building." This neighborhood, with its  
4 museum founded in 1967, and with small, chef owned  
5 restaurants that have reopened since Hurricane  
6 Sandy, illustrate that small is good, and local is  
7 where the grit is. The letter of intent between  
8 the Texas State's based Howard Hughes Corporation,  
9 with its, quote, "master planned communities in 18  
10 states," end quote, wants to take over and destroy  
11 the '30s Fulton Fish Market, the new market, and  
12 build a high rise hotel there. This would block  
13 the view of the river. And the hotel's banality  
14 and large size would crush this authentic and  
15 historic neighborhood. It is the South Street  
16 Seaport Museum's ships that continue to make this  
17 a seaport. The Piers 15, 16, and 17 must continue  
18 to be piers for ships and boats. A pier is not a  
19 shopping mall on land. It is a platform on  
20 pilings, with bollards and cleats, with  
21 maneuvering space for the vessels. Thank you.

22  
23 CHAIRPERSON WEPRIN: Thank you.

24 MR. ADAM TIBERIO: Good afternoon.

25 Thanks for the opportunity to speak. I'm Adam



1  
2 Tiberio, owner of Tiberio Custom Meats, a butcher  
3 shop in the lower east side, and we're also a New  
4 Amsterdam Market vendor. We unequivocally support  
5 preserving and rehabilitating both the new market  
6 building and the tin building for all the reasons  
7 stated by Robert LaValva, because while in my  
8 humble estimation, the Howard Hughes Corporation  
9 was unable to articulate a clear vision for the  
10 project, Robert's vision is both historically  
11 respectful to the past of the seaport, and forward  
12 thinking with regard to the availability of  
13 healthy, regional ingredients. Having previously  
14 opened a butcher shop in Chelsea market, I saw  
15 firsthand the powerful combination that having a  
16 historical landmark can provide a business. And  
17 people's preference these days is to shop in these  
18 food hubs. So the New Amsterdam Market, to my  
19 business, is a food hub with a conscience. The  
20 growth of it, in a historic site, worked for  
21 Chelsea, and I'm totally sure it will do the same  
22 in the seaport. Please consider the-giving the  
23 droves of small businesses that the New Amsterdam  
24 Market sustains, the commercial viability that can  
25 be provided by creatively utilizing this very

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historic site. Thanks.

CHAIRPERSON WEPRIN: Thank you.

MS. ELIZABETH RYAN: Hi. Thanks for hanging in here with us. I'm Elizabeth Ryan. I own Breezy Hill Orchard, and I'm a founder of Green Market. I'm a founding farmer of Green Market. I'm a founding farmer of Union Square. I've spent 35 years selling in markets, including New Amsterdam. I'm an enthusiastic supporter of New Amsterdam, and what I will call the New Amsterdam vision for lower Manhattan for a re-imagined space there. I'm also president ex officio of Hudson River Heritage. We steward the largest national historic landmark district in the country, in the Hudson Valley, so I'm also a very avid preservationist. I think that my concerns and views have been very, very well articulated here today, and very eloquently. And I'm sure you took note of Mark Bittman's piece in the New York Times, which really laid out a vision for what New Amsterdam and lower Manhattan could in fact be. It could be an economic engine for the city, much along the lines that Speaker Quinn has proposed in her food works proposal, of using food and light

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2 manufacturing to reinvent portions of the city,  
3 create jobs, preserve open space, honor the  
4 historic traditions. I could go on and on, but I  
5 actually wanted to make a comment. I'm leaving  
6 today in fact, more determined, and really very  
7 concerned. I have not had the opportunity  
8 previously to hear the comments by the Howard  
9 Hughes Corporation about their vision for the  
10 space. And there's really been a lot of rhetoric  
11 here about some of the ideas. But I'm concerned  
12 about a very deep lack of transparency, follow  
13 through. I'm concerned about what kind of  
14 development they propose. Who will those tenants  
15 be? What will the rents be? What will the public  
16 access be? And I'm really speaking as a  
17 preservationist here that I am very troubled, and  
18 I feel for you. You have a very significant  
19 obligation, not only to the City of New York, but  
20 in my opinion, to the nation. The South Street  
21 Seaport is a very important national resource, and  
22 you have the difficult task of stewarding that and  
23 honoring that. And I am very concerned that a  
24 private corporation has been given a 60 year  
25 lease, and an option on two historic buildings.

1  
2 I, quite frankly, feel that this should be a world  
3 heritage site. So I am leaving here with a great  
4 deal of resolve to activate the national  
5 preservation community in opposition of the  
6 rezoning here. So I thank you for your time. I  
7 think that you see that the opposition is  
8 articulate, has a vision, and is probably growing  
9 in numbers. Thank you.

10 CHAIRPERSON WEPRIN: Thank you, Ms.  
11 Ryan, and happy St. Patrick's Day.

12 MS. RYAN: Thank you.

13 CHAIRPERSON WEPRIN: I am—I may  
14 have misplaced two slips, but who—is anyone—who  
15 else is left here who signed up to speak who  
16 hasn't spoken yet? Anybody? Maybe I didn't, but  
17 is there anyone else here who wants to speak?  
18 Yes. Are you the only one? I'm sorry. It's an  
19 honor. It's considered good luck to be the last  
20 one for us to call, so ma'am, if you want to come  
21 up and state your name. You're—anyone else? No,  
22 anyone else who wanted to speak who hasn't spoken?  
23 Okay. So we're going to wait for this young lady,  
24 and then—okay. Come join us. She'll state—state  
25 your name for the record. We may have it. Did

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you fill out a slip and—yes. All right. We'll find it. It got a little confused for a few minutes there. Push the button. There you go.

MS. MS. DRURY: I'm Jill Drury. I had said that I wasn't going—

CHAIRPERSON WEPRIN: What? Just say the name slowly.

MS. DRURY: Jill Drury.

CHAIRPERSON WEPRIN: Oh, Drury, yes. Cool.

MS. DRURY: Okay. Originally I had said I wasn't going to speak, so okay. I am CEO and cofounder of Drury Design Dynamics, a full service strategic communications agency and an industry leader of strategic communications. In particular, I produce large meetings and events and conferences for mostly Fortune 100 companies. And I bring this up at this point because a lot has been talked about today of the three P's, people, planet, and profit. And I work with IBM, Deloitte, Google, Kraft. We're talking profit here, and money. Since 2004, the events industry has worked to raise awareness on the importance of incorporating sustainable practices and products

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2 into events, and it is organizations like New  
3 Amsterdam Market and the passionate leader, like  
4 Robert LaValva, that have paved the way to make my  
5 job easier. He has taught us that the importance  
6 and the need to source local, and sustainable and  
7 organic needs to be taken seriously and  
8 incorporated into what we do. The New Amsterdam  
9 Market—sorry, - - the New Amsterdam Market  
10 community promotes and supports local agriculture  
11 and farming, and it embraces more environmental  
12 production practices, such as organic and  
13 pesticides free. The market provides a consistent  
14 outlet for new producers, producers in organic  
15 goods, small scale producers, who are unable to  
16 produce quantities required by supermarkets. The  
17 market creates valuable opportunities for  
18 engagement. Consider the positive impact a  
19 permanent residence for the market would have on  
20 the community. With a permanent home, a chef's  
21 market, and added market days, the New Amsterdam  
22 Market will stimulate local economic development  
23 by increasing employment, encouraging consumers to  
24 support local business, and provide a much needed  
25 source for local restaurants, caterers, venues,

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and events.

CHAIRPERSON WEPRIN: Please finish.

MS. DRURY: They provide a vibrant community for us. They feed our soul. But more importantly, what I request is that we take business 101 into consideration. We don't enter into contracts without knowing fully what we're talking about, and what we're entering into. Is there full transparency here? Please make sure that you know the full, long term ramifications of what the application you'll vote on will have.

CHAIRPERSON WEPRIN: Thank you.

Thank you, Ms. Drury. Just so you know, we did call your name earlier. You must have stepped out or something.

MS. DRURY: I did. I had said I would.

CHAIRPERSON WEPRIN: No problem. I just want to—didn't want you to be insulted.

MS. DRURY: No, I wasn't at all.

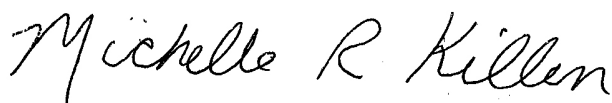
CHAIRPERSON WEPRIN: Okay. All right. So if no one else has to testify, right? Okay. With that in mind, I am going to move to close this hearing. And we are going to be

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2 discussing this matter. We're going to take all  
3 the information we heard today, have some  
4 negotiations with everybody involved, and try to  
5 see if we can try to find some common ground. So  
6 with that in mind, the meeting is now adjourned.  
7 I thank you, Mr. Curry, for sticking around. I  
8 thank you Council Member Chin for being here with  
9 me this whole time, and I thank you for putting up  
10 with my cold, the noxious fumes, the change of  
11 room, and the freezing cold, and being here with  
12 me today. So thank you.



C E R T I F I C A T E

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



Signature

April 4, 2013