The Water Street Corridor Today - May 15th, 2016

A Vibrant Stretch of Lower Manhattan

View looking North from 1 New York Plaza of Water Street

2.1B Estimated spending potential of Lower Manhattan Employees
14.9 Tourist projected to visit Lower Manhattan in 2017
+154% Increase in the Lower Manhattan population since 2000
100M Square feet of office space in Lower Manhattan
454,000 daytime workers in Lower Manhattan

Water Street Today – A view from residents and workers in the neighborhood

When the Water Street zoning proposal was conceived (back in 2012 when Michael Jackson died), New York 's financial district was a very different place , boarded up and suffering from the dramatic effects of 9/11, the recession and Super Storm Sandy

(in 2012).

Today, with over 30 billion dollars in private and public investment, the area has seen a renaissance. Developers are converting office buildings into luxury residences and the influx of new residents coming south are here for the great space, beautiful views, convenient transportation, excellent schools, the promised 356,000 square feet of South Street retail, and for the distinctive neighborhood feature-the exceptional quality and quantity of open public space.

The proposed zoning claims our arcades and plazas are in dire condition and that we should offer developers our public space as somehow we don't need or want it anymore. This simply isn't true. We love our public space and if developers want it, they need to offer the public a fair exchange. What we need is for developers to maintain the arcades and plazas as they are legally bound to do. The proposed zoning change is offering developers unnecessary incentives to build retail in a neighborhood which has plenty and is only waiting for it to be finished and leased.

In response to concerns that no one living and working downtown had heard of this zoning text amendment, 60 neighborhood residents and workers were polled about their thoughts about the quality of the open space in the neighborhood and the idea of enclosing it for retail use. What is very clear is that the residents and workers on Water Street greatly favor keeping their public space public and open.

When residents were asked why they had moved to Water Street, the majority noted their love of the open feeling of the area which they felt could not be found elsewhere in the City. Many noted the convenience of the arcades in inclement weather and how they appreciated the fact that one could navigate long stretches of the street for blocks staying out of the rain and sun.

The assistant director of Children's Creative Learning Center located at 4 NY commented that the arcade was "wonderful" as it allowed an area for the strollers and set it back safely from the commercial activity in the building. "

As a father of two young boys, we take our scooters under these arcades and sit in the colorful chairs eating ice-cream during the summer at 200 Water Street.

A group of mothers from the Blue School had never heard of the amendment, even though the school is located on Water Street! and stressed they wanted to see any space given away paid for with money going to a school fund or public project.

One resident suggested, if the public were giving their space to developers, the developers should be required to create affordable housing in their converted buildings or at another site downtown.

Everyone polled agreed that nothing should happen to the few existing outdoor cafes under the arcades, wanting to see more of them and were strongly opposed to the idea of enclosing them in exchange for retail shops.

The following are views of Water Street today for the Council members to review.

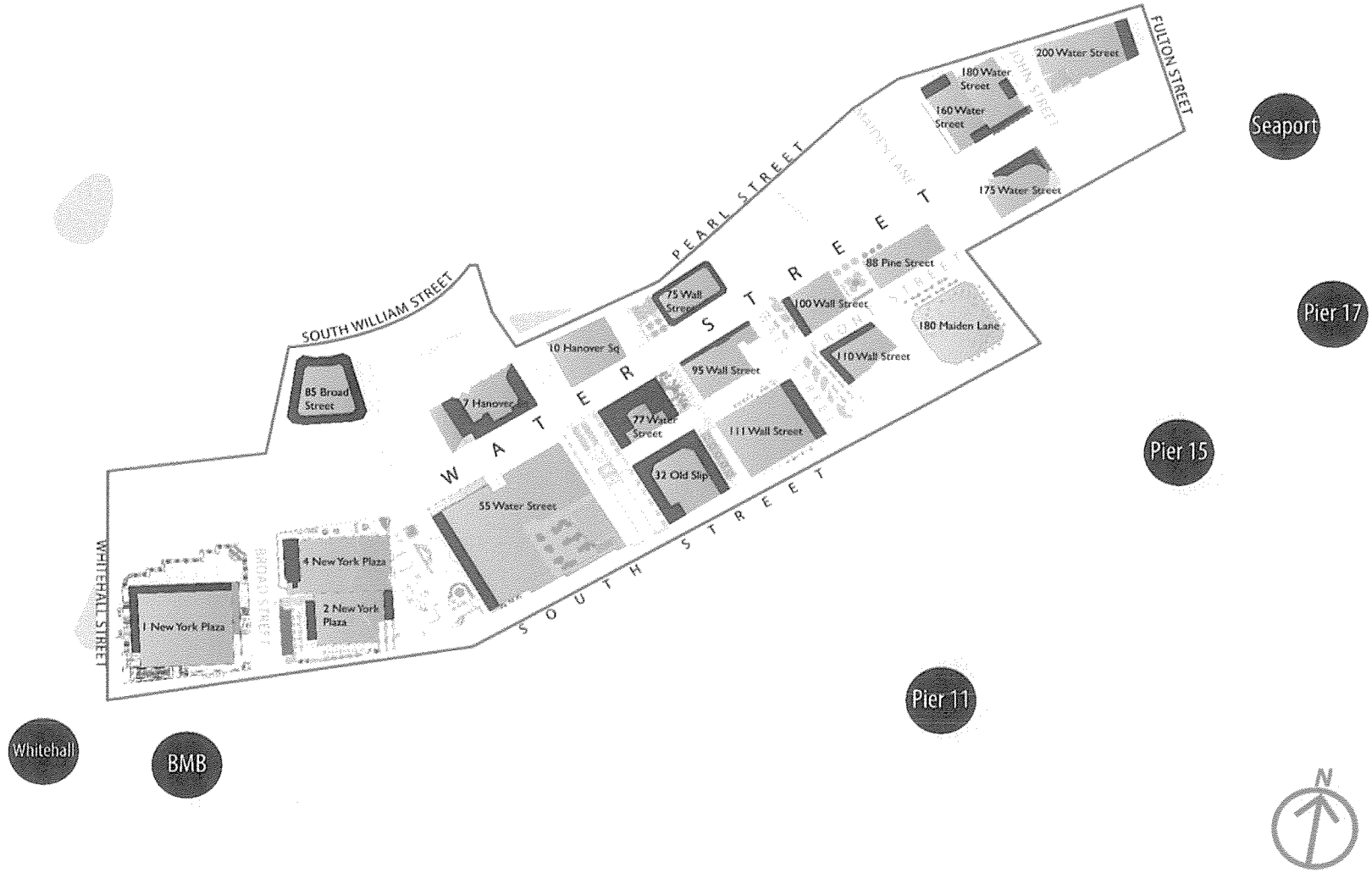
Please protect our public space and oppose the Water Street text amendment.

Respectfully,

Jason Friedman
CB-1 Member
Beekman Landing Condominium Vice-president
Architect, Joseph Pell Lombardi, Architect
jfriedman@josephpelllombardi.com

17 Valuable Public Spaces to be Eliminated Along 13 Blocks of Water Street

110,000 Square Feet of Privately Owned Public Space "POPS" Valued at Least 50 Million Dollars



200 WATER STREET
180 WATER STREET
160 WATER STREET
175 WATER STREET
100 WALL STREET
110 WALL STREET

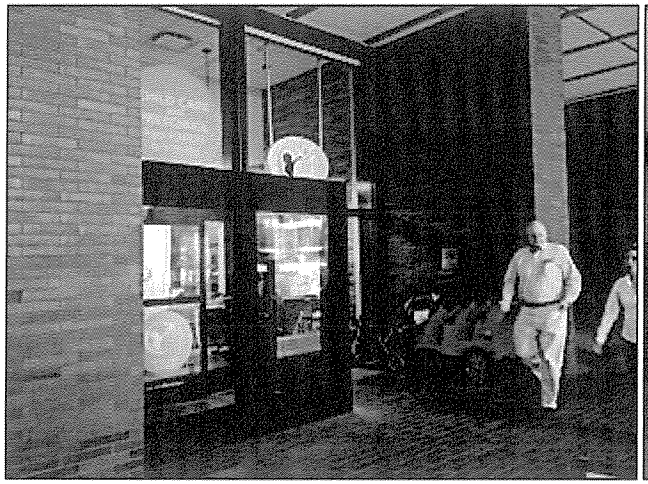
75 WALL STREET
95 WALL STREET
111 WALL STREET
77 WATER STREET
32 OLD SLIP
7 HANOVER SQUARE

55 WATER STREET
4 NEW YORK PLAZA
2 NEW YORK PLAZA
1 NEW YORK PLAZA
85 BROAD STREET

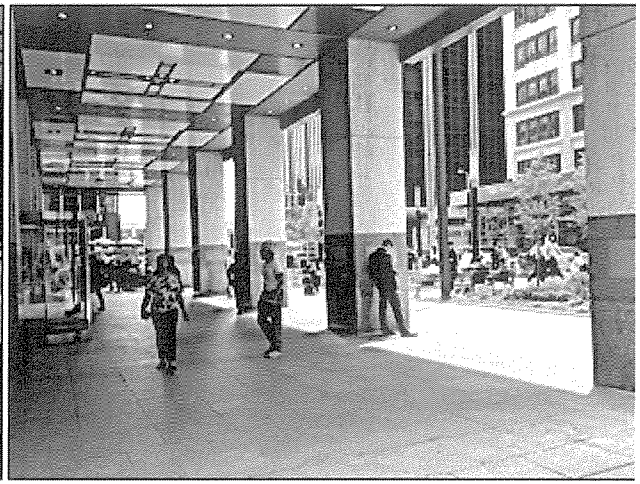
Water Street Arcades

Arcades Provide a Place for Entry, Cafes, Shortcuts and Shelter

110 Water Street– WeLive plans to lease the ground floor and potential sidewalk café space to Westville.

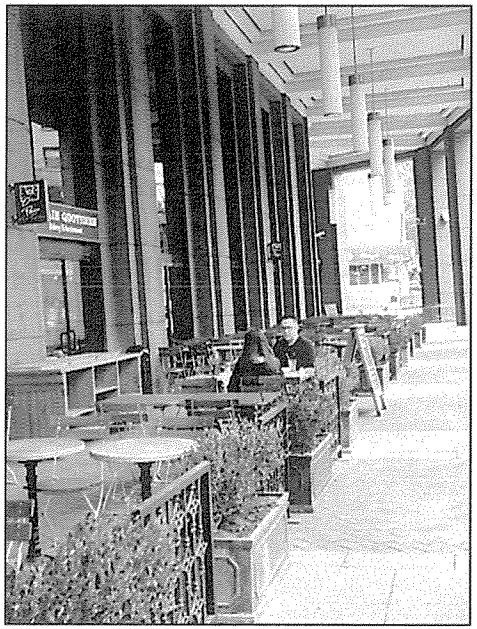


4 New York Plaza – Children's Creative Day Care Center.



100 Wall Street– An Arcade that provides access to Lower Manhattan for East River Ferry commuters.

85 Broad Street – A shortcut East from Water Street



175 Wall Street – Le Pain Quotidian sidewalk café.

1 New York Plaza – A welcoming view of New York Harbor from the lobby.

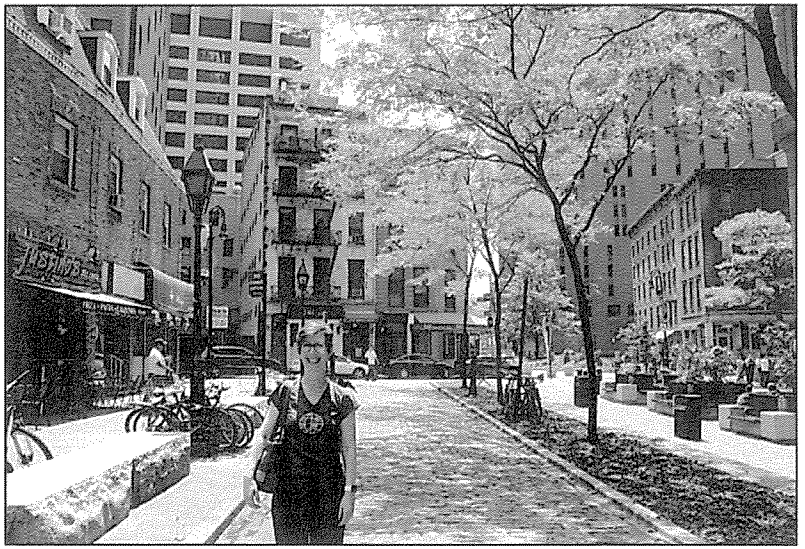
Water Street Parks

Parks are Beautiful and Well Maintained

Manahatta Park received 2mm in federal funding in 2012.

CB1 fought against this park be developed with an office building in 2001.

Old Slip Park.

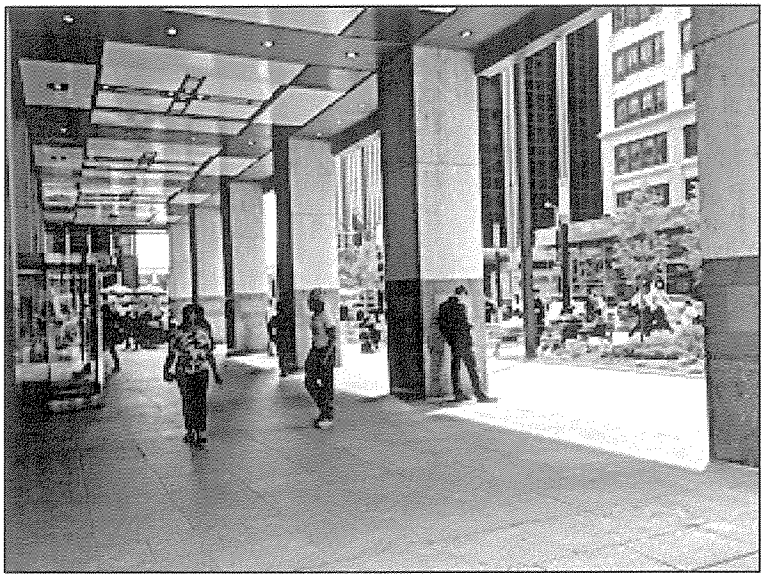


Coenties Slip- Received 2mm in 2013.

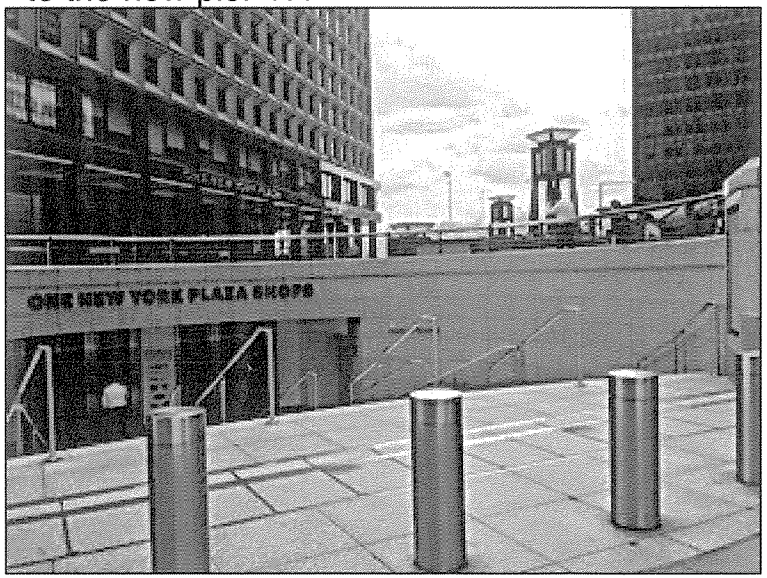
Arcade View Corridors

Arcades Provide Circulation Spaces and Outdoor Cafes

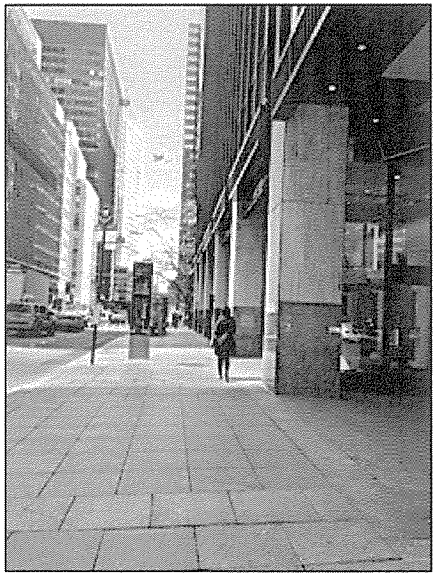
200 Water Street– Looking East on Fulton Street to the new pier 17.

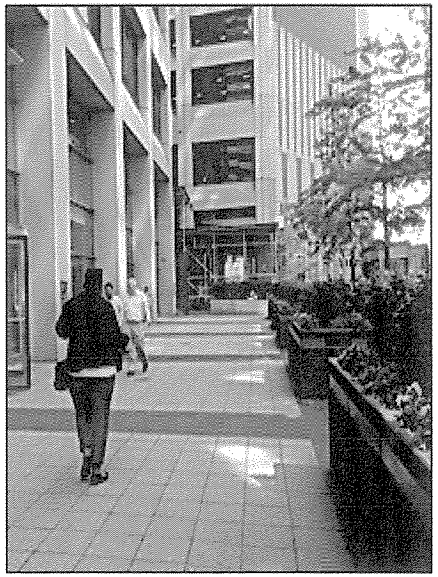


111 Wall Street– Looking East towards to Lower Manhattan business district.



1 New York Plaza - View looking South towards the East River.



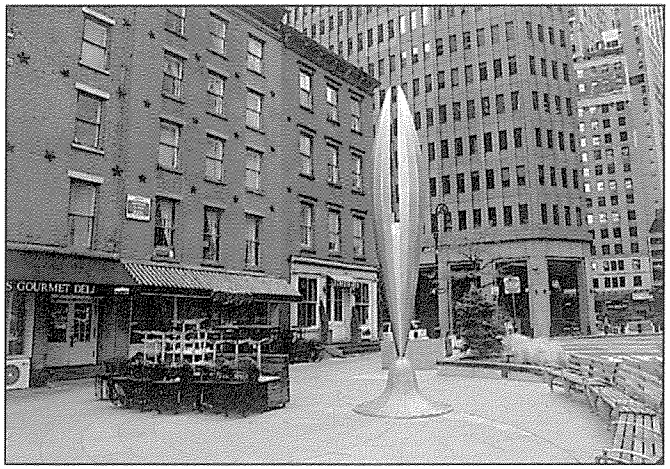


2 views on Water Street showing the character the arcades give the neighborhood.

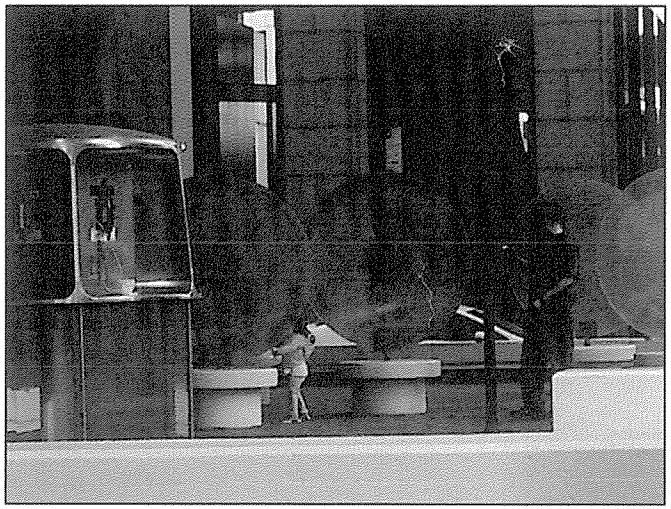
Public Art to be Saved

Art Installations Threatened to be Lost

200 Water Street- Rockrose was sued for illegally removing the art installations in 2007.



Coenties Slip – New sculpture.



77 Water Street – Several art installations are located in the building's arcade.

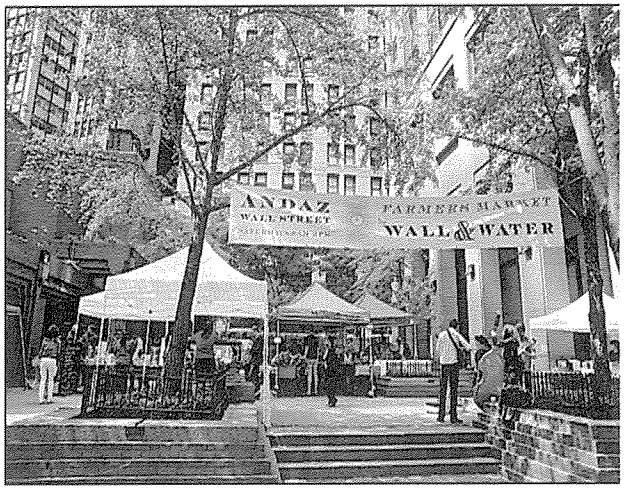
85 Pine Street – Yu Yu Wang may be removed for more benches.

Water Street Plazas

Public Plazas are Beautiful and Well Maintained

175 Water Street– Outside Seating.

100 Wall Street – Planters line Wall Street from Water Street to South Street.



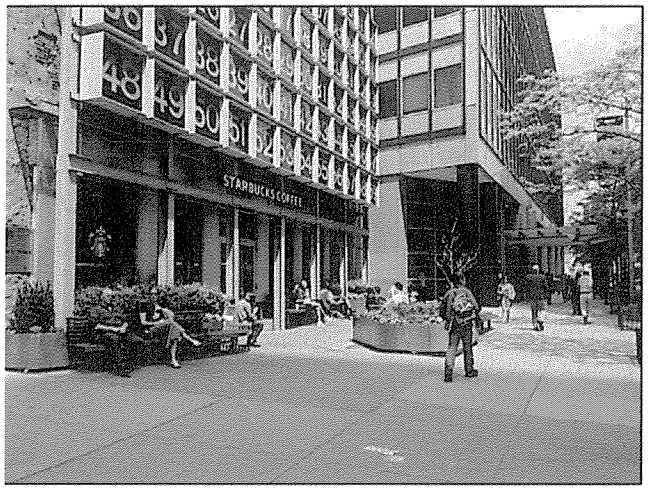
75 Wall Street– Weekly weekend farmer's market.

Vietnam War Memorial at 55 Wall Street.

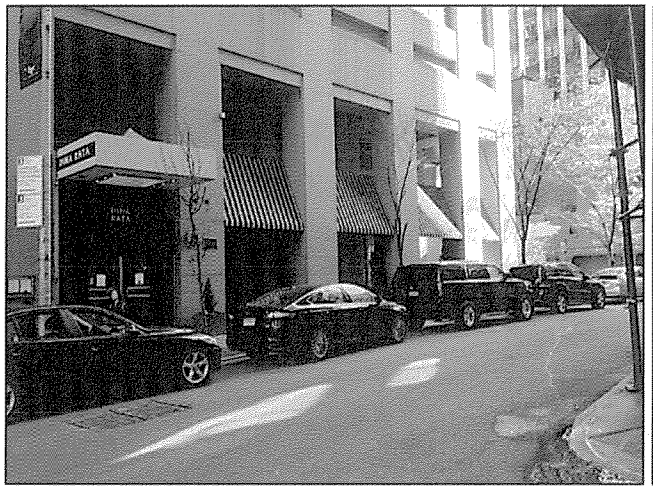
Old Slip plaza at 88 Old Slip.

A Neighborhood in Transition

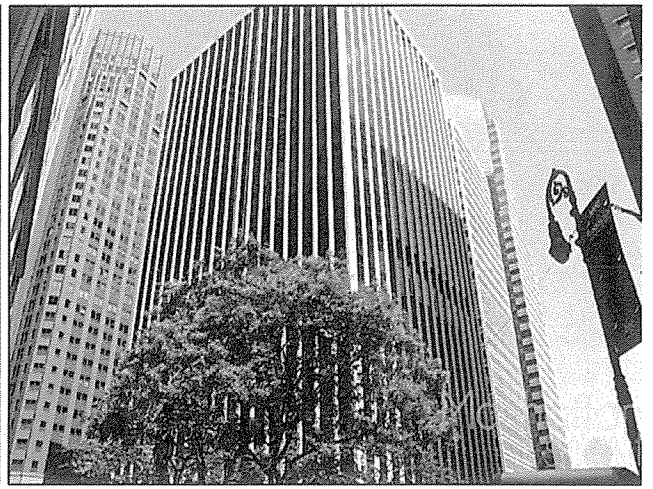
Water Street buildings are Under Construction with Available Retail to be Leased



200 Water Street – Converted to Apartments in 1999.



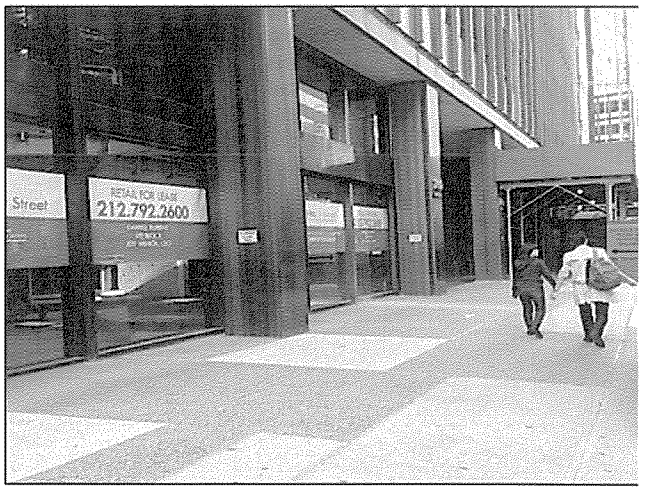
75 Wall Street –Converted to apartments and hotel in 2010.



10 Hanover Square – Converted to apartments in 2005.

95 Wall Street– Converted to Apartments in 2007.

4 New York Plaza – Barricades from Super Storm Sandy block the Arcade.



180 Water Street – Residential conversion under construction.

$ Developer Preemptively Begin Marketing Leases for Infilled Arcade Spaces $

Marketing Renderings Show Infill at 180 Water Street Since 2013

180 Water Street's new retail space shown below with the existing arcade filled in with retail space. currently being marketed by Winick for 2015 occupancy.

FOR THE RECORD

The City of New York

Manhattan Community Board 1

Catherine McVay Hughes CHAIRPERSON | **Noah Pfefferblit** DISTRICT MANAGER

New York City Council
Subcommittee on Zoning and Franchises
Public Hearing on Water Street Upgrades Text Amendment
N 160166 ZRM
Testimony by Michael E. Levine, Consulting Planner,
Manhattan Community Board 1
250 Broadway
Tuesday, May 17, 2016, 9:30 am

Good Morning. I am Michael E. Levine, Consulting Planner for Manhattan Community Board 1 (CB1). Thank you for the opportunity to comment in the continuing discussion on Water Street Upgrades Text Amendment.

The proposal to allow the infill of existing arcades for retail use and the improvement of existing plazas by certification and authorization along and near Water Street is intended to enhance the pedestrian experience along a street that is characterized by limited ground floor retail and a high concentration of privately owned public spaces (POPS) lacking in amenities.

It also has a major impact on the retail environment and the streetscape of Lower Manhattan. Community Board 1 has already presented its resolution on May 3, 2016 in support of the Water Street Upgrades Text Amendment with recommendations of many provisions. I will focus on a few of them.

CB1 is pleased that City Planning has incorporated a 45 day referral mechanism into the zoning text to require a Community Board review and comment on any request to infill any arcade space within the proposed area. We request that in the referred to the Community Board, the applicant must be made responsible for explaining the specific community offset in plaza upgrades and benefit that will be provided in exchange for the arcade infill.

We reiterate that because building owners/landlords are potentially realizing substantial value as a result of the infill of these public spaces, community needs for facilities serving the Lower Manhattan Community must be considered, such as schools (including pre-kindergarten centers), libraries, senior centers and recreational facilities

We are also concerned that an emphasis should be placed on small, independent retail establishments over chain stores. We are pleased that banks are excluded from fronting on plazas, and that proposed modifications to the text will include a limited Use Group list and prohibit Use Group 5A (hotel rooms). We support CPC's decision to modify the text to expand the requirement for multiple establishments along the longest frontage which will encourage greater variety of uses.

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We believe that due consideration for affordability should be taken into account. Therefore in implementing the arcade upgrade program, CB1 believes that creative use can be made of rental policies that offering a portion of rental space at lower-than market rates for non-profit organizations.

Finally, we believe that every effort must be made to make the plazas resilient.

Thank you for the opportunity to testify today.

THE CITY CLUB OF NEW YORK
Advocating For All New Yorkers

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Revised 11 May 2016

3 May 2016

Statement of the City Club of New York

Re: Water Street POPS Proposed Rezoning

The City of New York proposes to amend the Special Lower Manhattan District of the Zoning Resolution to facilitate the infill of existing bonused arcades with retail space in exchange for improvements to adjacent plazas and other open spaces. The text provides that the construction of enclosed retail space in an existing arcade would not count as zoning floor area and that the reduction in the area of the bonused arcade would not result in a reduction in the permitted floor area of the building. The perceived problem is that the arcades are not of public benefit and that the plazas and other public open spaces need improvement.

The City Club is concerned that the benefits to the private sector through this amendment seem to exceed the benefits to the public. The proposal appears to sacrifice open space to solve a problem that may be either non-existent or easily solved through better maintenance, enforcement, and programming. The lack of adequate specifics on the proposal, however, makes a proper evaluation of the proposal's merits impossible. Accordingly, we recommend rejection of the proposal until the following analyses and stipulations are provided.

- An analysis of the maintenance, amenities, streetscape, fronting uses, and patterns of use of the streets, parks, plazas, and arcades along and near Water Street including recommendations as to how these public spaces could work better individually and collectively. (Some of these spaces seem to work well; others would benefit from programming, enforcement, and maintenance.)

- An appraisal of the financial benefit that would be realized by building owners.

45 West 67th Street New York, NY 10023
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- A comprehensive and detailed urban design streetscape plan for all of Water Street that specifies the proposed improvements to the public realm and their cost so that these may be measured against the proposed concessions to property owners and serve as a guide for approvals by the City. (Legally, we believe, there must be "rough proportionality" between the quid and the quo; between the benefit to the public as opposed to the benefit to the property owner.)

- An analysis of changes to pedestrian circulation resulting from: (a) changes to uses in existing buildings, (b) development of new buildings, (c) construction of improvements along the waterfront, and (d) circulation to and from future stations of the Second Avenue subway.

- A plan for flood protection showing how changes to public spaces in the Water Street area contribute to its effectiveness.

- An assessment of the value of lost shaded spaces, particularly arcades and covered pedestrian spaces, especially given expected increases in the frequency of extreme heat events and the desirability of weather protection in inclement weather.

- Stipulations that ensure that the revenues generated by the certifications and authorizations will be devoted exclusively to mitigating the effects of the reduction of density ameliorating bonused open space through improvements to the neighborhood's public realm.

- Provisions for taking into account the advice of the community board, the local expert on its neighborhood's urban design.

Absent the information that these analyses and stipulations would provide it is questionable whether the Environmental Assessment Statement prepared for the proposed changes to the Special Lower Manhattan District supports the Negative Declaration that was issued.

The City Club desires that the Water Street area be all that it can be. It seeks not to delay consummation but to ensure the best possible result.

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Chairman Richards and Committee Members:

We are Michael Balboni and James Sherry of RedLand Strategies and we are appearing on behalf of our client, Oxford Nursing Home ("Oxford"), following the City Planning Commission's recent approval of Oxford's proposal to develop a comprehensive health care center, including a 200-bed nursing home and an ambulatory diagnostic and treatment facility, at 141 Conover Street in Red Hook, Brooklyn. By way of background,

(Michael) I served as the New York State Deputy Secretary for Public Safety, the Governor's Homeland Security Advisor and currently serve as Executive Director of the Greater New York Health Care Facilities Association, a trade group of nursing homes in the NYC Metro area.

(Jim) I served as both Acting Commissioner and Deputy Commissioner for Downstate Operations of the NYS Division of Homeland Security, which includes the State Office of Emergency Management, and was part of the team that managed the response to both Hurricane Irene and Superstorm Sandy.

In addition to myself, RedLand Strategies includes former NYC Emergency Management and FDNY Commissioner Joseph Bruno, who served at OEM during Superstorm Sandy. Individually and collectively, we have substantial public safety and emergency management experience in the City and State of New York. Given the proposed facility's location in a Special Flood Hazard Area, we were retained by Oxford to examine its emergency plan, including how it would conduct patient evacuations from the proposed new facility should they be ordered or become necessary.

Michael: I was personally on-site for and assisted in the evacuation of over 200 patients from ShoreView nursing home before the landfall of Hurricane Irene. The coastal areas of New York City are home to many residents, businesses, critical infrastructure and yes, nursing homes. In fact, there are nursing homes in coastal communities and the shore areas of all 5 Boroughs. The Certificate of Need that Oxford has received from the NYS Department of Health for this proprosed facility is the first new nursing home approved for New York City in the last decade.

One of the difficult lessons learned during Superstorm Sandy is that moving to higher ground is essential when serious flooding or storm surge is forecasted. There are no "small" hurricanes. Therefore it is important to be clear that Oxford's new design and operational plans have embraced that lesson. The nursing home is being built to comply with FEMA's Base Flood Elevation requirements and their emergency plans include transportation to alternate facilities that have been pre-identified, using multiple transportation providers.

Furthermore, we identified eight (8) essential emergency management and disaster principles that should be included in any plan providing for the safety of nursing home residents situated in a coastal area that may experience flooding. These principles

are based on our team's combined experience as well as best practices instituted by the City and State subsequent to Superstorm Sandy, and include the following:

1. Ensure leadership understands the criticality of designing and constructing the new building consistent with updated FEMA Base Flood Elevation requirements, to prevent or mitigate vulnerability from storm surge.
2. Place building mechanicals above the Base Flood Elevation to prevent or mitigate damage to critical electrical, plumbing and HVAC systems.
3. Identify those portions of the facility that would benefit from flood proofing.
4. Ensure that facility evacuation plans account for varying levels of patient need and provide for the most suitable level of care at an alternate facility.
5. Pre-establish agreements with alternate facilities that are located on higher ground. These agreements should be reasonable in the number of residents received by each.
6. Implement and train staff on use of a patient tracking system at both sending and receiving facilities.
7. Ensure that facility evacuation plans provide more than one modality of transportation to the alternate facility.
8. Ensure the facility on-site infrastructure and traffic flow is planned to accommodate vehicle queuing necessary to implement an efficient patient evacuation.

The plans we reviewed and our personal interviews with the leadership of Oxford demonstrated compliance with the principles identified above. Oxford will also maintain a diesel generator with an on-site tank with a 72-hour capacity, located above the Base Flood Elevation. Beyond these measures, Oxford will exercise their plans in both Table Top and Functional settings on a regular basis. This is a best practice that will result in improved preparedness for the facility and its residents.

It is our conclusion that by implementing the facility design/construction and evacuation protocols as proposed by Oxford, the proposed facility will meet or exceed federal, state and local standards and practices and will certainly support the safety and protection of nursing home residents at its proposed facility in Red Hook. The proposed nursing home, while located in an area more vulnerable to flooding and storm surge, will be benefited by lessons learned during Sandy, both in terms of a resilient building that can withstand storm damage and be repatriated more quickly, and better emergency preparedness, including improved evacuation planning and protocols.

Beyond its compliance with applicable regulations and recommended best practices, the proposed Oxford nursing home serves as an example of how to begin to build back neighborhoods such as Red Hook that were devastated by Sandy. The proposed new building would be designed and built to be flood-resilient, and would provide resilient medical services currently lacking in Red Hook and desperately needed during and after Sandy. We believe that the proposed nursing home in Red Hook can serve as a model for future development of skilled nursing and healthcare facilities.

New York City Council Subcommittee on Zoning and Franchises
Public Hearing on Water Street Upgrades, Text Amendment N 160166 ZRM
Testimony by Whitney Barrat, Executive Director of the Old Seaport Alliance

Tuesday, May 17, 2016 Sent via Email

Dear Council Member Chin,

On behalf of the Old Seaport Alliance, we wish to express our support for the proposed Water Street text amendment. As you know, optimizing use of our public spaces is an essential component of the mission of the OSA, and the arcades and plazas on Water Street have been woefully underused. Renovating these outdated arcades and plazas into welcoming retail properties and vibrant public spaces will transform the Water Street area from a subdued and uninviting throughway, into a lively, energized hub where residents and workers will experience greater enjoyment from their surroundings, and tourists and local New Yorkers will be enticed to the area to shop and eat.

The Old Seaport neighborhood's businesses, residents and stakeholders will directly benefit from these improvements. With the proposed enhancements, our small shops and restaurants will gain business, as more consumers are attracted to the area and have more reasons to stay, shop, and dine locally. Likewise, residents will be encouraged to expand their regular circuits, venturing into these enhanced, yet familiar spaces where their families can enjoy the open air and experience more of their neighborhood in a new way. The features proposed would also add a measure of safety to the public plazas, offering more security for small children to play, something critically needed in the Seaport and in Lower Manhattan overall.

The additional flood resiliency measures are essential to the neighborhood's community and economic viability and its overall sustainability. Increased crossover between and throughout Downtown's micro-districts will further strengthen the district. For these reasons, we feel the proposed text amendment will be of great benefit to those who visit, work, and live in Lower Manhattan.

With Sincere Thanks,

Whitney Barrat, Executive Director, Old Seaport Alliance, Inc.

Enrico Ciotti, Co-Chair, Board of Directors, Old Seaport Alliance, Inc.

Sara Williams
Co-Chair, Board of Directors, Old Seaport Alliance, Inc.

Old Seaport Alliance, Inc. | 140 Beekman St., 3rd Floor | New York, NY 10038 | oldseaportny.com | 917.881.9783

To: Subcommittee on Zoning and Franchises, New York City Council
Honorable Donovan J. Richards, Chairperson
Honorable Daniel R. Garodnick
Honorable Vincent J. Gentile
Honorable Antonio Reynoso
Honorable Ritchie J. Torres
Honorable Jumaane D. Williams
Honorable Ruben Wills

From: Friends of Vietnam Veterans Plaza
Re: Water Street POPS
Date: May 17, 2016

A. Introduction
Good Morning, Chairperson Richards and co-members of New York City Council's Subcommittee on Zoning and Franchises.

I am Robert D. Santos, a Board member of the Friends of Vietnam Veterans Plaza.

On behalf of the Board, I am here today to lend our general support to the proposed re-zoning of the Water Street corridor. However, we are requesting that the area designated as Vietnam Veterans Memorial Plaza in1982 by the City of New York be excluded from the current proposal. Our reason is simple: The collaborative private and public development of the New York City Vietnam Veterans Memorial Plaza, which has site constraints inherent in any memorial project, has been successful.

B. Background:
In 1982, I served as the Deputy Commissioner for Operations at the New York City Department of Parks and Recreation (DPR) and was co-chair of the Design Committee of the New York City Vietnam Veterans Memorial Commission. In this context, I was responsible for the site selection; coordination of the national juried design competition; and management of the design and construction of the memorial.

The *Design Competition for the New York Vietnam Veterans Memorial* guidelines presented within the "Philosophy and Purpose of the Memorial" section stated:

> ...It is the earnest hope of the memorial commission that the memorial will forever remind the citizens of this city of the equally enduring value of effort, among people of different backgrounds and beliefs, toward a common goal.
>
> In keeping with the sentiment that the memorial should be, in part, a celebration of life, the memorial should acknowledge and incorporate the natural ambiance of the site as an integral design element...

"The Site" section provided the following description:

> ...The plaza, located between Water and South Streets in lower Manhattan—is adjacent to 55 Water Street—is slightly larger than one acre...trapezoidal in configuration, bracketed by a trio of high-rise office towers on its northern and southern perimeters.
>
> Vietnam Veterans Plaza is located in one of the most historic sections of the city. Although it is a few blocks from the heart of the financial district, it is consistent with the theme of the memorial: a place for reflection and contemplation....

I submit the aforementioned excerpts from the national memorial competition announcement to clarify the City of New York's intention, which was to designate the entire site, not only the name but also the underlying property of the both the DPR and the 55 Water Street Corporation. This was the rationale for selecting the site for a New York Vietnam Veterans Memorial.

C. Observations: The entire site is typically recognized as a park.
The plaza was not identified as a distinct POPS in either *WATER STREET: Transforming Water Street's Privately Owned Public Spaces (POPS)*, published by NYCPLANNING & NYCEDC and/or on the Municipal Art Society (MAS) web site (http://apops.mas.org/) entitled *PRIVATELY OWNED PUBLIC SPACE.*

The "Gateways: Battery Gateway" section of *Water Street Upgrades Initiative: Study Overview* states (p. 14):

> The buildings in the Battery Gateway that contain one or more POPS are:
> • 1 New York Plaza • 2 New York Plaza • 4 New York Plaza
>
> Other open spaces include:
> • Battery Park (DPR) • Peter Minuet Plaza (DOT)
> • White Hall Plaza (DOT) • 1 State Street (POPS)
> • Vietnam Veterans Plaza (DPR)

On the MAS web site (apops@mas.org), the site map for this area identifies the entire Vietnam Veterans Memorial Plaza visually as a park (green) and includes the following description from *Profile from Privately Owned Public Space: The New York City Experience* by Jerold S. Kayden:

> ...Visually, the plaza looks much larger than its legally required size, because it is seamlessly joined to the City-owned triangular Vietnam Veterans Plaza, formerly known as Jeanette Park, to the southwest. The owner of 55 Water Street was required by a City special permit to rebuild and maintain Jeanette Park, and the privately owned and publicly owned public spaces appear to function as one space.

> Against the foreground of the plaza's open brick surface, and just across the invisible border between privately-owned and City-owned space, is the New York Vietnam Veterans Memorial, an upright rectangular slab composed of translucent greenish-glass blocks etched with the contents of poignant letters and other writings from American soldiers in Vietnam to their families and friends back in the United States. The wall is pierced by two portals, framed in granite, that symbolically allow the viewer to "enter," however briefly, the soldier's world before passing safely to the other side. At night, the monument is lit from within, creating an eerie, ghostlike sensation befitting the subject matter. The memorial was a product of a design competition initiated in 1982 by a City-established commission....

We submit that the two references above support the visual interpretation and programmatic use of the entire site as a park designated as the Vietnam Veterans Memorial Plaza rather than as two separate spaces, one public and one privately owned.

D. Challenges

The *Proposed Water Street Upgrades Text Amendment (January 19th, 2016)* offers a very detailed description of the required elements of design to include "Kiosks and Open Air Cafés," "Public Access Areas," "Events within Public Access Areas," "Amenities within Public Access Areas," "Certification for Outdoor Cafés with Arcades," Requirements for Furnishings," "Retail Uses within Existing Arcades," "Ground Floor Requirements," "Plazas," "Special Regulations for Plazas Less than 40-feet in Depth," "Indoor Public Spaces," "Alternative Improvements,"etc.

Appropriate design review assures that the proposed modifications satisfy the goals outlined in the executive summary of the *Water Street Upgrades Initiatives: Study Overview*, such as:

- POPS play a very large role in determining the character, feel, and perception of Water Street.
- A toolbox of design strategies can be utilized to define the role of each POPS.
- POPS upgrades are financially feasible over the long term and can unlock value for building owners and tenants.
- Implementing the envisioned upgrades will require a pro-active zoning change to facilitate certain design strategies such as targeted retail infill.

We submit, based on the proposed text amendment and the goals identified in *Water Street Upgrades Initiatives*, that the successful public/private development of the Vietnam Veterans Memorial Plaza has already met many of the identified goals in both the spirit and vision of the proposed upgrade initiatives.

Unfortunately, the text amendment and the proposed transformation of the Water Street POPS does not address directly the pre-existing intent, spirit, and original vision for the utilization of the entire plaza at 55 Water Street as a memorial—"a place for reflection and contemplation" (*Design Competition for the New York Vietnam Veterans Memorial*).

Currently recognized as a public space, a park, and a memorial plaza, this site provides the City of New York with a poignant, personal memorial that acknowledges the service and sacrifice of many veterans, their families, and friends in perpetuity.

Programmatically, there are park regulations limiting alcoholic consumption and restricting the distance vendors must be from any memorial. These restrictions may complicate the development of retail opportunities under the arcade that abuts the Vietnam Veterans Memorial Plaza's open space, which was designed for ceremonial activities relating directly to the purpose of the memorial.

On the other hand, many of the desired public activities and design elements absent from other areas along Water Street already occur at this site because of the invaluable collaboration between the New Water Street Corporation (owner), the DPR, ADNY, and the veterans community.

E. Opportunities

We have an opportunity to recognize the Vietnam Veterans Memorial Plaza as a special zoning exception to the proposed amendments for several reasons:

- The site is recognized as a memorial plaza within the City of New York and the larger veterans community, which considers this hallowed ground.
- The physical improvements to the plaza completed jointly with public and private funds are sited on both underlying properties—DPR and the New Water Street Corporation.
- The large capital investment already made will be further enhanced because of FEMA-funded improvements and repairs.
- The purpose of the Vietnam Veterans Memorial Plaza is timeless.
- The City of New York and the New Water Street Corporation can enter into a new land-use agreement to include a permanent easement to preserve the memorial plaza.
- The City of New York should develop new guidelines to ensure that the role and purpose of all memorials are preserved for the future generations of this nation.

F. Conclusion

The Vietnam Veterans Memorial Plaza is proof that many of the goals presented in *Water Street Upgrade Initiatives* can be accomplished. However, because the physical memorial spans both underlying public and private properties, full application of the amendment to this site will jeopardize the integrity of the memorial. This solemn site deserves and requires adequate and uninterrupted space for respectful viewing and personal reflection. Therefore, the Friends of the Vietnam Veterans Plaza ask respectfully that its concerns be considered and that the City of New York explore the development of an easement to maintain the entire site as the Vietnam Veterans Memorial Plaza with the current owner.

Thank you.

May 17, 2016

Re: Testimony in opposition to the Water Street Text Upgrades Amendment before the Subcommittee on Zoning and Franchises, May 17, 2016

Dear City Council Members,

The Editorial Board of *The Architect's Newspaper* (AN), a newspaper serving architecture and design professionals nationwide, strongly opposes the Water Street Text Zoning Amendment, a zoning change that would eliminate 110,000 square feet of "privately owned public space" (POPS) along 13 blocks of Water Street.

Approval of the amendment would shred a long-honored promise made by the developers to forever preserve this space for use by the public. The promise was made in exchange for "bonus air rights" that enabled the developers to extend their buildings many floors higher, increasing the value of their properties by millions of dollars.

In recent months, developers have waged a campaign to undo their promise. They have argued in the public forum and before our city institutions that the arcades are worthless, "outdated", "unwelcoming", "underutilized", "bleak", used for "smoking" and the product of an earlier approach to design that is now disfavored.

Contrary to these claims, most of the threatened arcade and plaza spaces are in excellent condition and people living and working in the neighborhood would like to see them stay. Two towers in particular—77 and 200 Water Street, both developed by Melvyn Kaufman—were once celebrated as having some of the most creative, playful, and useful public spaces in the city.

One of the original architects of the arcades, Richard Roth Jr., a former principal of Emery Roth, has explained that he designed the arcades as a "very nice public convenience where people could take advantage of the covering in heat and inclement weather."

The Architect's Newspaper strongly believes these public spaces have great aesthetic, financial, and practical value, and should remain public amenities. If the amendment is approved, the door would be flung open for developers to make similar land grabs of similar spaces across New York City, all on the spurious claim that the spaces are somehow imperfect.

To ensure that everyone will have opportunity to consider the full value of these spaces, *AN* invites all members of the public to participate in a design charrette to recommend creative ways to use the arcades and adjacent plazas that surround the perimeter of 17 buildings along Water Street in the Financial District. The recommendations will be presented to the City Council in June 2016.

All architects, designers, landscape architects, urban designers and planners are encouraged to apply. The top three entries will be featured in *The Architect's Newspaper*.

We sincerely hope that this charrette will bring awareness to the value of these public spaces and that the City Council will oppose the amendment.

Thank you,

The Architect's Newspaper

Southwest **Brooklyn**
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Brooklyn, NY 11232
718-965-3100 fax: 718-577-5858
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December 4th, 2015

Hon. Council Member Carlos Menchaca
District 38
4417 4th Ave,
Brooklyn, NY 11220

Re: Oxford Nursing Home Proposed Project and Land Use Uniform Land Use Review Procedure, 141 Conover Street, Red Hook, Brooklyn 11231

Dear Council Member Carlos Menchaca,

Southwest Brooklyn Industrial Development Corporation (SBIDC) would like to express opposition to the Oxford Nursing Home's proposed facility in Red Hook, Brooklyn and advocate that their application for special permits be denied. Oxford has proposed a 200-bed nursing home and associated ambulatory diagnostic and treatment center facility on Sullivan Street between Conover and Van Brunt Street. While SBIDC recognizes the need for more medical services in the Red Hook community, we believe that the proposed site would be better suited for other types of development.

Our organization specializes in promoting economic development in Southwest Brooklyn. For almost forty years we have advocated to preserve and grow manufacturing and industrial businesses in the neighborhoods of Sunset Park, Gowanus and Red Hook. We are currently finalizing our New York Department of State-granted Red Hook Brownfield Opportunity Area (BOA) study and economic analysis, in which we have found that the Red Hook market is ripe for light manufacturing uses.

This particular site is problematic for a nursing home and medical facility because it is located in a NYC Evacuation Zone 1, which imposes **mandatory** evacuation. To locate a nursing home in a flood zone is irresponsible. As a result of the storm surge generated by Hurricane Sandy, nearly all of Red Hook flooded, which caused power interruptions and severe damages to infrastructure and disrupted transportation services. Older people are at a high risk in flood zones where transportation is limited or,

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in the state of emergency, non-existent. Although the proposed facility meets NYC Department of Building requirements, there is a critical risk that comes with this type of development at this particular site.

Furthermore, we disagree with Oxford Nursing Home's application for a rezoning from an M2 zone to MX zone to include residential uses. We strongly believe there should be no net loss of manufacturing zones throughout New York City. Permitting this project to go forward would alter the manufacturing character of the Red Hook neighborhood and contradict NYC's long-range goals to diversify its economy and increase higher paying jobs. According to SBIDC's Red Hook BOA and U.S. Census American Community Survey, 2007-11 data, there were 1,466 goods producing workers in the area, many of whom live in Red Hook. Strengthening this walk-to-work population and the number of good paying manufacturing jobs is essential to SBIDC's mission and in line with Mayor de Blasio's recent Industrial Policy that stands firmly against competing land uses in manufacturing zones and promotes the retention of manufacturing businesses.

According to SBIDC's Red Hook BOA study, recent market analyses show a considerable demand for manufacturing space in Red Hook due to decreasing vacancy rates and increasing industrial rents. Red Hook still has many vacant manufacturing lands and properties (about 711,000 square feet) on which industrial use facilities could be built. The neighborhood is also well-suited to new manufacturing firms representing a variety of industries because of its regional connectivity, interesting building character, and access to open space. These assets make the neighborhood attractive for job-intensive closed-use firms like film production and lighting, woodworking/furniture making, clean tech, small food manufacturing and co-packing and cold storage.

SBIDC also opposes Oxford's plans because they include language that suggests the facility could be converted to residential use; SBIDC has and continues to oppose residential use in manufacturing zones. Although Oxford has not stated plans to convert their facility to residents, their ULURP application will include language around Mandatory Inclusionary Housing should the lot be rezoned in the future. Converting this property to a residential use diminishes the already scare availability of manufacturing zoned- land for industrial firms, and it adds to the already increasing real estate speculation in the neighborhood as Red Hook continues to grow. Oxford's project proposes an additional of 200 residents, staff, and emergency care patients.

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This would have a large impact on the storm water and sewage system in Red Hook. Redeveloping the site for a manufacturing or industrial use with a smaller staff and less water use would have a much lighter impact on the neighborhood's already over-taxed sewage infrastructure.

To review, SBIDC cannot support Oxford Nursing Home's proposal and specialty permit applications because this development puts at-risk older people and medical patients in a mandatory evacuation flood zone; and the development of a nursing home takes away available space in an M2 zone for manufacturing. Red Hook is already attracting commercial and residential development at a rapid rate, driving up the cost of industrial rents. In order to retain and attract jobs for local residents, our city should preserve all remaining manufacturing zoned-land in Red Hook.

Sincerely,

David Meade
Executive Director
Southwest Brooklyn Industrial Development Corporation

Red Hook | New York Rising Community Reconstruction Planning Committee
redhookcrp.wordpress.com

December 1st, 2015

CB6 Land Use Committee
250 Baltic Street
Brooklyn NY 11201
Attn.: Peter Fleming, Land Use

RE: Oxford Nursing Home Proposed Project and Land Use Uniform Land Use Review Procedure, 141 Conover Street, Red Hook Brooklyn NY 11231

Dear Mr. Fleming and the CB-6 Land Use Committee,

We, the Red Hook New York Rising CRP Committee have given thoughtful consideration to the new facility proposed by the Oxford Nursing Home: to situate a 200-bed nursing home and associated ambulatory diagnostic and treatment center facility in the Red Hook Brooklyn Neighborhood. This project is requesting a zoning map amendment, zoning certification, and special permit that would allow them to build such use on the site.

While our committee is in support of furthering development, increasing local services, creating much needed jobs, and expanding the vision of this historic waterfront neighborhood, we find that the proposal is irresponsible, inappropriate use, and should not be accorded special consideration for the wide variety of special permit applications it is seeking.

Our committee has extensive experience in recovery, emergency, and resiliency planning, having been formed by the Governor's office in 2013, to oversee Red Hook's Resiliency Community Reconstruction Plan for Red Hook. While we consider Red Hook's development through a wide lens, our focus is to ensure that our community is better prepared for future emergencies both natural and man-made. Overall, the project meets the minimum NYC DOB code requirements, but there are many additional issues to consider when locating a senior population in a peninsula shaped waterfront neighborhood, one that sits in the one hundred year floodplain [1% annual chance floodplain], one of the most vulnerable zones and is NYC Evacuation Zone 1 which imposes mandatory evacuation.

Our opposition to the Oxford Nursing Home's proposal is based on the following, and we urge that you and the Department of City Planning disapprove the rezoning and special permit application made by the Oxford Nursing Home Group:

USE: special permit requesting for a change from M2 to MX with residential use

1. Oxford's proposal to place a nursing home in FEMA Flood Zone A and a Mandatory Evacuation Zone is to place the vulnerable residents of a facility at sincere and real risk in major events such as Sandy and Irene, (events which happened in 2 successive years and are likely to happen again). This critical risk, experienced by this committee first hand, must not be diminished nor downplayed by ambitious developers or others unfamiliar with the devastation and slow recovery. The proposal suggests the use of 48 to 72 hours of back-up generators to weather emergency conditions. This is not only inadequate resiliency protocol as power outages are likely to be prolonged, possibly lasting weeks, but contradicts the City's mandatory evacuation protocol for

Red Hook. Additionally, if this facility were to be presented as offering critical care to the Red Hook population at large, the entire population could be mistakenly directed to rely on a non-resilient facility, potentially putting thousands of dependent residents in harm's way. Despite raising the first floor of the building to meet Design Flood Elevations, many other impacts such as power failure, lack of clean water, and high winds, for example, can have negative impacts to such an out-of-scale project.

2. In a letter written on October 26th 2015 to Councilman Menchaca, from the legal team of Oxford (please note they provided this letter to the committee) – it states that they have been requested to include language around Mandatory Inclusionary Housing by NYC DCP, should the lot be rezoned in the future. The action, taken through this ULURP process, would allow for residential to be built in this currently M-2 Zone, under the guise of a nursing home. We, the committee, are adamantly opposed to such a sleight-of-hand move. And oppose residential within manufacturing zones.
3. The request for such a rezoning is to facilitate a use that is not in alignment with the industrial nature of this area of Red Hook. This community wishes to encourage manufacturing, and maritime uses.
4. The Department of City Planning along with the recent announcement by Mayor De Blasio on manufacturing further represent the importance of retaining Red Hook's industrial space. The Mayor says of his Industrial Action Plan: "Manufacturing isn't just part of New York City's past—it is a thriving part of our 21st-century economy," and "We are positioning our industrial businesses to take advantage of new technology and new demand."

   Note, the South Brooklyn Industrial Development Corp's findings: *According to the Red Hook Brownfield Opportunity Area (BOA) recent study, there is considerable demand for industrial space in Red Hook. The shows evidences decreasing vacancy rate and increasing rents among industrial spaces, which creates a greater incentive for redevelopment.*

FAR + BULK: asking to increase allowable buildable square footage

1. Oxford is proposing an 8-story building within the heart of low-rise building typology. Aside from the typical 6-story NYCHA properties that are much further to the east, there are VERY few buildings greater than 3-4 stories. The proposed building would be a behemoth, destroying the low-rise character. In terms of bulk, a project in the scale of 4 to 5 stories would be acceptable to the Committee.
2. Increasing the FAR in a flood zone for a vulnerable population is simply not appropriate. This would encourage the development in such a zone for vulnerable populations.
3. Red Hook is often described as an "open sky" landscape. View corridors are critical to the experience. Such height across the swath of an entire block would have a serious impact on the skyline of Red Hook. This is a very serious issue. If such consideration is given, a door will be opened for much greater density and height exceptions, transforming Red Hook's essential historic character, an asset that should be strenuously protected.
4. Red Hook is currently experiencing the return of a thriving light-manufacturing district in addition to a robust art and artisanal community that draws tourism and like-minded enterprises. City Planning is conducting studies on the revitalization of M-zones in our area and how to assist in supporting these. Those who choose to locate here want to be part of the resurgence of this historic place. Altering the historic open sky nature of Red Hook would detract from its appeal to other light-manufacturing business and go against the essential nature and appeal of this small

community. Through careful planning and with resiliency front and center, this community is on a positive and sustainable trajectory. Any proposal that undermines the recovery and basic cultural value of this community must be opposed.

IMPACT ON INFRASTRUCTURE

1. Red Hook has raised power lines, and an electrical power grid that will be strained over the coming years, as a load pocket for ConEdison. Greater and greater construction on this area will further exacerbate the power outages, already experienced at various times during the year. The proposal will have on-site gas fired generators, which can be loud and polluting. They have not offered evidence or interest to be powered by a quieter and low-carbon solar system or other more beneficial, environmentally conscious, and resilient type of power. The CRP committee seeks projects and supports efforts that contribute to overall and achievable resilient measures in all aspects of design.
2. Red Hook's sewer system is currently over-taxed, resident homes flood in a small 1 or 2-inch rainfall. The project's proposed addition of 200 residents + staff + emergency care patients / staff, will have a very large impact on the storm water system, and sewer system. Oxford will not be providing any storm water retention / detention system, and therefore such a building will have sincere negative effect on an already over-burdened water and waste infrastructure.

TRAFFIC

1. Roadway infrastructure– currently our major arteries are two-lanes with weekday traffic patterns becoming increasingly congested as development increases population. In addition, those arteries carry a large number of trucks and buses, often causing back-up and street disruption on a daily basis during commuting hours. Red Hook's lack of public transport and proximity to the subway, forces many workers to depend on driving or taking car services. Fairway and the congestion it has brought is a clear example.
2. We have not seen any transportation plan in place to encourage other non-driving modes of transportation, such as biking, offering van shuttle service, providing ferry service, car-sharing, etc. to their staff, to help take additional rides off of the congested streets of Red Hook.
3. Traffic pattern may need alteration yet this has not been presented nor discussed by Oxford. There is not easy, direct access to the facility entrance and vehicles are diverted around another block, which would further increase traffic. Newly changed, North-bound Conover forces cars to drive an additional block to Ferris, to head south, and then turn east onto Sullivan Street where the proposed parking entrance is.
4. There would most likely be a strain on parking in the neighborhood, which already has a challenged situation during work-time hours.
5. Traffic and transportation are serious resiliency concerns as Red Hook, being bordered on three sides by water, is cut off from the rest of the city hampering exit and entry in emergency events. During Sandy, the fuel supply was interrupted, exacerbating this isolation. Emergency evacuation of vulnerable nursing home residents could be hampered in a major event and burden already strained emergency resources in Red Hook.

PROMISE OF ECONOMIC DEVELOPMENT

This project will stimulate economic development, supporting area businesses and providing hundreds of construction jobs and permanent employment opportunities, along with providing needed

1. The Committee is VERY concerned regarding promises and commitments made by Oxford regarding job growth, economic impact, and workforce opportunities. This has been made to the community by past ULURP projects and been a sincere failure.
2. The above promises, stated plainly at several public meetings, have not been proven, nor have they been promised with sincere legal documentation such as a Community Benefits Agreement.
3. This facility is moving from an existing location with an existing staff, and is not growing in size. It is actually getting smaller. Therefore, it is hard to believe that they will have NEW jobs available.
4. The facility has on site food preparation and will not have a great economic influx with its visitors or residents, who do not leave the facility due to their frailty. Therefore, the facility will not have a large impact on the local retail market, as residents (and visitors') commercial needs can be fulfilled on site.

PROMISE OF ADDITIONAL FACILITIES TO LOCAL RESIDENTS / JUSTIFICATION OF NEED

1. There have been promises made that local care and services will be provided to the community, yet there is no plan in place as to what this will be, who will benefit, why we would benefit.
2. In addition, NYU Langone may be building an ambulatory care center at LICH, which will be completed prior to the proposed Oxford project. Why does the neighborhood need a center that will cause unnecessary traffic and congestion when all of the services will be available though a well-known, reputable health care system just up the street?
3. This benefit would be much better situated in a more centrally located neighborhood, where access would be from a wider circle. Red Hook, as a peninsula, is a challenging place to cater to a wide swath of people, Fairway Supermarket being a clear example.
4. Oxford has also promised beds to local residents as a trade off, but nursing homes are not allowed to discriminate in their admissions policies, and any geographic limitation is an implied discrimination, particularly as to race and class. And therefore, this is not a real offer or option.
5. Again, to promise medical care and services to a community in Flood Zone A, with the real risk of power outage and loss of utility, is irresponsible. The proposed building doesn't meet the stringent standards of a Critical Facility in the 100 year flood zone as outlined by FEMA. As we are currently in the process, through a Feasibility Study, of being considered by FEMA for monies for resilient infrastructure, it could jeopardize that process if we sanction projects that run counter to FEMA standards. Red Hook does need access to a medical care facility but one that is on higher ground and not so particularly vulnerable to future disaster scenarios, such as the one proposed by NY Langone.

EMERGENCY PREPAREDNESS PLAN

1. To Reiterate: Red Hook is in MANDATORY Evacuation Zone 1. Oxford has stated to the Committee that they would opt to NOT evacuate residents or staff and, in the event of a storm, rely on back-up generators and shelter-in-place. In these kinds of situations, seniors are an especially vulnerable population and require the greatest care and attention. This plan is (highly) irresponsible not only toward an at-risk population but also to the entire community as well as first responders .

This could easily be avoided by locating this facility to a safer location at a higher elevation outside of the flood zone.

2. During the evacuation period BEFORE emergencies – note that Red Hook has survived several – and in the clean up periods afterwards, owing to the peninsula shape of our community and the few arterial roadways, traffic is intense both entering and exiting Red Hook. We believe that the facility and staff will be challenged during emergencies leaving a vulnerable population in a poor situation.

LEGACY

1. The Committee is concerned over the legacy of the project, who takes over the business after in order to guarantee that the project does not turn into a hotel or other high end residential.

In conclusion, the above points raise a multitude of concerns for this committee and we can not, in good conscious, support the project.

Sincerely,
The RH.NYR.CRP COMMITTEE

Gita Nandan, committee chair
Andrea Devening, SBIDC
David Meade, SBIDC
Adam Armstrong, resident
Jim Tampakis, CEO
Florence Neal, ED Kentler International Drawing Space
John McGettrick, Civic Association
Isabelle Miesner, resident
Stephen Kondaks, resident
Andrea Sansom, resident
Maddy Smith, SUNY Geneseo
Victoria Hagman, Realty Collective

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Brooklyn, NY 11231
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New York City Council
Sub-committee on Zoning
Chairman Donovan Richards
22 Reade Street
New York, NY

May 16, 2016

Re:
ULURP Nos. 150361ZMK, 150362ZSK, 150363ZCK
141 Conover Street
Conover King Realty, owner/applicant

Dear Chairman Richards and committee members,

Conover King Realty (aka Oxford Nursing Homes) is asking for a zoning map amendment, a special permit and certification to build and operate an 8 story nursing home and ambulatory care center in Red Hook, Brooklyn. I respectfully ask that you deny their application for the following main reasons:

- The 8 story project is completely out of scale with the surrounding buildings. It is out of scale with most of the neighborhood, in fact. A building of this height will set a precedent for larger development, which the community does not want.
- The site, on Conover Street between King and Sullivan Streets, is an inappropriate location for a nursing home and ambulatory care facility for many, many reasons:
  a) It's in a FEMA flood zone. This block was under approx. 4 to 5 ft of water during superstorm Sandy. This area had no power for almost 2 weeks after Sandy. Vehicle access was restricted because of downed trees and other debris that blocked the roads.
  b) A large percentage of the deaths from Hurricane Katrina were elderly people who couldn't be evacuated. They want to knowingly put elderly patients in harms way?! This borders on criminal. We know better now.
  c) The surrounding roads are not wide enough for large truck traffic.
  d) The infrastructure, especially the sewer system, is already at peak capacity.
  e) The adjacent properties (except a few buildings along Van Brunt St) all have existing commercial and industrial businesses on them. A nursing home will diminish the abilities of adjacent property and business owners to take full advantage of their property. The additional traffic will slow deliveries for other businesses. The additional height will cast enormous shadows on an adjacent

property–Pioneer Works—which has a huge beautiful garden that kids and other non-profit groups use on a regular basis.

f) Noise. Many of the adjacent properties depend on their relative isolation and industrial use for their work. Pioneer Works has an event venue, including an outdoor area; and truck lots and construction staging lots create noise. Elderly patients desire quiet and tend to go to bed early. This is clearly an incompatible use.

- The property is currently zoned M1. It had this zoning when the owners bought it, but now they are asking for a huge gift from the city in the way of increased property value and increased FAR. They have not made a true effort to maximize the industrial use of this property – it has been underutilized because they don't want it to be successfully used. If they bought this property that didn't have the allowable use and zoning they needed, it shouldn't be the taxpayers and the surrounding community that pays for their 'mistake'. This is a land grab.
- Spot Zoning. Let's just call it what it is: de facto spot zoning. The other lots in this project that Oxford is 'so generously including' in their application, are residential buildings that were grandfathered under the 1968 zoning map. They don't need the zoning changed in order to continue their use, so the benefit to them is minimal. This change is for the sole benefit of the nursing home owners.
- If the owner was requesting a variance (which they are not but bear with me...), they would have to meet the 5 findings under section 72-21 of the zoning resolution. It's my opinion that they would not meet any of them.

The five findings are excerpted from the Zoning Resolution below:

(a) that there are unique physical conditions .... inherent in the particular zoning lot; and that, as a result of such unique physical conditions, practical difficulties or unnecessary hardship arise;

(b) that because of such physical conditions there is no reasonable possibility that the development of the zoning lot will bring a reasonable return ... this finding shall not be required for the granting of a variance to a non-profit organization;

(c) that the variance, if granted, will not alter the essential character of the neighborhood;

(d) that the practical difficulties or unnecessary hardship claimed as a ground for a variance have not been created by the owner;

(e) ...the variance, if granted, is the minimum variance necessary to afford relief.

Why should a rezoning be aby less stringent? If anything, it should be harder to get a rezoning than a variance.

- Manufacturing land is currently at a premium in Brooklyn, and especially in Red Hook where industrial real estate prices and lease rates are above the Brooklyn-wide average. We should not be eliminating viable manufacturing land. Manufacturing means jobs.
- There are other locations that are much better suited, such as the LICH/Fortis redevelopment.

- The owner claims to be bringing a benefit to the Red Hook community in the way of nursing home beds and jobs. Legally, they can't promise either. I'd also like to ask: what about the community of Ft. Greene they're leaving behind?

I am a member of the Landmarks and Land Use committee for Brooklyn Community Board 6, and I'm an architect. I work with zoning regulations professionally. Many of the members of the Land Use committee are also land use experts. We voted this project down at the committee level because we know it's a bad project. The full board however, chose to ignore our educated opinion and voted to support the applicant. The full board does not have the best interest of Red Hook in mind unfortunately.

Recently Brooklyn Borough President Adams took a lot of time and effort to write a very detailed and thoughtful letter that recommends **disapproving** the application. I agree with this recommendation. However, the BP also lists several conditions that he suggests as possible compromises that I do not agree with, mainly:

1. **The BP recommendation to downzone part of the lot to R6A/MX along Conover and King Street (bordering the west and north of the property), and to downzone part of the lot to R6B/MX along Sullivan St (bordering the south of the lot).**
    a. These designations should be reversed so that the taller portion of the site (R6A) is along Sullivan Street at the southern edge of the lot, and the shorter portion of the lot borders King Street. This would block the least amount of sun from properties to the north of the lot, across King Street.
    b. Secondly, I do not agree that R6 is an appropriate district. The adjacent lots and surrounding neighborhood is entirely R5 and low scale M-1 or M-2. R6 is not contextual.
2. **BP Recommendation to increase the R6A FAR to 3.90:** I find no reason to support this in the recently approved QHA/MIH zoning amendment. In fact, sections 23-152 and 23-154 limit FAR for R6A to 3.0 (under QH 23-153) or a maximum of 3.6 (under MIH 23-154).

Overall, I feel that the Oxford Nursing home with ambulatory facility is the wrong use for an industrial site, and is wrong for our neighborhood.

Sincerely,
Allison Reeves

Red Hook resident
Brooklyn Community Board 6 Landmarks/Land Use committee public member
Monarch Luggage Factory Tenants Association officer

From: margaret szczygiel [mailto:goldfinchmts@hotmail.com]
Sent: Monday, May 16, 2016 9:39 PM
To: Janosik, Peter
Subject: Opposition to Proposed Sidewalk Cafe at 114 Nassau Avenue Greenpoint Fish and Lobster Company

Dear Mr. Janosik,

My name is Margaret Szygiel, and I live at 133 Eckford Street. I represent the Greenpoint community and the residents of Eckford Street who could not attend the hearing on May 17. I oppose this sidewalk cafe because the residential sidewalk of Eckford Street is narrow, and many residents of Eckford Street are senior citizens, disabled, or have small children and baby carriages. My 85 year old mother has trouble walking and needs me to help her. In order to do so, I need to stand beside her, and with a sidewalk cafe, it would be difficult for the elderly like my mother to walk, making life harder for them. Additionally, there are obstructions on the sidewalk that would make having a sidewalk cafe physically impossible for our us as residents of Greenpoint to use: two street trees; a street pole which people attach bicycles to; a sewer lid; a cellar door; a rear door; a huge garbage receptacle; and two transformer vaults. These transformer vaults become dangerously slippery in the rain and snow. Across the street, we have Rachel's Corner which stores fruits and vegetables in huge containers that also block the sidewalk. What kind of quality of life are we living?

I have nothing against the Greenpoint Fish and Lobster Company as a business, but since their business began, they have done nothing positive for their neighbors, forcing us to smell their disgusting garbage and deal with their rats every day. I strongly believe that GFLC may have bribed someone to help them gain the sidewalk café permit, because the owners are already acting as if they have received the permit. I believe bribery is possible because I have filed complaints with the Department of Buildings for their illegal door and the Parks Department for the street trees they damaged, and yet neither complaint has been investigated. This makes me sure that bribery is occurring here. I urge the council to deny GFLC the sidewalk café permit.

Thank you,

Margaret Szygiel

Perez, Rosy Y.

From: Janosik, Peter
Sent: Tuesday, May 17, 2016 8:38 AM
To: Perez, Rosy Y.
Subject: FW: Opposition to Proposed Sidewalk Cafe at 114 Nassau Avenue, Greenpoint Fish and Lobster Company

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From: George Szygiel [mailto:georgemd1@hotmail.com]
Sent: Monday, May 16, 2016 8:55 PM
To: Janosik, Peter
Subject: Opposition to Proposed Sidewalk Cafe at 114 Nassau Avenue, Greenpoint Fish and Lobster Company

Dear Mr. Janosik,

My name is Dr. George Szygiel, and I am a Board Certified Family Medicine doctor and an attending at Bronx Lebanon Hospital. I am also the owner of 133 Eckford Street, a direct neighbor of the Greenpoint Fish and Lobster company at 114 Nassau Avenue. The proposed sidewalk cafe would host tables alongside Eckford Street, feet away from my front door.

I am unable to attending tomorrow's hearing, but I am e-mailing this written testimony in lieu of my presence. My daughter Veronica Szczygiel has already e-mailed you with her concerns, and I would also like to echo those. But I would also like to point out my opposition to the cafe from a medical standpoint.

On Nassau Avenue, directly across from the Greenpoint Fish and Lobster Company, are two medical centers: the Centrum Medyczno (Medical Center) at 117 Nassau Avenue which specializes in podiatry and Medyk: Nassau Medical Center, which is located at 115 Nassau Avenue. As a medical practitioner, I am mindful of patients and their disabilities, which is why I am writing in strong opposition to GFLC's proposed sidewalk café alongside Eckford Street.

Patients of podiatry suffer from chronic foot and leg pain. Many patients use supports for ambulation such as canes, walkers, and wheelchairs. I see these patients walking past my house to the medical centers on Nassau Avenue. Many of these patients have family members or caretakers walking alongside them to assist them. And many of them utilize Eckford Street where GFLC is located to travel between their homes and these two offices.

A sidewalk café would be disastrous for the patients of these centers as well as any elderly resident living on Eckford Street and in Greenpoint--and there are many. As a medical practitioner, I must advocate for patients' needs and for the elderly. Any kinds of obstructions and obstacles are imminent dangers to patients' health and

daily lives. Not only would this café be a nuisance, but it would also pose a hazard to their health and safety. The Eckford Street sidewalk is tight and already hosts obstructions for my patients and their caretakers: street trees, street poles, bicycles attached to street poles, cellar doors, and transformer vaults. **These transformer vaults are especially dangerous in rainy weather.** They become very slippery and pose a huge safety risk to the elderly and to patients. If there is no space to maneuver around these transformer vaults, I fear for the safety of the patients, especially the elderly and disabled. I also fear for the safety of my mother-in-law Miezyslawa Orwicz who is 85 years old and who needs the assistance of a caretaker to walk with her. I do not want her to fracture her legs, hips, or arms, as she already suffers from arthritis and osteoporosis. I do not want her life to be endangered due to an irresponsible sidewalk cafe.

I am deeply concerned for the safety of the elderly if this sidewalk café opens. Please advocate for them. I urge you to deny GFLC a sidewalk permit.

Sincerely,

George Szygiel, M.D.

Perez, Rosy Y.

From: Janosik, Peter
Sent: Tuesday, May 17, 2016 8:38 AM
To: Perez, Rosy Y.
Subject: FW: Opposition to Proposed Sidewalk Cafe at 114 Nassau Avenue Greenpoint Fish and Lobster Company

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From: margaret szczygiel [mailto:goldfinchmts@hotmail.com]
Sent: Monday, May 16, 2016 9:39 PM
To: Janosik, Peter
Subject: Opposition to Proposed Sidewalk Cafe at 114 Nassau Avenue Greenpoint Fish and Lobster Company

Dear Mr. Janosik,

My name is Margaret Szygiel, and I live at 133 Eckford Street. I represent the Greenpoint community and the residents of Eckford Street who could not attend the hearing on May 17. I oppose this sidewalk cafe because the residential sidewalk of Eckford Street is narrow, and many residents of Eckford Street are senior citizens, disabled, or have small children and baby carriages. My 85 year old mother has trouble walking and needs me to help her. In order to do so, I need to stand beside her, and with a sidewalk cafe, it would be difficult for the elderly like my mother to walk, making life harder for them. Additionally, there are obstructions on the sidewalk that would make having a sidewalk cafe physically impossible for our us as residents of Greenpoint to use: two street trees; a street pole which people attach bicycles to; a sewer lid; a cellar door; a rear door; a huge garbage receptacle; and two transformer vaults. These transformer vaults become dangerously slippery in the rain and snow. Across the street, we have Rachel's Corner which stores fruits and vegetables in huge containers that also block the sidewalk. What kind of quality of life are we living?

I have nothing against the Greenpoint Fish and Lobster Company as a business, but since their business began, they have done nothing positive for their neighbors, forcing us to smell their disgusting garbage and deal with their rats every day. I strongly believe that GFLC may have bribed someone to help them gain the sidewalk café permit, because the owners are already acting as if they have received the permit. I believe bribery is possible because I have filed complaints with the Department of Buildings for their illegal door and the Parks Department for the street trees they damaged, and yet neither complaint has been investigated. This makes me sure that bribery is occurring here. I urge the council to deny GFLC the sidewalk café permit.

Thank you,

Margaret Szygiel

May 9, 2016

Dear Ms. Bero, Ms. Bloodgood, Mr. Boucher, Mr. Bravo-Lopez, and District 33 Council,

The staff and Polish community of the Dom Narodowy: Polish National Home in Greenpoint, Brooklyn are writing to strongly oppose the proposed unenclosed sidewalk café at the Greenpoint Fish and Lobster Company, 114 Nassau Avenue. Their proposed unenclosed sidewalk café would host tables located on Eckford Street, one block down from the Polish National Home located at 261 Driggs Avenue (on the corner of Eckford Street).

The Dom Narodowy: Polish National Home has been an indispensible staple of the Greenpoint community for more than 100 years. We host a variety of programs for the Polish community and the Greenpoint neighborhood as a whole. For example, we host many elderly and senior citizen events and gatherings; the Polish Folk Dance group for children and young adults practices here; we host dances and concerts for music-lovers; we host forums for the Greenpoint Community Environmental Fund; and so much more. We recently unveiled a Warsaw Uprising mural on the side of our building in a beautiful ceremony which Congresswoman Caroline Maloney and Assemblyman Joseph Lentol both attended and spoke at.

One of the main access routes to the Polish National Home is Eckford Street. Families with baby carriages, young children, teenagers, seniors, the elderly, and the disabled all utilize Eckford Street to reach the National Home. They mainly walk down the side where GFLC desires its outdoor seating, since the National Home is located down the block on the same side of the street. Due to the high frequency with which the community utilizes this narrow sidewalk, we urge you to prevent GFLC from attaining a sidewalk café permit.

We urge District Council 33 to oppose this proposed sidewalk café. Eckford Street is a very narrow sidewalk with many obstructions already: GFLC has street trees, street poles, cellar doors, transformer vaults, and many of its customers' bicycles on the Eckford Street sidewalk. Adding more obstructions to this sidewalk would be hazardous for our families, children, and elderly. We urge you to advocate for the more than century-old Polish National Home and the entire Greenpoint Community it serves by denying GFLC a sidewalk permit.

Sincerely,

Antoni Chroscielewski

Antoni Chroscielewski
President of the Polish National Home

May 9, 2016

Dear Ms. Bero, Ms. Bloodgood, Mr. Boucher, Mr. Bravo-Lopez, and District 33 Council,

The administration, faculty, staff, parents, and students of the St. Stanislaus Kostka Catholic Academy of Greenpoint, Brooklyn, strongly oppose the proposed sidewalk café at Greenpoint Fish and Lobster Company, 114 Nassau Avenue. Their proposed unenclosed sidewalk café would include tables located on Eckford Street.

Our school is located on 12 Newell Street, just two blocks away from the Greenpoint Fish and Lobster Company's business site. Eckford Street is a main thoroughfare for our students who walk to and from school, and they also use this residential street as a safe access route to McCarren Park. Many of our school's families live on Eckford Street or very nearby, and they would be impacted by the proposed sidewalk café. Additionally, we run a Little Blessings Playgroup, where mothers with infants and toddlers under three gather in our school. Most of the mothers have to maneuver the narrow Greenpoint sidewalks, including Eckford's, with bulky baby carriages. We also host religious CCD after-school classes for public school children of the Catholic faith. They, too, utilize Eckford Street on their way to our school, especially those who attend P.S. 34.

Because of the high frequency with which our community utilizes the Eckford Street sidewalk, we urge District Council 33 to oppose GFLC's proposed sidewalk café. Adding more obstructions to a sidewalk that is already narrow due to transformer vaults, street trees, street poles, and cellar doors would be more than a nuisance—it would be a careless and heartless decision that would create hazardous conditions for our schoolchildren and parents.

We urge you to advocate for the St. Stanislaus Kostka Catholic Academy community and the families we serve by denying GFLC a sidewalk permit.

Sincerely,

C. Cieloszczyk

Christine Cieloszczyk
St. Stanislaus Kostka Academy Principal and Chief Educational Officer

May 9, 2016

Dear Ms. Bero, Ms. Bloodgood, Mr. Boucher, Mr. Bravo-Lopez, and District 33 Council,

My name is Laura Pupecki. I live on 103 Eckford Street. I live on the same block and side of Eckford Street as the Greenpoint Fish and Lobster Company (their address is 114 Nassau Avenue, but they want to place sidewalk café tables along my side of Eckford Street). I am writing to you to prevent this sidewalk café.

I am the homeowner and resident of 103 Eckford Street. I have lived here all my life and consider Greenpoint my one and only home. I am a senior citizen, and I use a cane to support me as I walk to do groceries, buy myself meals, and go to my medical and dental appointments. When I need extra assistance, my caretaker has to walk side by side with me so that I am safe and supported.

A sidewalk café will be extremely hazardous to my health. Eckford Street is such a narrow sidewalk that my caretaker and I utilize practically the entire space as we walk. A sidewalk café will prevent her support of me. There are also transformer vaults on Eckford Street where GFLC plans to open its café that become so slippery when it rains or snows that I have to walk around them to be safe. An outdoor café will force me to walk on top of the transformer vaults. I do not want to break any bones because of outdoor tables.

Other obstructions in the same area include street trees and cellar doors. If there is no space to walk around them due to a sidewalk café, I will have to worry about my safety every time my caretaker and I walk down my own block. There is really no space for a sidewalk café.

Please advocate for me and for all the senior citizens who reside on Eckford Street. We deserve more than to be afraid of using the very block we live on. I urge you to deny GFLC a sidewalk permit.

Sincerely,

Laura Pupecki
103 Eckford Street

Laura Pupecki

May 9, 2016

Dear Ms. Bero, Ms. Bloodgood, Mr. Boucher, Mr. Bravo-Lopez, and District 33 Council,

My name is Elizabeth Donohue, and I live on 109 Eckford Street. I live on the same block and side of Eckford Street as the Greenpoint Fish and Lobster Company (114 Nassau Avenue) which seeks to place sidewalk café tables alongside Eckford Street. I am writing to you in strong opposition to this sidewalk café.

I am 99 years old. I have lived in this house on Eckford Street all my life. I have never travelled beyond Greenpoint, nor have I ever thought of moving to a different neighborhood. Greenpoint is my home. In order for me to get around my neighborhood, I need help walking. My caretaker walks alongside me or, when I am feeling weaker, brings me around the neighborhood in a wheelchair. I need assistance to buy groceries and to visit my dentists and doctors.

The sidewalk café on the block where I have lived all my life will pose a great danger to me and to my caretaker. The sidewalk is very narrow, and outdoor café seating will make it impossible to navigate in my age and condition. The transformer vaults in front of GFLC on Eckford Street become exceedingly slippery when wet. If there is no space to walk around them due to a sidewalk café, I will have to worry about my safety every time I walk down my own block.

Please advocate for me and for all the senior citizens who reside on Eckford Street. We deserve more than to be afraid of using the very block we live on. I urge you to deny GFLC a sidewalk permit.

Sincerely,

Elizabeth Donohue

Elizabeth Donohue
109 Eckford Street

Perez, Rosy Y.

From: Janosik, Peter
Sent: Tuesday, May 17, 2016 8:38 AM
To: Perez, Rosy Y.
Subject: FW: More Opposition to 114 Nassau Avenue's Sidewalk Cafe

From: Veronica Szczygiel [mailto:vszczygiel@gmail.com]
Sent: Monday, May 16, 2016 9:15 PM
To: Janosik, Peter
Subject: More Opposition to 114 Nassau Avenue's Sidewalk Cafe

Dear Mr. Janosik,

I am translating my 85 year-old grandmother's words from Polish to English here:

Dear Mr. Janosik,

My name is Mieczyslawa Orwicz, and I am 85 years old. I have a hard time walking and my daughter and granddaughter help me walk down the sidewalk. A sidewalk cafe will make me scared to walk down my own street, especially because the crates in the sidewalk (transformer vaults) get slippery in the rain. I am also afraid to walk past tables that will take up a lot of space, since there are trees and cellar doors. The restaurant also put it an illegal door, and they constantly throw cigarette butts on the sidewalk in front of the house, which my daughter and granddaughter constantly have to clean up.

I survived World War II and the Communist regime in Poland. I worked hard to become a United States citizen. I want to live out the rest of my life in peace, quiet, and safety. Please stop this cafe! I am afraid to walk if it is there! I am afraid I will fall and break my legs or arms. That would be the end.

Thank you,

Mieczyslawa Orwicz

Veronica Szczygiel
English Teacher
Marymount School of New York
1026 Fifth Avenue
New York, NY 10028
vszczygiel@gmail.com
917.696.1118

Perez, Rosy Y.

From:	Janosik, Peter
Sent:	Tuesday, May 17, 2016 8:40 AM
To:	Perez, Rosy Y.
Subject:	FW: Opposition to Proposed Sidewalk Cafe at 114 Nassau Avenue, Greenpoint Fish and Lobster Company
Attachments:	GFLC Opposition Letters.pdf; GFLC May 2016 Petitions.pdf

Important this petition is copied and made available to committee. Copy all letters too and make a packet for all zoning members

From: Veronica Szczygiel [mailto:vszczygiel@gmail.com]
Sent: Monday, May 16, 2016 8:30 PM
To: Janosik, Peter
Subject: Opposition to Proposed Sidewalk Cafe at 114 Nassau Avenue, Greenpoint Fish and Lobster Company

Dear Mr. Janosik,

Thank you so much for taking the time to read my e-mail. My name is Veronica Szczygiel, and I would like to pass along my concerns about the proposed sidewalk cafe for the Greenpoint Fish and Lobster Company at 114 Nassau Avenue. I have raised these concerns at my Community Board 1 meeting back in February (and the Board recommended denial of the permit), and I raised my concerns at the New York Consumer Affairs meeting on March 23, 2016. I have also been in close contact with the District 33 Council over the past several weeks. I am unable to attend tomorrow's hearing and so am submitting this written testimony. I live on the first floor of 133 Eckford Street, so I am the direct next-door neighbor of the Greenpoint Fish and Lobster Company. In fact, my front door is approximately two feet from their rear door. I am a school teacher and doctoral student in education, and I tutor students from the Greenpoint neighborhood in the evenings.

I oppose this sidewalk cafe because the residential sidewalk of Eckford Street is narrow, and many residents of Eckford Street are elderly senior citizens, disabled, or have small children and baby carriages. Included in this list of residents is my 85 year old grandmother who has trouble walking and needs my mother or me to aid her; she does not speak English, and it is necessary that we aid her when she walks. In order to do so, I need to stand beside her, and with a sidewalk cafe, it would be exceedingly difficult for elderly residents such as my grandmother to maneuver the sidewalk, making life harder for them. Additionally, there are several obstructions on the sidewalk that would make having a sidewalk cafe physically hazardous to our residents: two street trees; a street pole which people attach bicycles to; a sewer lid; a cellar door; a rear door; a huge garbage receptacle; and two transformer vaults. These transformer vaults become dangerously slippery in the rain and snow.

New York City sidewalk regulations affirm that:

1. A sidewalk cafe requires an 8 foot clear path. (All sidewalk cafés must maintain a minimum clear path of eight (8) feet between the outer limit of the café and any object near the curb, including the curbstone.)

2. A 3 foot service aisle that does not block that path (Service aisle – A minimum 3-foot wait service aisle is required in all cafés (enclosed, unenclosed, and small unenclosed). The aisle is necessary to ensure that no public space is used by the café to service its clientele. It also

makes sure that the café is disabled-accessible, as required by the Americans with Disabilities Act.)

3. 3 feet from transformer vaults.

4. 3 feet from cellar doors.

5. 8 feet from street trees.

From the pictures I have taken, it is clear that a sidewalk cafe is not possible. There will be no room for a service aisle, nor for a clear pedestrian path, which is necessary for the disabled resident and visitors of our community.

GFLC also illegally altered the first floor by installing an illegal entryway. I have called into 311. The complaint number is: C1-1-1243472281 for the Department of Buildings. Despite Council Member Levin's office following up with the Department of Buildings, this issue has not been inspected yet by the DOB.

I am concerned that the sidewalk café will be loud and noisy into the late night hours, and that the patrons will drink and smoke right next to my first-floor apartment. I do not care for rowdiness, drunkenness, loud noise, and the stench of cigarettes, especially since I tutor young students from Greenpoint in the living room that faces the street. I already have to deal with the restaurant's garbage that protrudes disgusting and pungent odors, especially during the summertime. Their garbage is located about three feet from my front door, and despite multiple assurances that the owners would resolve the odors, nothing has been done. The owners have their workers clean the garbage receptacle with bleach, and they pour it out onto the sidewalk, where it seeps into the street trees' soil. As a result, the two street trees on Eckford Street have slowly fallen ill and are dying from a fungus. There are photographs in the attached document that show the trees' decay. This environmental destruction and lack of follow-through on promises shows the irresponsibility of the owners.

I oppose this sidewalk cafe, and I am not the only one. I have collected more than 43 signatures from residents directly adjacent to, across from, and down the block of the GFLC. This was back in November. I now have a new set of signatures totaling 69 just from May, signatures that belong to residents directly adjacent to, across from, and down the block of GFLC as well as parents from P.S. 34. GFLC may show up with hundreds of signatures; however, how many of their petition signatures come from this neighborhood? From residents who have lived in Greenpoint for more than 10 years? From people who actually live adjacent to their business? I can answer with confidence that there are none. That is because the neighboring residents have signed my petition--I did not go outside of the square block radius to collect non-qualifiable signatures. I also have letters from important constituents in our community opposing the cafe: the pastor of St. Stanislaus Kostka Church; the principal of St. Stanislaus Kostka Catholic Academy; two elderly citizens who are residents of Eckford Street; and the president of the Polish National Home. All of these documents are attached.

Adam Geringer-Dunn, the owner of the GFLC, originally signed a contract with my family as residents of 133 Eckford Street stating that they would close every night at 9 pm. They do not do so--they are open at 11 pm, 12am, and sometimes even later into the night. Their Facebook page also lists their closing time at 10pm, which is a clear violation of their contract. There is a screenshot from (March 23) of their Facebook page which clearly lists their closing time at 10pm, which is in violation of our contract.

The owners of GFLC are intimidating my mother and people in my neighborhood by brooding over us as we pass their establishment and asking, "Are you excited about the sidewalk cafe?" in a juvenile tone. This is hardly good business.

All of these points are depicted in the photographs, e-mails, and scans that I have shared as a googledoc here because an attachment is too large for the e-mail. I have attached the letters from the community constituents.

I strongly suggest that the council takes into consideration the community input as well as the dangerous, obstructed narrowness of the Eckford Street sidewalk. If GFLC thinks it can fit tables on its sidewalk, then it has speciously and inaccurately measured the sidewalk width and had not provided enough pedestrian space between the proposed outdoor cafe and the transformer vaults, cellar doors, street trees, and now illegal door.

I hope all of my documentation is taken seriously. I may just be a schoolteacher without powerful lawyers to back me up, because I do not have the finances to afford that like GFLC does, but I am advocating for the rights of our community and for the upholding of New York City sidewalk cafe laws.

Thank you. If you have any questions, feel free to contact me.

Please let me know if you have received these documents.

Take care,

Veronica

Veronica Szczygiel
English Teacher
Marymount School of New York
1026 Fifth Avenue
New York, NY 10028
vszczygiel@gmail.com
917.696.1118

May 3, 2016

To Whom It May Concern:

We, the residential community of Greenpoint, Brooklyn, oppose the establishment of a sidewalk café at the Greenpoint Fish and Lobster Co. at 114 Nassau Avenue. The sidewalk café would be located on the corner of Nassau Avenue and Eckford Street with tables on the sidewalk of Eckford Street. We as residents of Eckford Street oppose this sidewalk café due to inevitable late-night noise, rowdiness, pollution, litter, and smoke as well as due to the narrowness of the sidewalk and its multiple obstructions which would prevent a safe pedestrian walkway for our elderly, infirm, and/or disabled residents as well as families with children.

(Print) Name BRONISLAW IGRAS Signature [signature]
Street 130 ECKFORD ST. House Number _____ Date 5.04.016

(Print) Name LUCAS PAWELCZAK Signature [signature]
Street ECKFORD House Number 106 Date 5.04.2016

(Print) Name SANUSZ PAWELCZAK Signature [signature]
Street ECKFORD House Number 106 Date 5.04.16

(Print) Name CATHY KULA Signature [signature]
Street ECKFORD House Number 123 Date 5/4/16

(Print) Name KAMIŃSKI ANDRZEJ Signature [signature]
Street EKFORD ST House Number A28 Date 5.4.16

(Print) Name Katarzyna Gilewska Signature Katarzyna Gilewska
Street Eckford St House Number 126 Date 5.4.2016

(Print) Name Henryk Gilewski Signature [signature]
Street Eckford st House Number 126 Date 5.4.2016

(Print) Name Barbara Gilewska Signature Barbara Gilewska
Street Eckford st House Number 126 Date 5.4.2016

(Print) Name BROGOWSK MARIA Signature [signature]
Street 275 RIGGS AVE House Number 275 Date 5-4-2016

(Print) Name CZESLAW SAWICKI Signature [signature]
Street 117 ECKFORD ST House Number _____ Date 5/04/16

(Print) Name CHESTER SAWICKI Signature [signature]
Street 119 ECKFORD House Number _____ Date 5/04/16

(Print) Name MARIA KUDELKA Signature M Kudelka
Street 119 ECKFORD St House Number 119 Date 0504 16

(Print) Name BOGDAN KOWALSKI Signature [signature]
Street Eckford ST House Number 128 Date 5/4/16

(Print) Name BARBARA LUBAS Signature [signature]
Street 125 Eckford House Number 175 Date 5/04/16

(Print) Name TOMASZ LUBAS Signature [signature]
Street Eckford st House Number 175 Date 5/04/16

(Print) Name Małgorzata Lubas Signature Małgorzata Lubas
Street Eckford st House Number 175 Date 5/04/16

(Print) Name STANISLAW LUBAS Signature [signature]
Street Eckford House Number 125 Date 5/4/16

(Print) Name REGINA ZWOLAK Signature Regina Zwolak
Street 100 ECKFORD House Number 1R Date 05-04/16

(Print) Name ZENON ZWOLAK Signature Zenon Zwolak
Street 100ECKFORD House Number 1R Date 05/04/16

(Print) Name ANDRZEJ ANDRZEJ Signature Andrzej Zwolak
Street 100ECKFORD 1R House Number 1R Date 05/04/16

(Print) Name Margaret Szygiel Signature [signature]
Street Eckford House Number 133 Date 5-4-16

(Print) Name GRAZYNA BACHORAWSKI Signature [signature]
Street 130 ECKFORD House Number _____ Date 5/5-16

(Print) Name JOANNA OZERANSKI Signature [signature]
Street ECKFORD House Number 107 Date 5/5/16

(Print) Name Elizabeth Velic Signature Elizabeth Velic
Street 118 Eckford St House Number 1R Date 5-4-16

(Print) Name Laurie Saffie Signature Laurie Saffie
Street 118 Eckford St House Number 1R Date 5/4/16

(Print) Name Sophie Orlowski Signature Sophie Orlowski
Street Eckford Str House Number 128 Date 5/4/16

(Print) Name Cecylia Lukowska Signature Cecylia Lukowska
Street Eckford Str House Number 1L Date 5/5/16

(Print) Name Janusz Zelkowski Signature J. Zelkowski
Street Eckford Str House Number 1L Date 5/6/16

(Print) Name Maksymilian Kuris Signature Maksymilian Kuris
Street Eckford Str House Number 3L Date 5/5/16

(Print) Name Sabina Kula Signature Sabina Kula
Street Eckford St House Number 120 Date 5/5/2016

(Print) Name Chalina Signature
Street Eckford St House Number 114 Date 5.05.16

(Print) Name Jozef Rzeszut Signature Jozef Rzeszut
Street 119 Eckford St House Number 119 Date 05.05.16

(Print) Name Jillian Coleman Signature
Street Eckford St House Number 124 Date 5/9/16

(Print) Name Sean McGowan Signature
Street Eckford St House Number 127 Date 5/6/16

(Print) Name Stacey Malizo Signature
Street Eckford St House Number 127 Date 5/6/16

(Print) Name Dabek Grazyna Signature Grazyna Dabek
Street 100 Eckford House Number 100 Date 05/10/2016

(Print) Name JANINA WARYCH Signature Janina Warych
Street Eckford st House Number 105 Date 5-11-2016

(Print) Name JERZY WARYCH Signature Jerzy Warych
Street Eckford House Number 105 Date 5-11-2016

(Print) Name Mieczysława Gmiter Signature Mmmm
Street Eckford House Number 133 Date 5-16-2016

(Print) Name VERONICA SZCZYGIEL Signature Veronica Szczygiel
Street ECKFORD House Number 133 Date 5-16-2016

(Print) Name _____ Signature _____
Street _____ House Number _____ Date _____

(Print) Name _____ Signature _____
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Street _____ House Number _____ Date _____

(Print) Name _____ Signature _____
Street _____ House Number _____ Date _____

LUNCH • DINNER
WEEKEND BRUNCH

Perez, Rosy Y.

From: May Yu <di.may.yu@gmail.com>
Sent: Tuesday, May 17, 2016 8:02 AM
To: Levin, Stephen; Boucher, Jonathan; Bravo-Lopez, Glomani; Lester, Betty; Janosik, Peter; Perez, Rosy Y.
Cc: Adam Geringer-Dunn
Subject: Support of Greenpoint Fish & Lobster sidewalk cafe application at 114 Nassau Ave

Dear Council Member Levin and Members of the City Council Zoning Subcommittee:

We are writing in strong support of Greenpoint Fish & Lobster Co's (GFLC) sidewalk café petition for enclosed cafe tables and seating along their property line on 114 Nassau Avenue (Block 2681, Lot 9) in Greenpoint, Brooklyn.

Greenpoint Fish & Lobster has been a welcoming neighborhood-serving small business for the Greenpoint community, providing not only a family-friendly restaurant but also a fresh market with reasonably-priced seafood -- a retail use that is lacking in Greenpoint and much of North Brooklyn CB1. While the Nassau Ave commercial corridor is facing challenges associated with multiple vacancies and discontinuous commercial uses, GFLC has become a strong neighborhood node attracting local residents to Nassau and reinforcing vibrancy and active street uses along the corridor. GFLC has established itself as a strong Brooklyn small business and good neighbor, maintaining a well-kept storefront facade and clean sidewalk and exterior along both Nassau Ave. and Eckford St.

As the business is located within a zoning district with C2-4 commercial overlay, sidewalk cafes are allowed by the zoning regulation according to the Department of Consumer Affairs sidewalk cafe map (https://www1.nyc.gov/assets/dca/SidewalkCafeMap/#home). The addition of a few sidewalk cafe tables and chairs to accommodate additional patrons within an enclosed fence along Eckford St. would increase the capacity of GFLC to serve families who may be unable to find seating within the current indoor restaurant, and also increase the capacity of the indoor fish market to serve neighbor residents.

Since the proposed sidewalk cafe would be enclosed by a fence on the building property line along Eckford St., GFLC restaurant patrons would be separated from the sidewalk and would not contribute to pedestrian traffic and other nuisance. This would allow a minimum clearance along the sidewalk outside of the fence area to be consistent with the corner businesses such as Rachel's Corner fruit and vegetable stands on 116 Nassau that also has additional market stands, garbage/recycling, and other materials adjacent to their building on Eckford St.

In summary, as residents of Greenpoint and patrons of neighborhood businesses along Nassau Ave, we strongly support GFLC's sidewalk cafe petition and believe that it will contribute to the revitalization of the Nassau commercial corridor, strengthen our existing neighborhood small businesses, and allow the business to provide additional family-serving retail needs that are in demand in this community.

Thank you,

May Yu, Clare Glass, and Katherine Campbell
Residents of 128 - 130 Milton St. in Greenpoint, Brooklyn

Perez, Rosy Y.

From: Perez, Rosy Y.
Sent: Monday, May 16, 2016 10:27 AM
To: Janosik, Peter
Subject: FW: Sidewalk Cafe 114 Nassau Ave

From: Mallory Ross [mailto:contact.mallory.here@gmail.com]
Sent: Saturday, May 14, 2016 11:53 AM
To: Perez, Rosy Y.; Janosik, Peter
Subject: Sidewalk Cafe 114 Nassau Ave

Dear Ms. Perez,

I am writing in regards to the Sidewalk Café application for Greenpoint Fish & Lobster Co at 114 Nassau Ave in Brooklyn. I have been renting and living in the second floor apartment of 114 Nassau Ave since March 15th, 2015. The boys at Greenpoint Fish have been fantastic neighbors, often helping out with small repairs I need. I eat at their restaurant regularly and have been waiting anxiously for their sidewalk café to open. It will be so nice to be able to sit outside and enjoy the warm weather!

I have been told that there is a complaint that Greenpoint Fish is throwing loud parties upstairs. That is completely untrue, I can assure you. I don't normally host social gatherings in my apartment, but when I do, they are not with anyone from Greenpoint Fish. Also, there have been zero noise complaints from anyone ever in the 14 months I have lived in this apartment.

Thank you and please let me know if you need anything more.

Best,
Mallory Ross

As long-time residents of lower Manhattan, the majority of us for over 40 years each:

We strongly oppose the proposed zoning text amendment that would allow infill of the Water St arcades, handing over 110,000 sq. ft. of public space to building owners who originally promised the use of this space to the public in return for being allowed to build higher.

Recent research in the local press on average comparable space values this 100,000 feet at approximately a quarter of a billion dollars. (The Broadsheet - http://campaign.r20.constantcontact.com/render?m=1101992539878&ca=198c0c3f-bbb0-4e9b-82b1-d441a605b34f
Additionally rent from the new space is estimated to total close to 50 million dollars every year. In return, the community gets a promise of some trees and maintenance of adjacent open space, which in fact the owners were supposed to have been doing all along.

To paraphrase the late Sen. Everett Dirksen, a quarter billion here, a quarter billion there – pretty soon you're talking real money.

Residents of Lower Manhattan and our Community Board have been complaining for years about the rampant overdevelopment without concomitant investment in infrastructure – such as services, schools for our children, parks and (ironically) open space. Yet here we are giving away hundreds of millions of dollars worth of public space and future profits with almost nothing in return for the community.

The promise of advisory input from the CB1 on new tenancies is helpful, but the community and city would be better served by a fair return on the value of this giveaway. Surprisingly there seem to have been no studies, no hard math, no financial projections as to the value of this real estate, or future income stream. No evidence of an equitable return of anything to the community, other than optimistic promises of a vibrant street life.

The basic premise that arcade infill's are necessary to improve the streetscape and bring in mom and pop businesses, creating a "vibrant" community is unlikely, and we see no analysis of how this could actually happen. We note that just 5 years ago another zoning text amendment was passed opening the use of these arcades to outdoor businesses such as sidewalk café's with the same goal of improving the streetscape. That proposal respected the architecture and the unique open character of Water Street, recognized that in fact some owners had indeed done wonderful things with the arcades and public spaces – playful art installations, outdoor seating -- while keeping the sense of openness and view corridors that help make lower Manhattan unique. Given the subsequent and intervening destruction of Hurricane Sandy, and the extended gestation of the Seaport project, it seems precipitous to declare the earlier amendment dead in the water in favor of such a drastic and irreversible change to so many buildings and pedestrian paths.

In fact we note that just in the last weeks a new application for a restaurant and sidewalk café in the arcade at 110 Wall Street was submitted to CB1, with the applicant saying the outdoor arcade was important in his interest in leasing the space.

Finally, for the few arcades in this area that by poor design, location or their nature are admittedly neither well-used nor easily transformed within the current zoning regulations, there is recourse to the City's Zoning Special Permit (74-761) that would allow for, on an individual basis, the elimination of the arcade.

We greatly appreciate the attention that the City Council is now devoting to this proposal. We urge the Council to oppose the Water Street Text Amendment.

Jeffrey Ehrlich	143 Chambers St., 10007
Susan Delson	143 Chambers St., 10007
Robert Pearson	143 Chambers St., 10007
Amy Sewell	99 Reade St., 10013
Charles Sewell	99 Reade St., 10013
Robert Moore	99 Reade St., 10013
Jean Grillo	116 Duane St., 10007
Pat Moore	125 Cedar St., 10006
Tammy Meltzer	10280
George Olson	138 Reade St., 10013
Paul Hovitz	77 Fulton St., 10038
Michael Kaufman, AIA	10280

My name is Luis Vazquez. I am testifying today as a resident and owner of a home here in the Financial District for over 9 years, as the proprietor of FiDi Fan Page on Facebook, a group with over 1,400 dedicated followers on Facebook that tracks all of the positive things happening in our growing neighborhood, as the Secretary of The Financial District Neighborhood Association and as a Public Member of the Financial District Committee of CB1.

As much as our neighborhood has changed in the last 9 years, it will pale in comparison to what happens in the next 2-3 years. We will see the addition of nearly 2.5 Million sf of new and repurposed retail space, millions of sf of new Office Space at the WTC, almost 6,000 new apartments bringing over 10,000 new residents, and 4,000 new hotel rooms adding increasing vibrancy to our streets; especially in the evenings.

Change is virtually everywhere you look. From the WTC to Brookfield Place, the Seaport to the Broadway Corridor, the old Chase Plaza to Fulton Street. They are all undergoing radical transformations to adapt to the new demographic and destiny of a new neighborhood, one that is not just a business district that empties our after 5 PM, but instead one the teems with tens of thousands of new residents, tourists and New Yorkers from all over the city who will increasingly seek out FiDi restaurants and retail.

Unfortunately there is one place where we have seen virtually NO change and that is the dreary, forlorn Water Street. The zoning policies of the 60's have resulted in an abject failure of city planning and it is time we corrected it. No one ever says, "Let's take a walk down Water Street!" and for good reason. It offers virtually nothing to anyone unless you work in one of the buildings.

I talk to a great many local residents and they are almost in unanimous agreement that we must approve this new plan and bring much needed life to our newly vibrant neighborhood.

It is clear to me that Water Street today is a failure of urban planning and though it was clear that it wasn't working, no one ever did anything about it. We now have a plan to fix it. Restaurants, cafes, retail and other uses would create a much more attractive cityscape by day, but also an active and vibrant thoroughfare by night.

It's time to try something new and I urge the City Council to approve this well thought out plan to give the Financial District a Main Street it can be proud of.

Thank You,

Luis

Luis Vazquez
80 John Street, 7B
New York, New York 10038
lvazquez@kwnyc.com
917-446-0743

ST. STANISLAUS KOSTKA CHURCH
607 HUMBOLDT STREET
BROOKLYN, NY 11222
718-388-0170
SKC11222@AOL.COM

May 3, 2016

Dear Ms. Bero, Ms. Bloodgood, Mr. Boucher, Mr. Bravo-Lopez, and District 33 Council,

The priests, staff, and parishioners of St. Stanislaus Kostka Roman Catholic Church strongly oppose the proposed sidewalk café at Greenpoint Fish and Lobster Company, 114 Nassau Avenue. Their proposed unenclosed sidewalk café would include tables located on Eckford Street.

Our church provides spiritual and pastoral care to thousands of Greenpoint residents and has been doing so since 1896. Located on 607 Humboldt Street, St. Stanislaus Kostka cares for families, the elderly and infirm, the physically and mentally disabled, teenagers, and children. The vast majority of our parishioners walk to Church from their homes in the Greenpoint neighborhood. Greenpoint has evolved and changed immensely over the past decade especially, and yet our Church is still strong and vibrant. Our parishioners are good, hardworking, caring people who are proud of their neighborhood and of our tight-knit community.

It pains us to know that a newcomer in the form of a very recent business establishment is willing to sever ties with its community and create tension by decreasing parishioners' quality of life in a community the parishioners themselves have nourished for decades, if not lifetimes. Greenpoint is the safe, lauded neighborhood it is due to the hard work and close-knit community my own parishioners have cultivated.

A sidewalk café on Eckford Street would be a disaster. We the priests of St. Stanislaus Kostka Church visit our parishioners' homes, and we know that on Eckford Street live many families with young children, families with elderly and disabled members, and senior citizens. It would be exceedingly difficult and hazardous for them to walk to Church and to any other place in their own neighborhood on a narrow sidewalk that already has transformer vaults, street trees, and cellar doors as obstructions. Transformer vaults especially get slippery in the rain. Not only would a sidewalk café affect our Church, but it would also affect the many schools and child centers nearby: ABC Child Center, P.S. 34, P.S. 31, and our very own St. Stanislaus Kostka Catholic Academy.

We urge District Council 33 to oppose this proposed sidewalk café. Adding more obstructions to a sidewalk that is already narrow would be more than a nuisance—it would be a careless and heartless decision that would create hazardous conditions for our families, children, and elderly. We urge you to advocate for the parishioners of St. Stanislaus Kostka Church by denying GFLC a sidewalk permit.

Sincerely,

Fr. Marek Sobczak
Pastor of St. Stanislaus Kostka Roman Catholic Church

Brooklyn Chamber of Commerce

May 17th, 2016

Written testimony respectfully submitted to the New York City Subcommittee on Zoning and Franchises, by Melissa Chapman, Senior Vice President for Public Affairs at the Brooklyn Chamber of Commerce, in support of No. 150361 ZMK and No. 160081 ZRK.

Hon. Donovan J. Richards, Chair

Good Morning Chair Richards, other committee members and guests. I'm Melissa Chapman, Senior Vice President for Public Affairs at the Brooklyn Chamber of Commerce (BCC). I am testifying on behalf of Carlo A. Scissura, President and CEO of BCC, in support of the zoning amendments being sought here today by the applicants.

BCC is a membership-based, business assistance organization that represents the interests of over 2,200 member businesses, as well as other businesses across the borough of Brooklyn. The Brooklyn Alliance is the not-for-profit, economic development organization of BCC, which works to address the needs of businesses through direct business assistance programs.

The applicant is seeking a zoning map amendment to facilitate the development of a comprehensive center that includes a 200-bed nursing home and an ambulatory diagnostic treatment facility at 141 Conover Street in Red Hook.

As an advocate for job creation, we are very pleased that this project will create approximately 600 construction jobs (400 direct, 200 indirect) and approximately 100 new permanent jobs (1199 SEIU Healthcare Workers). In addition, approximately 225 permanent new and/or preserved jobs at the actual nursing home will be generated. This will be of great value to the Red Hook community as Oxford Nursing Home is committed to hiring from within the community.

An added value of having this facility in the neighborhood is that it will serve as an anchor that will increase economic activity in the area, particularly the attraction and retention of mom-and-pop shops, including food outlets. In addition, the applicant's plan to establish a mixed-use district will see an added economic boost, since new businesses can be established nearby, which in turn will provide more jobs to locals.

Upon relocation to Red Hook, the Oxford Nursing Home will also serve as a health care facility to residents in the area by providing a range of services to the public, based on local health care needs. It is also helpful to note that in the event of a disaster, the facility has the potential to serve as a relief center.

We are aware that the Red Hook community has expressed some concerns regarding the height of the proposed building, but have been assured that the Oxford team has undertaken extensive outreach with elected officials and community stakeholders to solicit public comments about the project.

In addition to BCC, this proposal has also received support from Community Board 6 and the City Planning Commission; and received a resolution with conditions from the Brooklyn Borough President.

As such we respectfully ask that this committee also lend its support as these changes are crucial to

the survival of the Oxford Nursing Home, and the applicant is already heavily invested in this project.

Thank you for the opportunity to testify on this matter.

CAS/mc

TESTIMONY BEFORE THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES MAY 17, 2016

Thank you for this opportunity to speak in support of Application No. 150361. My name is Patricia Smith and I am an Executive Vice President representing the 1199 workers at Oxford Nursing Home currently located in Fort Greene, Brooklyn. 1199 represents 200,000 health care workers in New York City. In addition, we have members throughout New York State, in Massachusetts, New Jersey, Florida, Maryland and the District of Columbia.

Oxford Nursing Home is an outdated, family-run, long term care facility. Its current infrastructure no longer meets minimum standards for providing quality care and remains open as a result of waivers granted by the state. To address its limitations, the home purchased a lot 3 miles away in Red Hook, Brooklyn to construct and operate a new, state-of-the-art, modern facility. To address community concerns about overdevelopment, Oxford is amenable to a restrictive covenant that would prohibit luxury development on the site.

If the City Council denies this application, Oxford Nursing Home will be forced to close. If this happens, 200 residents will be displaced and dispersed to other facilities, workers will lose their jobs, and the Brooklyn and the City of New York will lose 200 long term care beds, perhaps permanently. Hardships will be created for the families of these residents who will have to travel longer distances to visit their loved ones.

Too many nursing homes operate in antiquated facilities. Denying this application sends the message that nursing homes should not expect to improve care provided to their residents and that these often vulnerable residents should not expect higher standards of care that will be possible with modern facilities. This is not acceptable.

In closing, I wish to stress that Red Hook is an underserved community lacking adequate health care services and transportation. In addition to transferring these beds from Fort Greene to Red Hook, Oxford is committed to building a much-needed ambulatory health care facility to serve the residents of Red Hook. Overall, this is a unique win-win opportunity for this community.

I am here to respectfully appeal to you to save this home.

H 2 M

architects + engineers

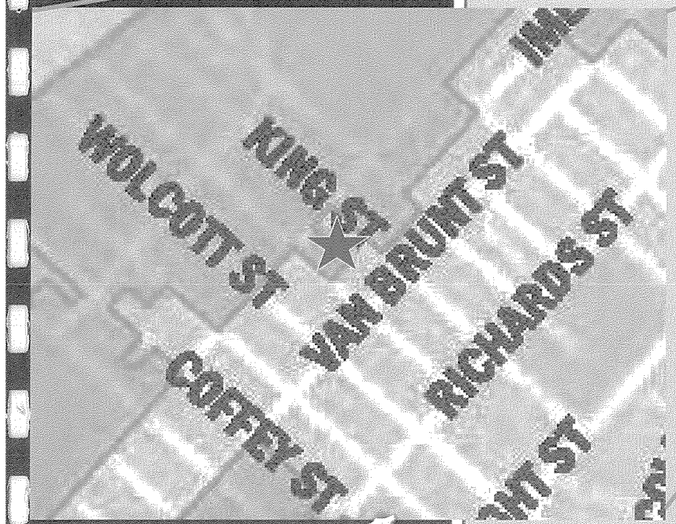
practical approach. creative results.

Oxford Nursing Home

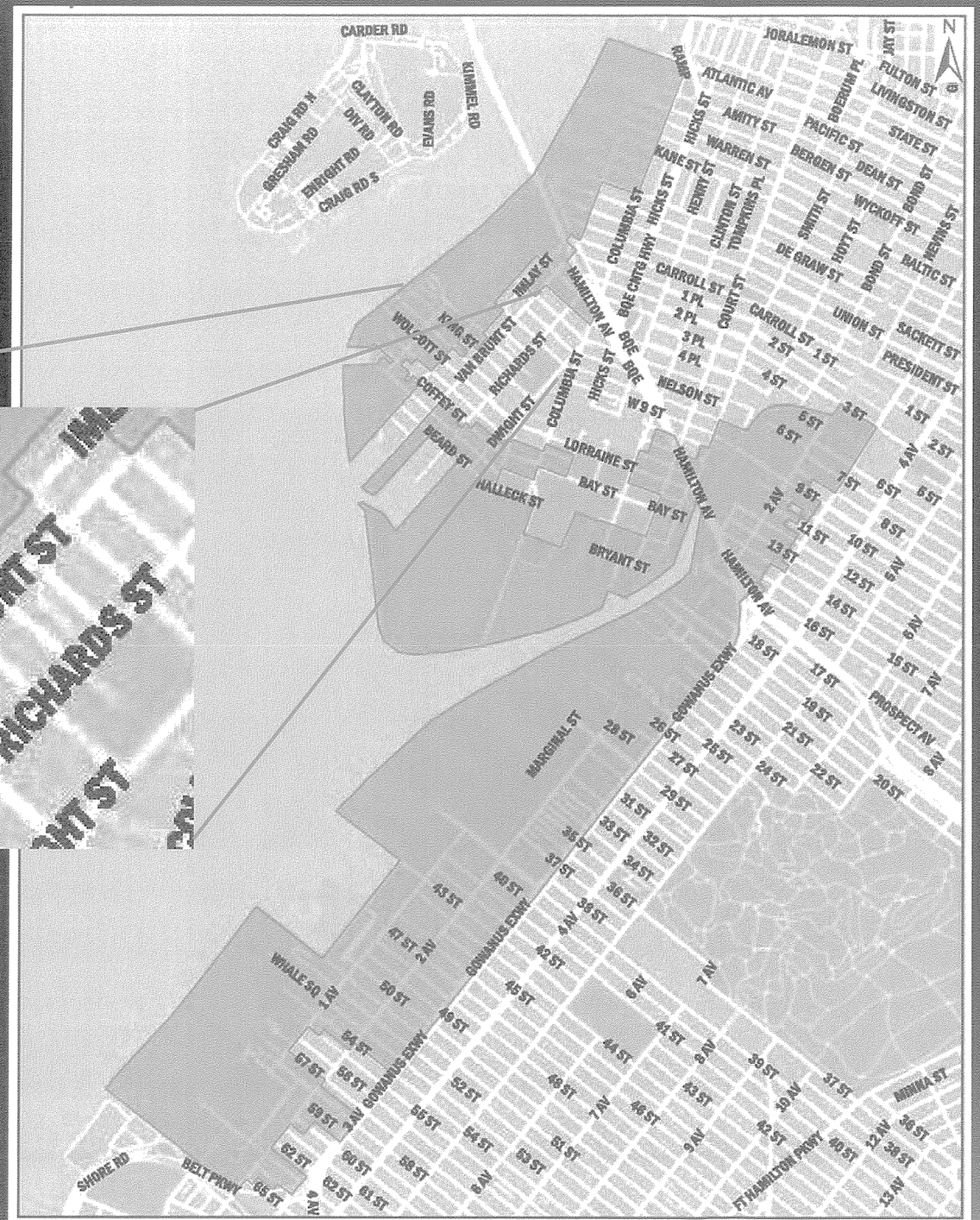
139-141 Conover Street, Red Hook, New York

Oxford Nursing Home

Southwest Brooklyn Industrial Business Zone
Ratified Boundaries
September 2013



PROJECT SITE IS OUTSIDE THE SOUTHWEST BROOKLYN IBZ



September 2013 Ratified Boundaries

Data Source MapPLUTO
copyrighted by the
New York City
Department of City Planning

Prepared by New York City Economic Development Corporation (MGIS Unit)
08/26/2013

Oxford Nursing Home

Area Map

141 Conover Street, Brooklyn

Project Information

- 600' Buffer
- Development Site
- Project Area
- Zoning District Boundaries
- Special District Boundaries

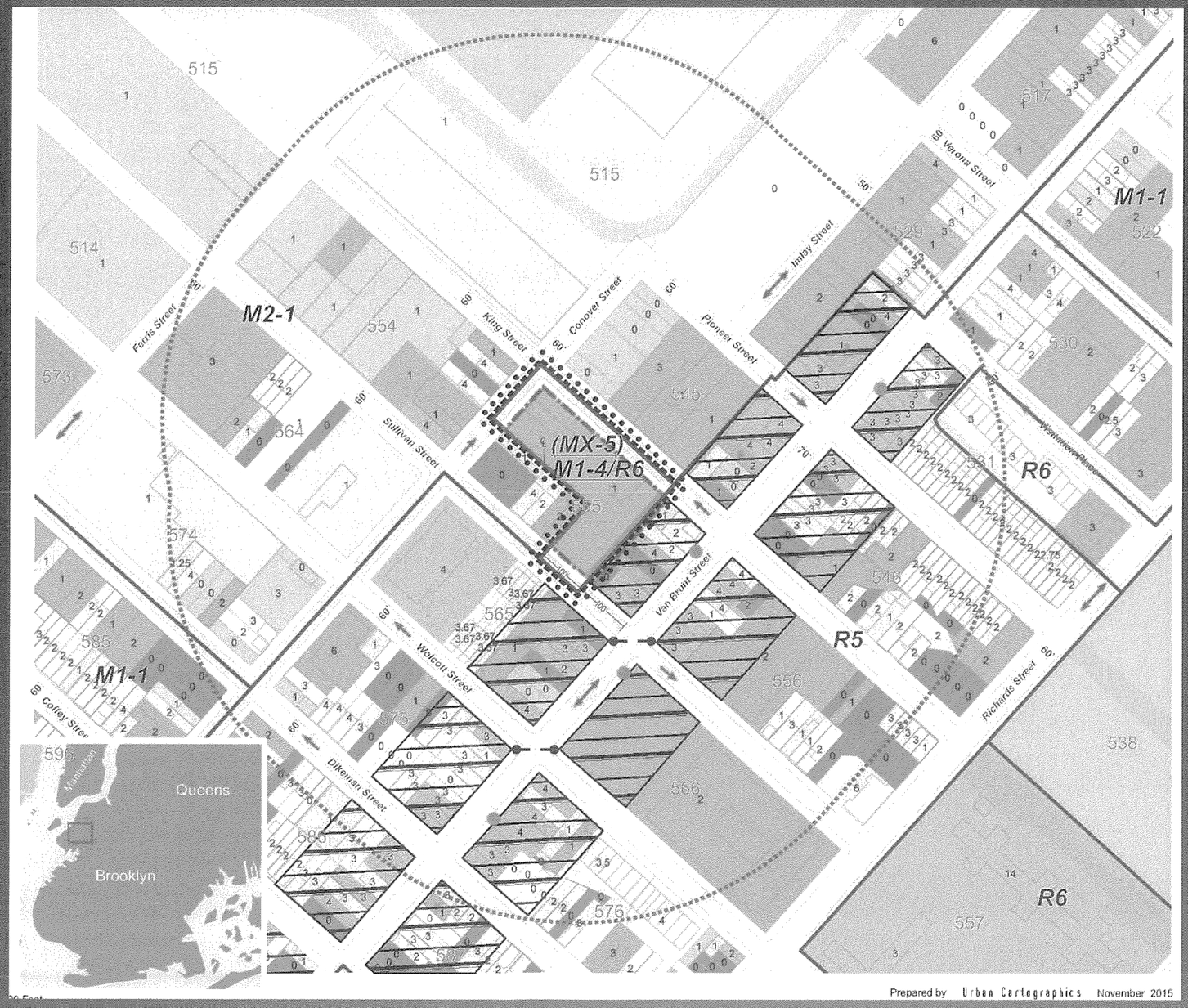
Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

- Bus Stops
- Traffic Lights
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



Prepared by Urban Cartographics November 2015

Proposed Actions

Oxford Nursing Home

a) Zoning Map Amendment:

A Zoning map amendment to rezone from M2-1 to M1-4 / R6 (MX-5) approximately 38,000 square of lot area on Block 555, to include the majority of Lot 5.

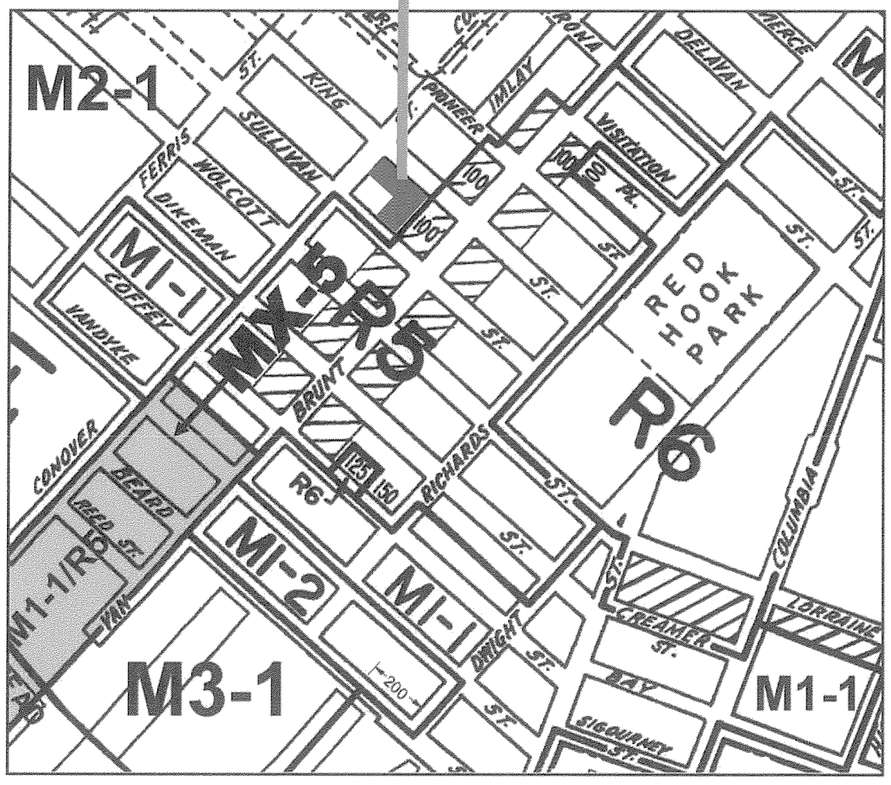
b) Text Amendment:

To map a Mandatory Inclusionary Housing Area coincident with the rezoning area in accordance with the City's MIH POLICY (Required even though housing will not be developed because a residential zoning district is required for the proposed nursing home use).

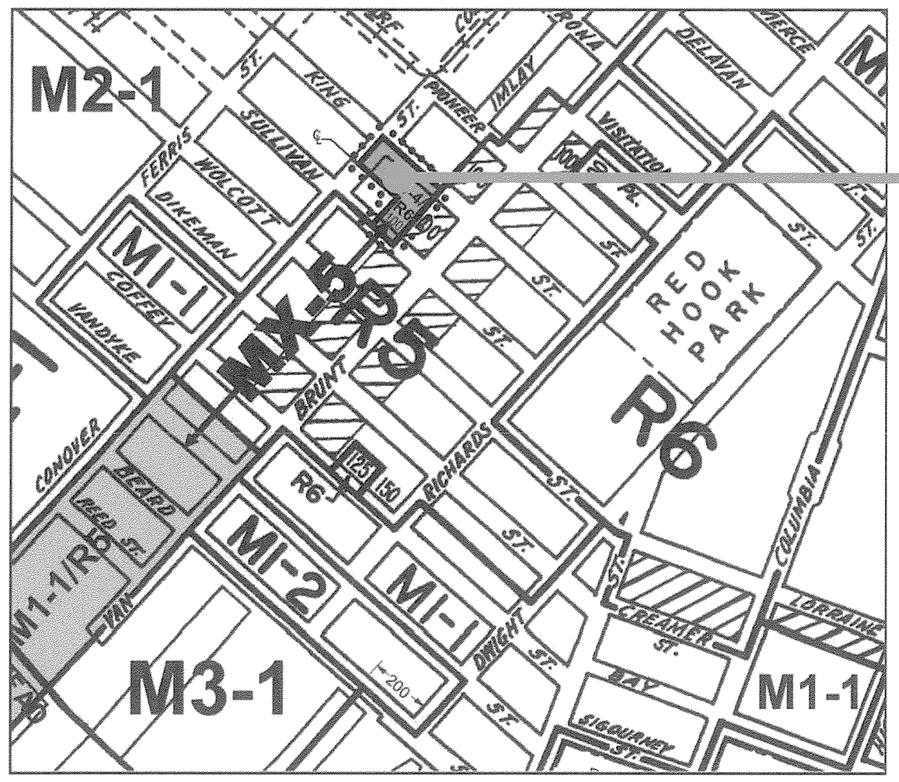
Oxford Nursing Home

PROJECT LOCATION

Zoning Change Map



Current Zoning Map (Map 16a)



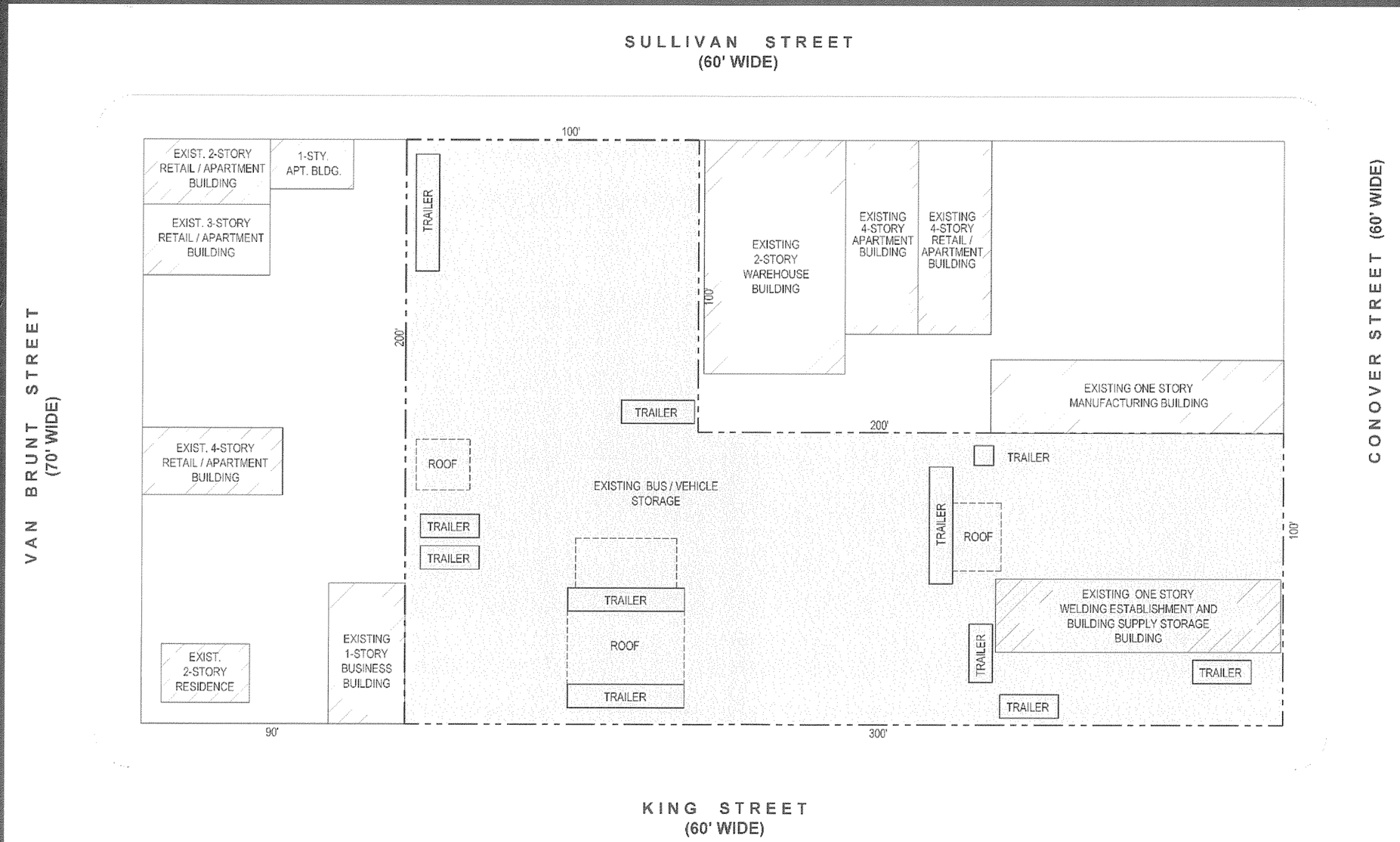
Proposed Zoning Map (Map 16a)

Changing an M2-1 district to a M1-4/R6(MX-5) district

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

Existing Site Plan

Oxford Nursing Home



Oxford Nursing Home

Existing Site Conditions

King Street

Sullivan Street

Conover Street

King Street

Proposed Program

Oxford Nursing Home

Nursing Home

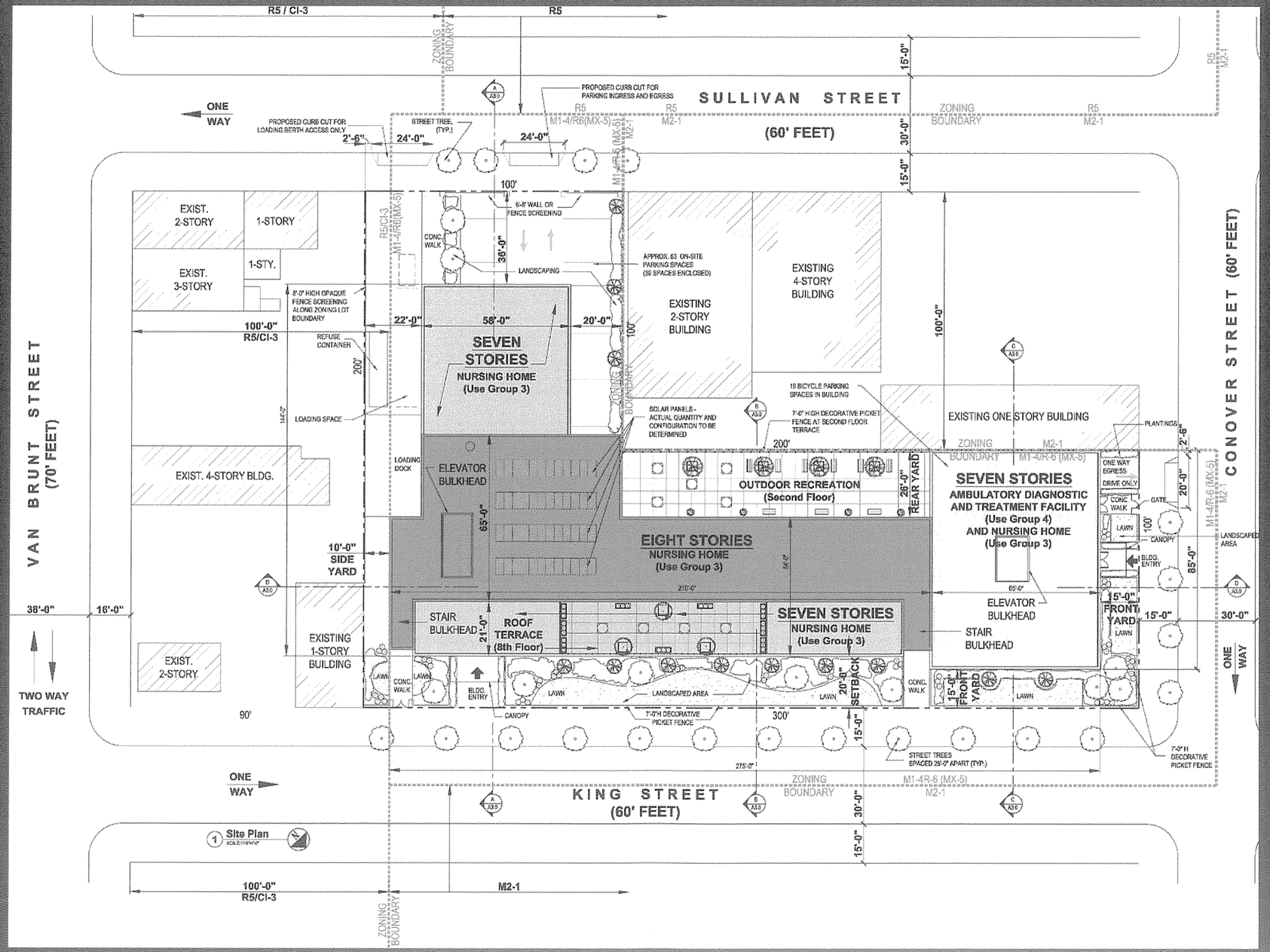
- 200 beds, 40 beds per floor with space for required supporting services.
- Approximately 225 employees (3 shifts, open 24/7).
- Medicare, Medicaid and major insurances will be accepted.

Health Care Facility

- 26,350 sq. ft. health care facility serving the local community and the nursing home residents
- Currently proposed as a comprehensive 24 / 7 urgent and primary care facility.
- Medicare, Medicaid and major insurances will be accepted.

Proposed Site Plan

Oxford Nursing Home

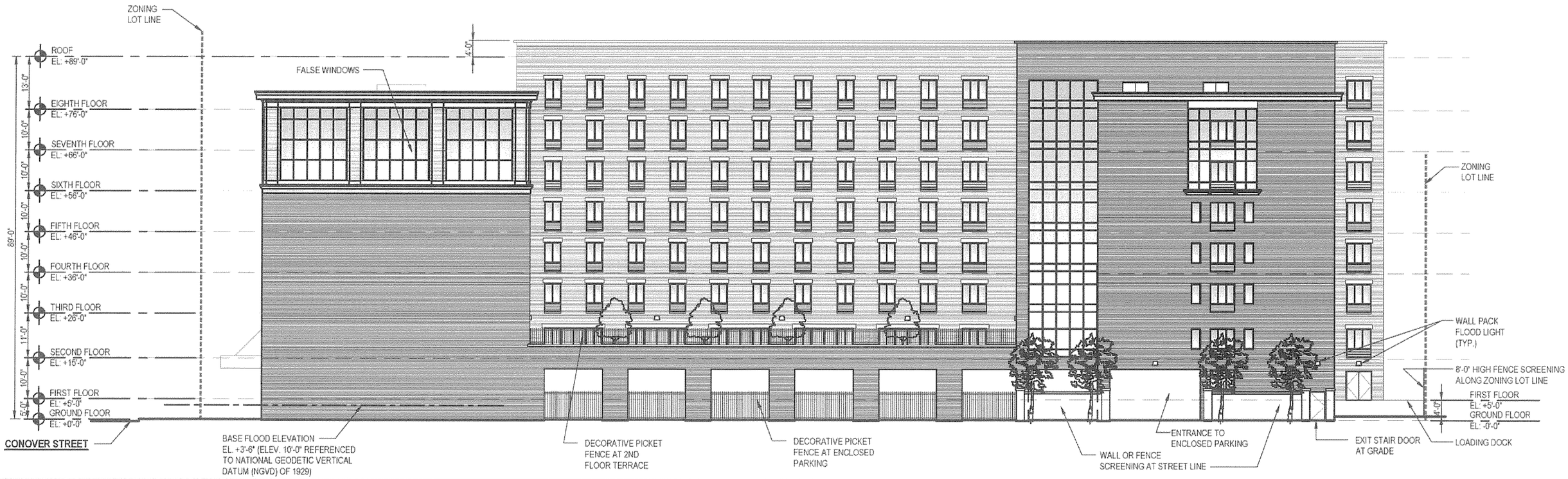


Elevation at King Street

Oxford Nursing Home

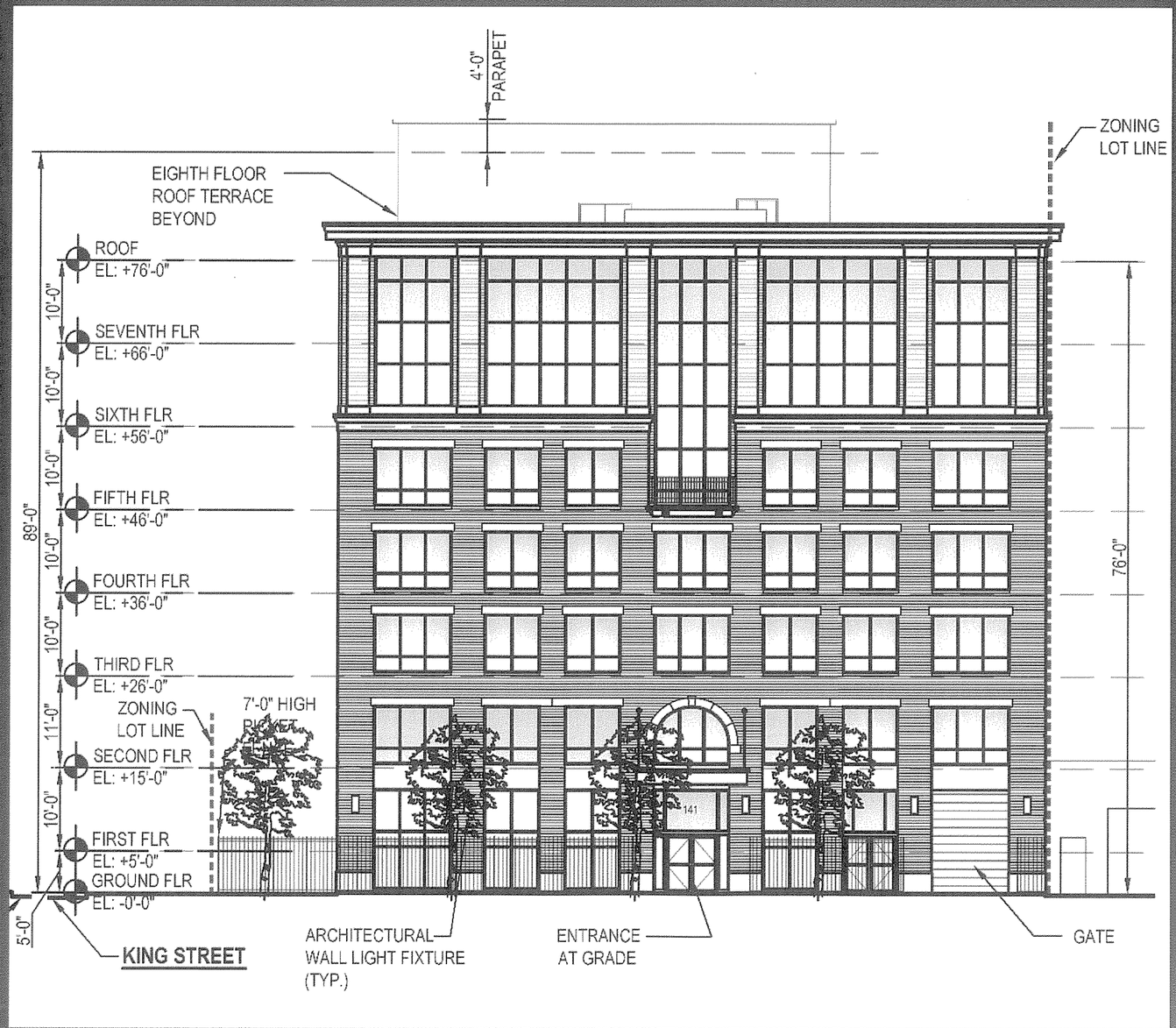
Elevation at Sullivan Street

Oxford Nursing Home



Elevation at Conover St.

Oxford Nursing Home



Rendering

Oxford Nursing Home

Aerial View Looking South

Oxford Nursing Home

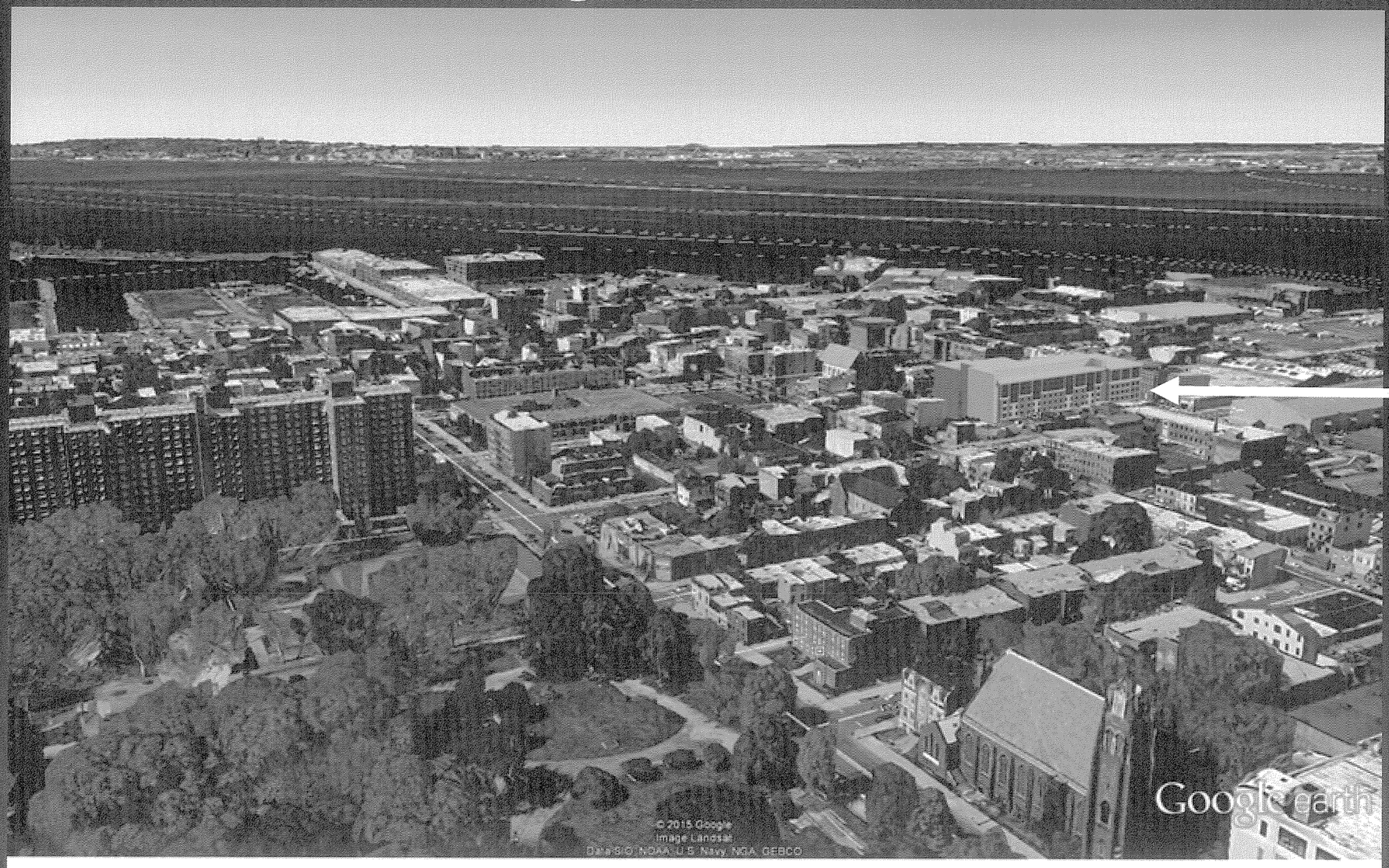
Aerial View Looking East

Oxford Nursing Home

Project Site

Aerial View Looking West

Oxford Nursing Home



Project Benefits

Oxford Nursing Home

Health Care Services

- Provide much-needed health care services to underserved community
- Available beds for both long-term nursing care and short-term rehabilitation

Employment

- Hundreds of construction jobs & approximately 100 new permanent jobs (not including an estimated 130 current employees of Oxford Nursing Home that will move to proposed facility)
- Commitment to local hiring and partnership with local job-training organizations

Economic Development

- Local purchasing by Oxford Nursing Home from neighborhood businesses
- Introduction of expanded customer base to support local retail and restaurants m

Transportation & Parking

Oxford Nursing Home

Transportation

- Pursuant to city's environmental review guidelines (CEQR), proposed project would not result in adverse transportation impacts warranting further review
  - maximum of 37 vehicle trips per peak hour
  - maximum of 79 bus and/or subway trips per peak hour
- Supplemental traffic study found that other 'as-of-right' developments at the site, such as creative offices, medical offices or warehouse use would result in greater vehicular traffic or truck traffic.

Parking and Loading

- 53 on-site spaces provided - meets demand generated by proposed project.
- All loading and deliveries will be off-street within on-site loading berth.
- New proposed on-site drop-off to allow vehicles to drive through the site and drop off underneath the building instead of on the street.

Flood Resiliency / Emergency Preparedness Oxford Nursing Home

Compliance with NYC Building Code, Appendix G

- Lowest Floor is required to be elevated at or above the Design Floor Elevation (Base Flood Elevation of 12', plus 1'), which is approximately 5.5' above existing grade level.
  - First resident floor of nursing home will be located 15.5' above grade level (10' higher than required)
  - First floor of ambulatory diagnostic & treatment facility will be located 5.5' above grade level.
  - No space located below or at grade other than building entrances and parking.
- Combination of wet and dry flood proofing of building entrances
- Emergency generator and building mechanicals, including outdoor equipment, will be located above Base Flood Elevation

Compliance with NYS Department of Health requirements, including:

- Emergency diesel generator with supplemental fuel supply
- Emergency Preparedness Plan
  - Detailed evacuation plan that includes transfer agreements with hospitals/nursing homes and contracts with ambulance company
  - Maintenance of emergency supply of food, water and medicine
  - Staff succession plan to ensure sufficient staffing
  - Participation in OEM emergency radio program
  - Regular staff training to follow OSHA guidelines for natural disasters and other emergencies

THE COUNCIL NURSING HOME
THE CITY OF NEW YORK

Appearance Card

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

☐ in favor ☒ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: George FIALA

Address: 481 S VAN BRUNT

I represent: MYSELF

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 150361 Res. No. _____

☑ in favor ☐ in opposition

Date: 5/17/2016

(PLEASE PRINT)

Name: Howard Weiss

Address: DHE 605 Third Avenue NY NY

I represent: Oxford Nursing Home 10158

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☑ in favor ☐ in opposition

Date: 5/17/2016

(PLEASE PRINT)

Name: BARRY SPAUNSTEIN

Address: 144 S. OXFORD ST BROOKLYN

I represent: OXFORD NH

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

OXFORD Nursing Home

Appearance Card

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

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Gabriel Florenz

Address: 259 Van Brunt st

I represent: Pioneer works

Address: 159 Pioneer St.

THE COUNCIL
THE CITY OF NEW YORK

Nursing Home

Appearance Card

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

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID SHEINKOPF

Address: _____

I represent: PIONEER WORKS

Address: 159 PIONEER STREET

THE COUNCIL
THE CITY OF NEW YORK

(OXFORD)

Appearance Card

C 1503b

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

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: BETTY J. BROWN

Address: 309 LAFAYETTE AVE # 5H

I represent: _____

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☐ in favor ☒ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: [illegible]

Address: 338 Van Brunt St. Brooklyn NY 11231

I represent: [illegible]

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☒ in favor ☒ in opposition

Date: May 17, 2016

(PLEASE PRINT)

Name: Robert J. Bieber (Oxford Nursing Home)

Address: 3766 Van Brunt St. Brooklyn 11231

I represent: Oxford Nursing Home

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

C 15036

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

☒ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Robert Bieber (Oxford Nursing Home)

Address: 144 So. Oxford St. Brooklyn NY

I represent: Oxford Nursing Home

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 362

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Bruce Fett

Address: 305 Broadway NYC

I represent: Community Advocates for Public Space

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

CB 6361 2NK

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

☐ in favor ☑ in opposition

Date: 05/17/16

(PLEASE PRINT)

Name: JOHN MC GETTRICK

Address: 178 COFFEY ST.

I represent: RED HOOK CIVIC ASSC.

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

362

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

☐ in favor ☐ in opposition

Date: 5/17

(PLEASE PRINT)

Name: Joseph Lelley

Address: 110 William St. Ste 140

I represent: Greenpoint Fish & Lobster

Address: 114 Nassau Ave

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 361 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: LUIS VAZQUEZ

Address: 80 JOHN ST, 7B, NY, N.Y.

I represent: FIDI FAN PAGE / FIDI NEIGHBORHOOD ASSOC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Oxford

Appearance Card

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

☑ in favor ☐ in opposition

Date: 5-17-16

(PLEASE PRINT)

Name: Juana Narvaez

Address: 31 Centre Mall

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Oxford

Appearance Card

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

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Mickey Reid

Address: 291 Hicks St 6F

I represent: Red Hook East

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☑ in favor ☐ in opposition

Oxford Nursing Home

Date: 05-17-16

(PLEASE PRINT)

Name: Karen Brewton/Brianne Browne on behalf

Address: 795 Hicks Street

I represent: Bedford East

Address: 267 Bush Street

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Barbara Smith

Address: 442 Columbia St Bklyn, NY 11231

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Oxford

Appearance Card

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

☑ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Lilie Marshall

Address: 40 Centre Mall at Bklyn

I represent: Redhook We St

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 160166 Res. No. 361

☐ in favor ☑ in opposition

Date: 5/17/2016

(PLEASE PRINT)

Name: OLIVA MARTIN - THE ARCHITECT'S

Address: 21 MURRAY STREET, NY NEWSPAPER

I represent:

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card ZMK

I intend to appear and speak on Int. No. C150361 Res. No.

☒ in favor ☐ in opposition

Date:

(PLEASE PRINT)

Name: James Sherry

Address: 519 8th Avenue 16th Flor

I represent: Oxford Nursing Home

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 361

I intend to appear and speak on Int. No. ~~Water Street~~ Res. No.

☐ in favor ☑ in opposition

Date: May 17 '16

(PLEASE PRINT)

Name: Lynn ELLSWORTH

Address:

I represent: Tribeca Trust / New Yorkers for a Human-Scale City

Address:

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

361
Hazards

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

☒ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Heather Galloway

Address: Old Seaport Alliance

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

361

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

☑ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Luis Vazquez

Address: _____

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

361

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

☒ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Bill Aurnhammer

Address: _____

I represent: _____

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 361

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

☒ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Doris Jimenez

Address: _____

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card |

I intend to appear and speak on Int. No. 361 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: JOSEPH LERNER

Address: 333 PEARL ST. 17D NYC

I represent: ME

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card |

I intend to appear and speak on Int. No. 361 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Heather Galloway on behalf of Whitney Barral

Address: _____

I represent: Old Seaport Alliance

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 361 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: BILL AURNHAMMER

Address: 300 RECTOR PL

I represent: SELF

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU Res. No. 361

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Maureen Koetz

Address: 355 S. End Ave

I represent: Friends of S.S. Seaport

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L 43611 Res. No. _____

☐ in favor ☒ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: JEANINE BIANCO

Address: 90 WILLIAM ST.

I represent: _____

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 362 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Ross Sonsalla

Address: 1685 Ocean Avenue 2F Brooklyn NY 11230

I represent: Greenpoint Fish & Lobster Co.

Address: 114 Nassau Ave.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 361 Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Melissa Chapman

Address: 335 Adams Street Ste 2700

I represent: Brooklyn Chamber of Commerce

Address: same

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 361 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Ambrose Richardson

Address: 54 Pearl St., NYC

I represent: Fraunces Tavern

Address: 54 Pearl

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 361

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

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: LAURENT VASSEUR

Address: 93 PEARL St.

I represent: HPH

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: ASHLEIGH ARREAL

Address: 22 WORTH ST. 2N / 241 water st.

I represent: local community moms + families

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L.U. No 361 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: JEFF ELVERBROCK

Address: _____

I represent: MdeAS ARCHITECTS

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 361

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

☐ in favor ☒ in opposition

Date: 17 May 2016

(PLEASE PRINT)

Name: John West

Address: 250 W 94 St, NY NY 10025

I represent: City Club

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | _____

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

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: MICHAEL BALBONI

Address: 600 THIRD AVE

I represent: OXFORD NURSING HOME

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | _____

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

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: JAMES SHERRY

Address: _____

I represent: OXFORD NURSING HOME

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: NORA MARTINS

Address: 805 THIRD AVE

I represent: OXFORD NURSING HOME

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

361

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Brian Nesin

Address: 1385 Broadway

I represent: Friends of Privately Owned Public Space

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 362 Res. No. _____

☑ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: ADAM GERINGER-DUNN

Address: 595 MORGAN AVE, BROOKLYN, NY 11222

I represent: Greenpoint Fish & Lobster Co.

Address: 114 NASSAU AVE, BROOKLYN, NY 1122

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 362 Res. No. _____

☑ in favor ☐ in opposition

Greenpoint Fish & Lobster

Date: 5/16/2016

(PLEASE PRINT)

Name: May Yu

Address: 128 Milton St.

I represent: myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 0361-2016 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: ROBERT D. CHIARA

Address: 301 WEST 108TH ST, APT 7B NY, NY 10025

I represent: FRIENDS OF VIETNAM VETERANS PLAZA

Address: 55 WATER ST

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☒ in favor ☐ in opposition

Date: 5/3/16

(PLEASE PRINT)

Name: [illegible]

Address: [illegible]

I represent: [illegible]

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Vincent McGowan

Address: 55 Water St

I represent: Friends of Vietnam Veterans Plz

Address: 55 Water St

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 1036-2016 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: ARTHUR ZGADZAJ

Address: 133 ECKFORD ST

I represent: MYSELF

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 1036-2016 Res. No. _____

☐ in favor ☒ in opposition

Date: 5-17-2016

(PLEASE PRINT)

Name: Margaret Szyszel

Address: 133 Eckford St

I represent: _____

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: JASON FREEMAN

Address: 130 BEEKMAN ST

I represent: NEIGHBORHOOD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. Water St Text Amend Res. No. _____

☐ in favor ☐ in opposition

Date: 5/16

(PLEASE PRINT)

Name: Paul Hovitz

Address: 77 Fulton St Apt 6C

I represent: ~~Community Bd #1~~ Resident

Address: (Center St.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: PATRICIA SMITH

Address: 1730 EAST 51 Street BROOKLYN

I represent: 1199 SEIU for Weyland NH

Address: 310 W 43 St NY NY

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Robert Pinadella

Address: 360 Park Avenue

I represent: Dance New York, Inc.

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 0261-2016 Res. No. _____

☑ in favor ☐ in opposition

Date: 5.17.2016

(PLEASE PRINT)

Name: Robert Santos

Address: 39-12 45th St. Sunnyside, NY 11104

I represent: Friends of Citigroup Plaza

Address: 55 Water St.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 361

☐ in favor ☒ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Robyn Roth-Moise

Address: 340 E 80 ST

I represent: Richard Roth jr - architect

Address: 340 E 80 ST NYC 10075

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: ROGER BROOM

Address: 48 WALL ST

I represent: RESIDENT

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 361

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

☐ in favor ☒ in opposition

Date: May 17

(PLEASE PRINT)

Name: Alice Blank

Address: _____

I represent: Community Advocates for Public Space

Address: 139 Thompson St. NY NY 10012

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 361

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

☒ in favor ☐ in opposition

Date: 5/17/16

(PLEASE PRINT)

Name: Anthony Notaro

Address: _____

I represent: _____

Address: _____

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