

**1350 Bedford Avenue Rezoning and Text Amendment
May 30, 2017 Zoning and Franchises Subcommittee Hearing**

**Council L.U. Nos. 651 and 652
CPC Nos. 170070ZMK and N170071ZRK**

**Applicant: Bedford Arms, LLC/Grant Development Associates, L.P.
Premises: 1350 Bedford Avenue (Block 1205, Lot 28), Brooklyn**

ULURP ACTIONS

The following actions will facilitate, on the vacant portion of the property, the construction of a **new nine-story 80,088 square foot multi-family residential building with 23 required off-street parking spaces**, which will provide **94¹ 100% affordable dwelling units**, in addition to the existing six-story 68,434 square foot residential building containing 78 100% Section 8 dwelling units²:

- **Rezone, from an R6A district to an R7D district**, solely on the 1350 Bedford Avenue property located between Pacific and Dean Streets on the west side of Bedford Avenue; and
- **Amend Appendix F of the Zoning Resolution** to designate the property a Mandatory Inclusionary Housing “MIH” area in Community Board 8.

UNIT/AMI BREAKDOWN

- 59 one-bedrooms, 25 two-bedrooms, 9 three-bedrooms, and 1 two-bedroom super’s unit
- 10 units at 37% AMI
- 14 units at 57% AMI
- 28 units at 80% AMI
- 41 units at 130% AMI

BSA ACTION

- The Applicant is also seeking a **Special Permit (BSA App No. 2016-4333-BZ)** from the **Board of Standards and Appeals (“BSA”)** under ZR §73-433 to waive the existing 35 parking spaces required, under the 1980 Zoning Resolution, for the 78 Section 8 dwelling

¹ In current discussions between the owner and HPD, HPD has required a resident super in the proposed building such that the total number of affordable housing units will be 93 with one super’s unit.

² The floor area ratio for the new building is 2.26 and the floor area ratio for the entire zoning lot (including the existing and new buildings) is 4.19. The new building will have a height of 89’-6”. [NOTE: this corrects prior information.]

units in the existing building. NOTE: No parking would be required if this building were constructed today. In 2016, the Zoning for Quality and Affordability text amendment to the Zoning Resolution repealed required parking for income-restricted housing units in transit zones.

ULURP TIMELINE

- On January 17, 2017, the City Planning Commission (“CPC”) determined that the actions will have no significant effect on the environment. CPC then certified and referred the CPC applications to Brooklyn Community Board 8.
- On February 16, 2017, Community Board 8 voted in favor of the CPC applications and the BSA special permit (BSA Cal. No. 2016-4333-BZ).
- On March 20, 2017, the Brooklyn Borough President recommended approval of the CPC applications with conditions including that the City Council seek an appropriate legal mechanism to limit the height of the proposed building to 85 feet which was the height proposed by the Applicant.³
- On April 5, 2017, CPC held a public hearing on the rezoning and text amendment.
- On May 10, 2017, CPC unanimously voted in favor of the rezoning and text amendment.
- On May 30, 2017, the rezoning and text amendment are scheduled for a public hearing in Council Member Richard Donovan’s Zoning and Franchises Subcommittee.

HISTORY OF DEVELOPMENT

1. The existing building was built in 1915 as the Hotel Chatelaine, a transient hotel.
2. In 1930, the building was sold to the Swedish Hospital which operated a hospital until the owner purchased the property in 1978.
3. In 1980 the owner converted the building to 78 Section 8 dwelling units and one super’s unit.

³ Subsequently, in response to a request by City Planning Commissioners, the height of the proposed building was increased to 89’-6”, in order to accommodate greater floor-to-ceiling heights.

4. In 2010, the owner voluntarily renewed the obligation to maintain the 78 units as Section 8 housing for another 20 year term.

REASONS TO SUPPORT THE APPLICATION:

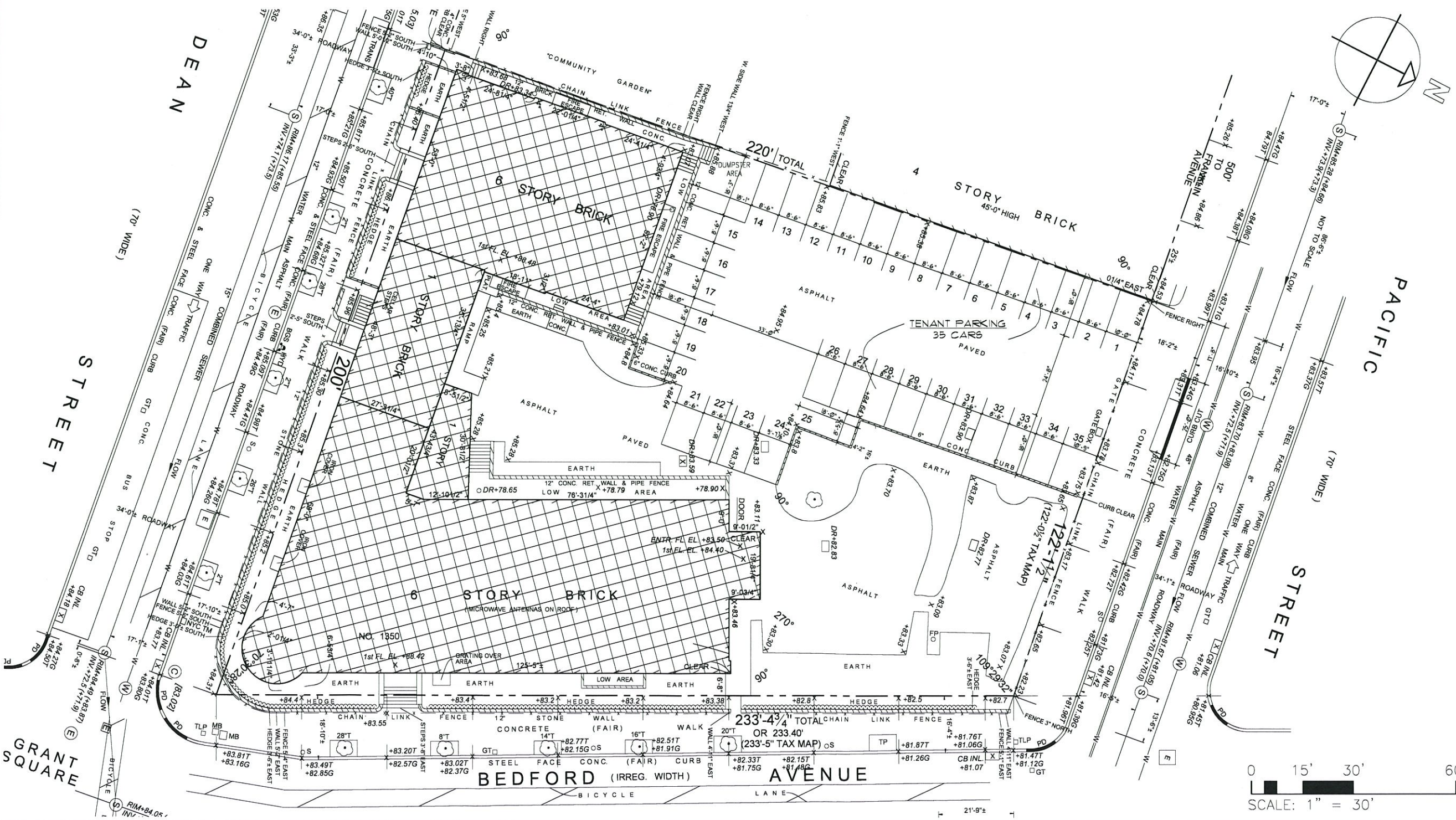
1. For the past 40 years in New York and New Jersey, the owner has actively constructed affordable housing projects and continues to own and manage over 3,200 affordable dwelling units.
2. Since 1980, the owner has maintained the existing Section 8 building and, in 2015, voluntarily committed to maintain the building as Section 8 housing for a 20 year term.
3. The rezoning from R6A to R7D, and the MIH designation, will allow for an increase in the number of affordable units by permitting a higher floor area ratio.
4. The MIH designation will require the owner to maintain in perpetuity 30% affordable residential floor area in the new building. In addition, the owner will enter into a regulatory agreement with HPD to maintain the remaining 70% of the residential floor area in the new building as affordable for a term agreed upon by HPD.
5. The proposed development will provide 23 on-site parking spaces which comply with the recently adopted ZQA zoning regulations.
6. The grant of the BSA Special Permit will ensure that the 78 units in the existing building will remain affordable to families earning up to 80% of AMI.

ZONING FOR THE EXISTING BUILDING APPROVED UNDER C / O # 219033

R6 ZONE	EXISTING
ZR 23-142	LOT AREA
	36,433 SQ. FT.
ZR 23-142	FAR
	1.92
ZR 23-142	1st TO 6th FLOOR AREA
	69,985 SQ. FT.
	LOT COVERAGE
	13,171 SQ. FT.
	% COVERAGE
	36%
ZR 23-142	OPEN SPACE RATIO
	33
ZR 23-142	OPEN SPACE
	23,262 SQ. FT.
ZR 23-47	REAR YARD
	90'
ZR 25-25	PARKING REQUIRED
	35 SPACES (45%)
	NUMBER OF UNITS
	78 UNITS

LEGEND

---	PROPERTY LINE
x	SCREENING ZR 25-66 (LESS THAN 50% OPAQUE)
[Cross-hatched box]	EXISTING BUILDING
[Diagonal hatched box]	PROPOSED BUILDING
[White box]	CONCRETE SIDEWALK
BT	STREET TREES
[Wavy line]	PLANTING



BEDFORD ARMS, LLC
 1350 BEDFORD AVE
 N.E.C. OF DEAN STREET
 BROOKLYN, NEW YORK
 BLOCK: 1205 LOT: 28

10-27-16
 DATE: REVISION

JOHN SCHIMENTI PC
 ARCHITECT, AIA
 126 ATLANTIC AVE., SUITE # 3
 LYNBROOK, NY 11563
 516-825-3883
 JOHN@JSCHIMENTI.COM

TITLE:
 EXISTING
 SITE PLAN

DR. BY PZ
 CH. BY JS



DWG. NO.
E-1





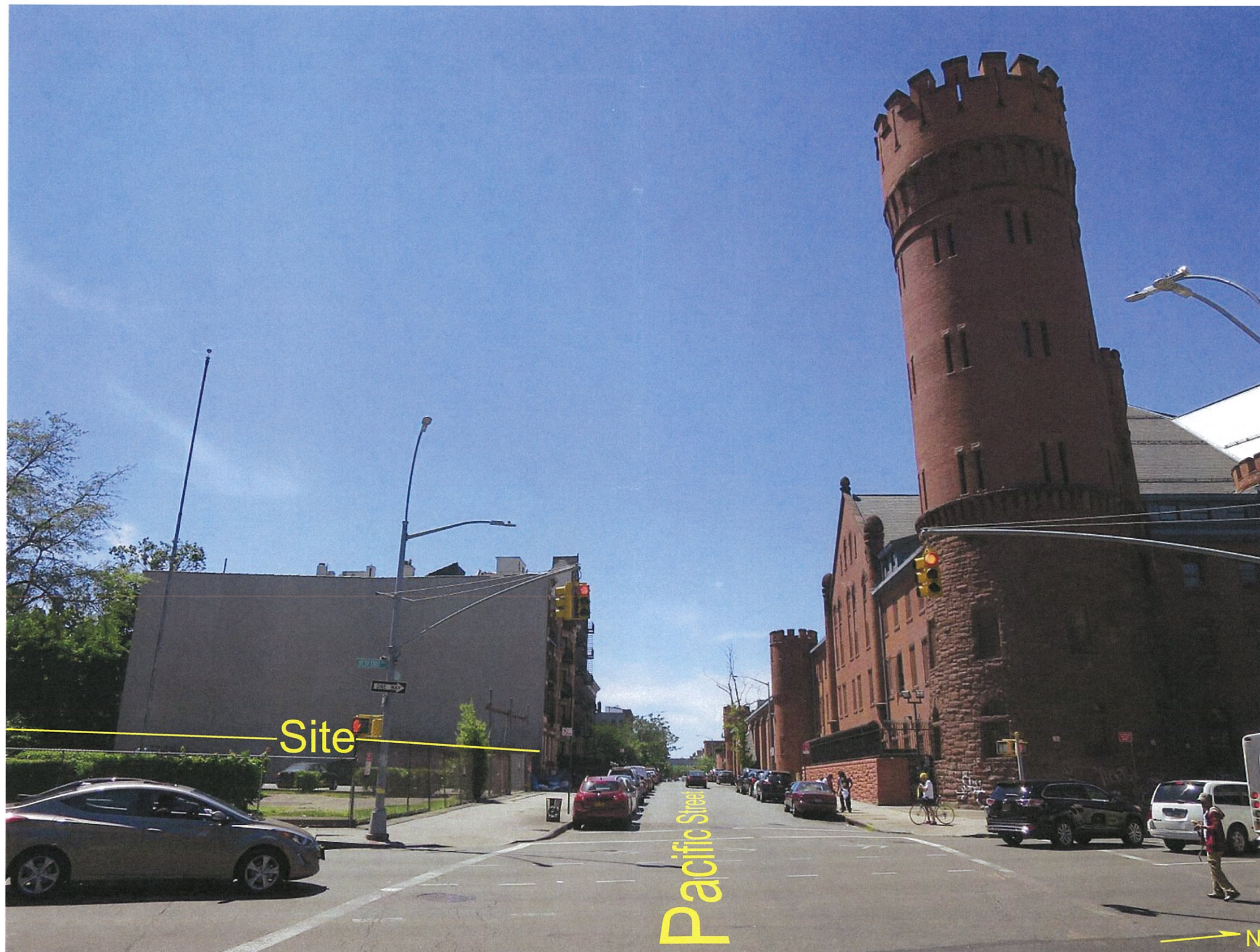












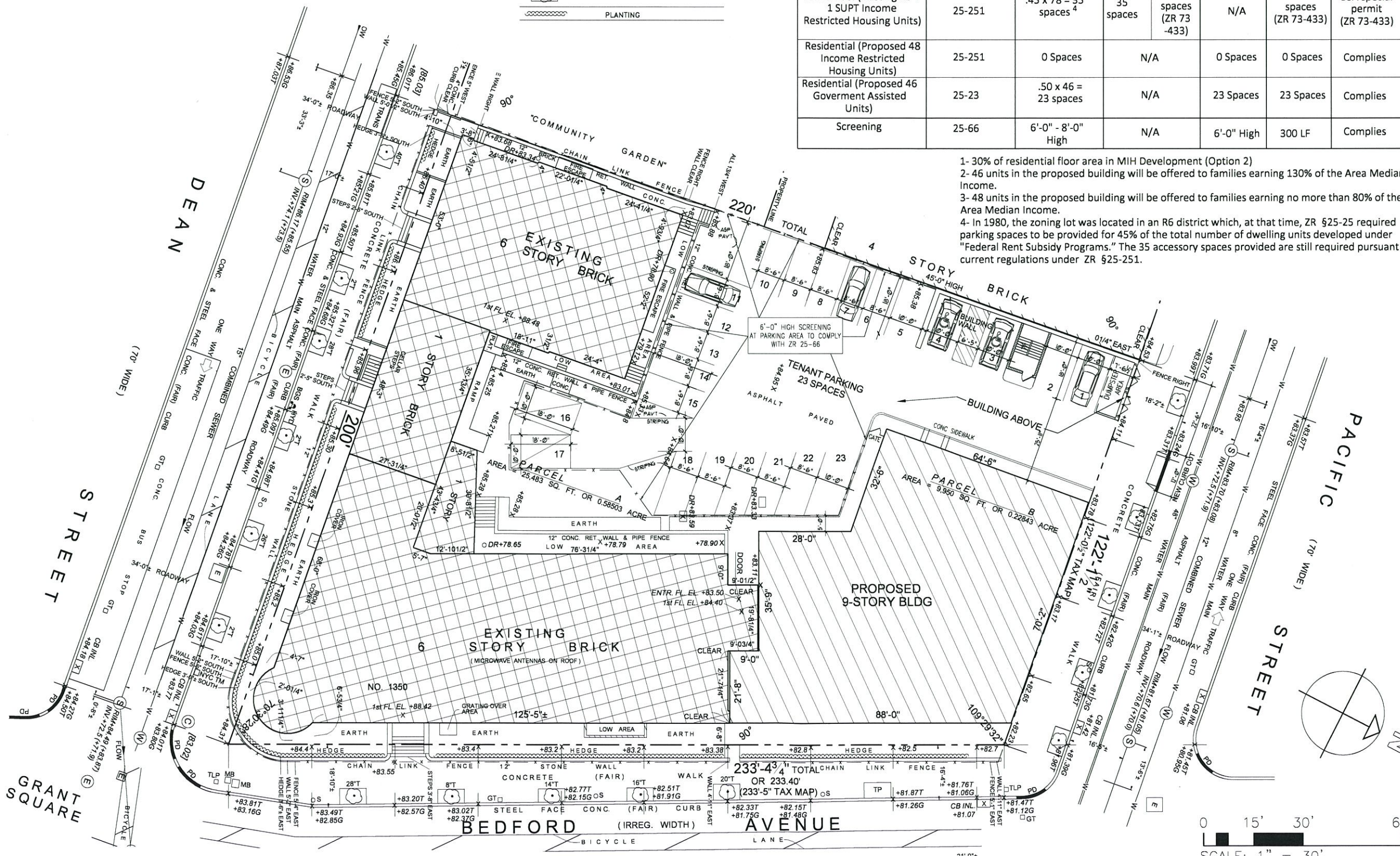
LEGEND

---	PROPERTY LINE
-x-	SCREENING ZR 25-66 (LESS THAN 50% OPAQUE)
[Hatched Box]	EXISTING BUILDING
[Diagonal Lines Box]	PROPOSED BUILDING
[White Box]	CONCRETE SIDEWALK
[Circle with 'T']	STREET TREES
[Wavy Line]	PLANTING

PROPOSED ZONING ANALYSIS

	ZR SECTION	REQUIRED/MAXIMUM	EXISTING BUILDING	PROPOSED BUILDING	ZONING LOT	COMPLIANCE
Floor Area (Qualifying Households)	23-154(d)(3)(ii)	.30 x 80,088 = 24,026.40 sf ¹	N/A	24,026.40 sf	24,026.40 sf	Complies
Government Assisted Unit Under ZR 23-911 ²	12-10	N/A	N/A	46 Units	46 Units	N/A
Income Restricted housing Units Under ZR 12-10 ³	23-911	N/A	78 Units	48 Units	126 Units	N/A
Parking			Provided	Proposed		
Residential (Existing 78 + 1 SUPT Income Restricted Housing Units)	25-251	.45 x 78 = 35 spaces ⁴	35 spaces	0 spaces (ZR 73-433)	0 spaces (ZR 73-433)	BSA special permit (ZR 73-433)
Residential (Proposed 48 Income Restricted Housing Units)	25-251	0 Spaces	N/A	0 Spaces	0 Spaces	Complies
Residential (Proposed 46 Government Assisted Units)	25-23	.50 x 46 = 23 spaces	N/A	23 Spaces	23 Spaces	Complies
Screening	25-66	6'-0" - 8'-0" High	N/A	6'-0" High	300 LF	Complies

- 1- 30% of residential floor area in MIH Development (Option 2)
- 2- 46 units in the proposed building will be offered to families earning 130% of the Area Median Income.
- 3- 48 units in the proposed building will be offered to families earning no more than 80% of the Area Median Income.
- 4- In 1980, the zoning lot was located in an R6 district which, at that time, ZR §25-25 required parking spaces to be provided for 45% of the total number of dwelling units developed under "Federal Rent Subsidy Programs." The 35 accessory spaces provided are still required pursuant to current regulations under ZR §25-251.



BEDFORD ARMS, LLC
1350 BEDFORD AVE
 N.E.C. OF DEAN STREET
 BROOKLYN, NEW YORK
 BLOCK: 1205 LOT: 28

10-27-16
 DATE: REVISION

JOHN SCHIMENTI PC
 ARCHITECT, AIA
 126 ATLANTIC AVE., SUITE # 3
 LYNBROOK, NY 11563
 516-825-3883
 JOHN@JSCHIMENTI.COM

TITLE:
PROPOSED SITE PLAN
 DR. BY PZ
 CH. BY JS



DWG. NO.
P-1



ILLUSTRATIVE RENDERING

PROJECT:
BEDFORD - PACIFIC HOUSING
 BROOKLYN, NEW YORK

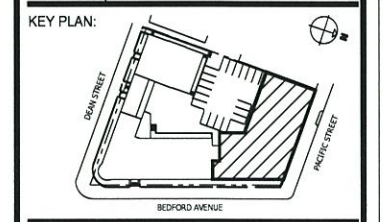
OWNER / DEVELOPER :
BEDFORD ARMS LLC
 124 ATLANTIC AVENUE TEL: (516) 887-9600
 LYNBROOK, NY 11563 FAX: (516) 887-9614
 E-MAIL: MWISS@THEENGELGROUP.COM

ARCHITECT :
JOHN SCHIMENTI, P.C.
ARCHITECT, A.I.A.
 126 ATLANTIC AVENUE TEL: (516) 825-3883
 LYNBROOK, NEW YORK 11563 FAX: (516) 825-3887
 E-MAIL: JOHN@JSCHIMENTI.COM

STRUCTURAL ENGINEERS :
MULHERN & KULP
STRUCTURAL ENGINEERS
 20 SOUTH MAPLE ST., SUITE # 150 TEL: (215) 646-8001
 AMBLER, PA 19002 FAX: (215) 646-8310
 E-MAIL: KRUX@MULHERNKULP.COM



1-12-2017	ISSUED TO DCP
DATE:	REVISION:
NORTH ARROW	SCALE



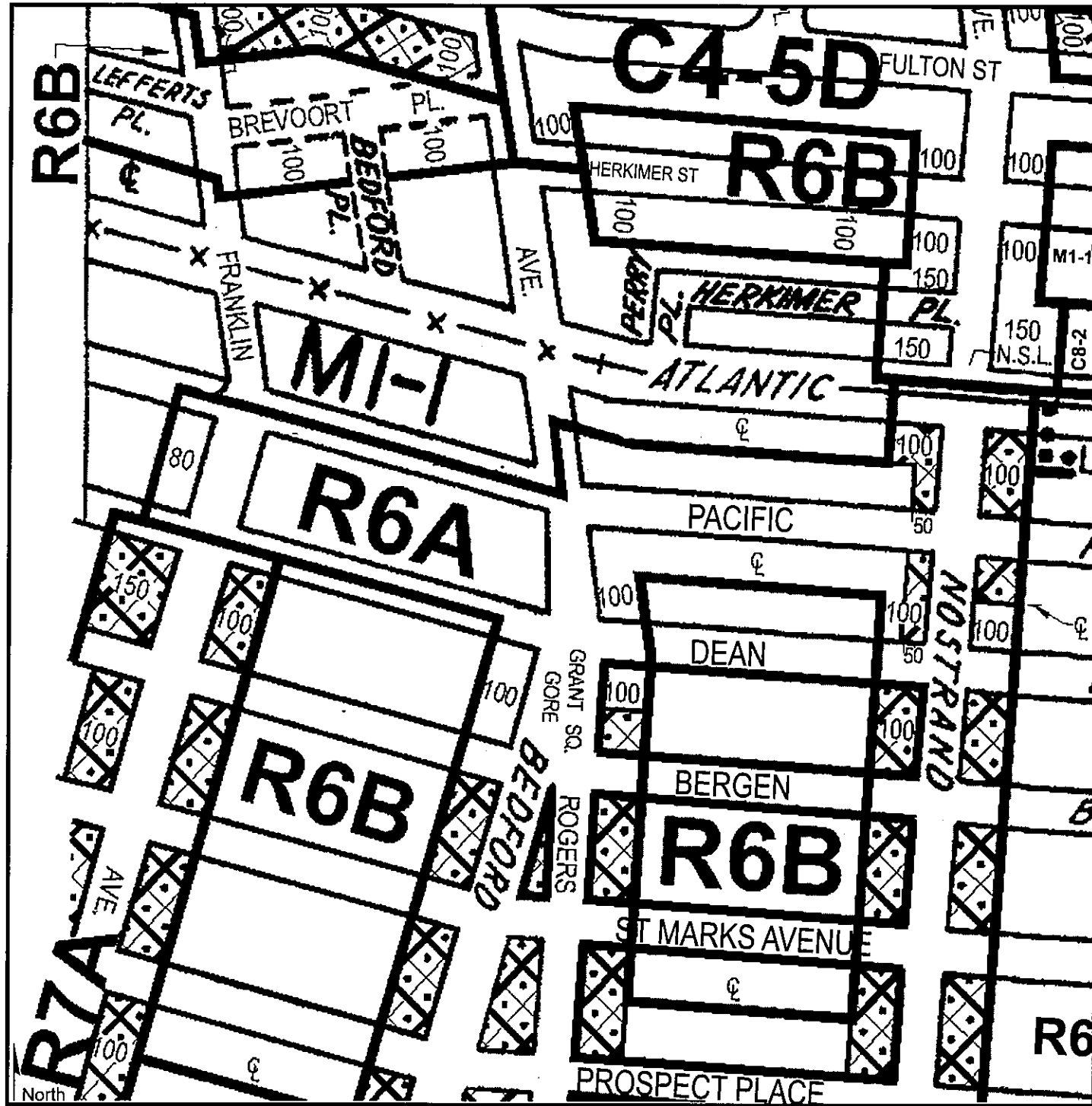
ADDRESS :
 1350 BEDFORD AVE
 BROOKLYN, NEW YORK

DRAWING TITLE :
EXTERIOR
ILLUSTRATIVE RENDERING

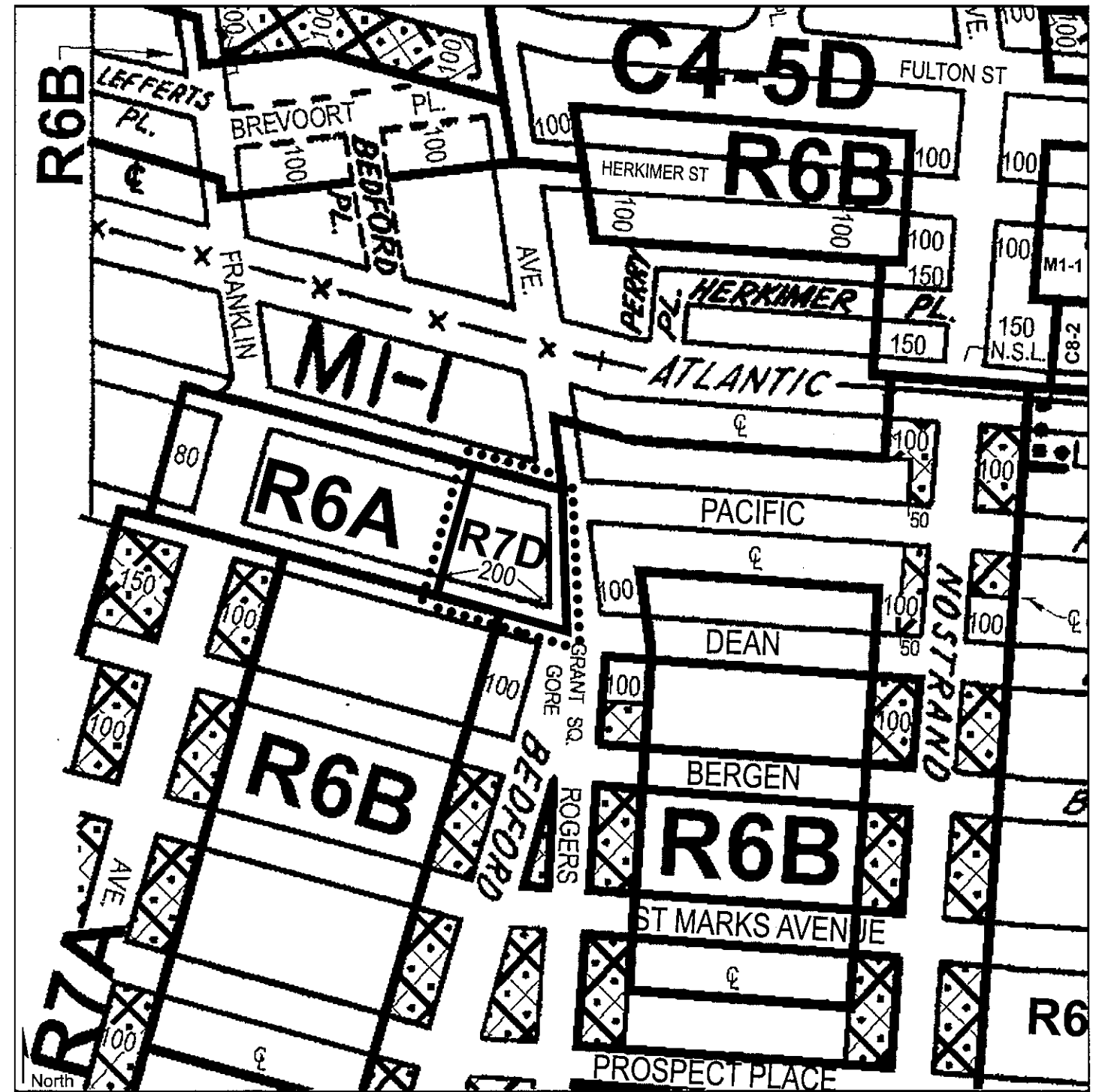
SEAL & SIGNATURE:	DATE: 5-13-2016
	JOB NO.: 11210
	DRAWN BY: PE
	CHECKED BY: JS
	DRAWING No:
	Z-105.00
	DWG. GF

DOB NUMBER:

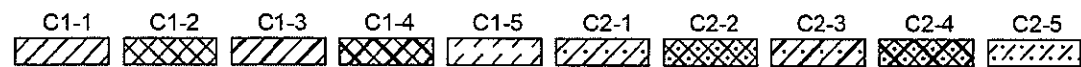
Zoning Change Map



Current Zoning Map (17a)



Proposed Zoning Map (17a) - Project Area is outlined with dotted lines
 Rezoning from R6A to R7D



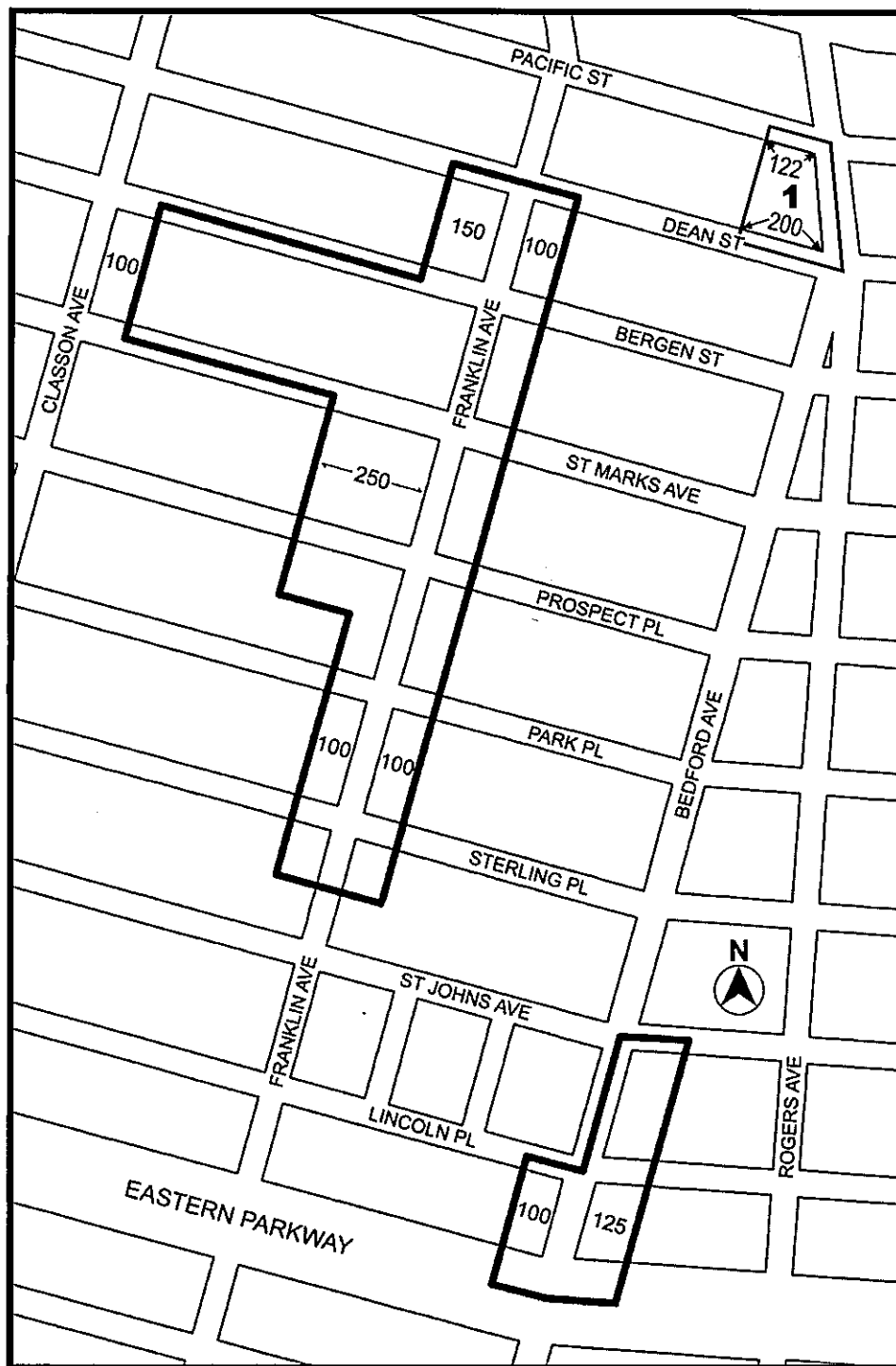
APPENDIX F



Brooklyn

Brooklyn Community District 8

In the R7A and R7D Districts within the areas shown on the following Map 1:

Map 1 - [date of adoption]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)(ii)
- 1** Area 1 - [date of adoption] - MIH Program Option 2

Portion of Community District 8, Brooklyn

* * *

Area Map

1350 Bedford Street, Brooklyn
 Block 1205 Lot 28
 Project ID#: P2015K0063

Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts

Existing Commercial Overlays

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

Bus Routes

- B48
- B49
- B44 SBS
- B65

Bus Stops

- 5037

Block Numbers

- Property Lines
- 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



BEDFORD ARMS LLC
c/o The Engel Group
124 Atlantic Avenue
Lynbrook, New York 11563

May 26, 2017

Hon. Laurie A. Cumbo
New York City Council
35th Council District
250 Broadway, Suite 1792
New York, New York 10007

Re: **ULURP Nos. 170070ZMK and N170071ZRK**
1350 Bedford Avenue
M/WBE Build Up Program

Dear Council Member Cumbo:

We are appreciative of the support that you and the members of your staff have shown for *Bedford Arms*, our proposed affordable housing project consisting of 94 units to be located in your District at 1350 Bedford Avenue.

Our \$37 million project includes a construction budget of approximately \$24 million. HPD will be providing approximately \$8,930,000 in subsidy. In addition to helping to meet the housing needs of a broad spectrum of families, Bedford Arms will also provide much needed construction and related service jobs for City firms.

The Engel Group has always been supportive of providing job opportunities for qualified minority-owned and women-owned business enterprises. We are aware of HPD's new M/WBE Build Up Program, a component of the City's Building Opportunity Initiative, which aims to increase contracting opportunities for such Enterprises. We plan to make all reasonable, good faith efforts to solicit and obtain participation of MBEs and/or WBEs to meet a Participation Goal equal to at least 25% of all HPD-supported costs.

Prior to closing we plan to complete an Implementation Plan to describe the steps that will be taken to meet the Participation Goal. To the extent that your office can identify locally based, certified M/WBE firms which have the capability to complete our project on time and on budget, we will welcome your input.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael C. ...", written over the typed name "Sincerely yours,".

M/WBE RIDER

PARTICIPATION BY MINORITY-OWNED AND WOMEN-OWNED BUSINESS ENTERPRISES

ARTICLE I

M/WBE PROGRAM

1. HPD has established a program for participation on certain development projects subsidized by HPD ("M/WBE Build Up") by minority-owned business enterprises ("MBEs") and women-owned business enterprises ("WBEs") (collectively "M/WBEs"), certified by a governmental or quasi-governmental entity acceptable to HPD as provided in Article I, Section 4 of this Rider ("certified as MBEs and/or WBEs"). Borrower must comply with the requirements set forth in this Rider.
2. In accordance with M/WBE Build Up, Borrower has agreed to a M/WBE participation goal amount of _____ (the "Participation Goal"). The Participation Goal may be achieved by awarding prime contracts and/or subcontracts to firms certified as MBEs and/or WBEs.
3. The Borrower hereby agrees to make all reasonable, good faith efforts to solicit and obtain the participation of MBEs and/or WBEs to meet the required Participation Goal by the completion of construction on the Project.
4. MBE and WBE firms must be certified by a governmental or quasi-governmental entity acceptable to HPD in order for the Borrower to credit such firms' participation toward the attainment of the Participation Goal. Borrower must provide proof of such certification to HPD upon request.
5. Borrower must participate in a Project kick-off meeting scheduled by HPD to review the requirements set forth in this Rider (the "Kick-off Meeting"). If the Participation Goal set forth herein is different from the M/WBE participation goal as set forth in the implementation plan submitted to and approved by HPD (the "Implementation Plan") prior to closing, Borrower must submit an updated Implementation Plan to HPD at the Kick-off Meeting that reflects the Participation Goal set forth herein.
6. Borrower shall periodically submit progress reports as directed by HPD and in the form and manner required by HPD ("Progress Reports"), certified under penalty of perjury, which shall include, but not be limited to: the total amount the Borrower, its prime contractors and its subcontractors paid to M/WBE firms during the period covered by each such Progress Report and cumulatively for the Project.
7. Except as may be otherwise approved in writing by HPD, Borrower shall periodically submit payment reports as directed by HPD and in the form and manner required by HPD ("Payment Reports"), certified under penalty of perjury, which shall include, but not be limited to: the M/WBE firms that performed work on the Project during the period covered by such Payment Report; the total amount the Borrower, its prime contractors and its subcontractors paid to M/WBE firms during the period covered by such Payment Report; and the total amount paid to each listed M/WBE firm cumulatively for the Project. Each identified M/WBE firm must affirm payment in order for Borrower to receive credit toward the Participation Goal and such M/WBE firms must report any work they have subcontracted to other firms.

8. If payments made to, or work performed by, MBEs or WBEs are less than the Participation Goal, HPD shall be entitled to take appropriate action in accordance with Article II of this Rider, unless the Borrower has obtained a modification of its Participation Goal in accordance with Article I, Section 9 of this Rider.

9. Modification of Participation Goal. Borrower may request a modification of its Participation Goal. HPD may grant a request for modification of Borrower's Participation Goal if it determines that Borrower has established, with appropriate documentary and other evidence, that it made reasonable, good faith efforts to meet the Participation Goal. Borrower must demonstrate that Borrower, prime contractors, and/or subcontractors made timely written requests for assistance to the New York City Department of Small Business Services ("DSBS") and provide a description of how recommendations made by DSBS were acted upon as well as an explanation of why action upon such recommendations did not lead to the desired level of participation of MBEs and/or WBEs. In addition, HPD shall consider evidence of the following efforts, as applicable, along with any other relevant factors:

- (i) Borrower, prime contractors, and/or subcontractors advertised opportunities to participate in the Project, where appropriate, in general circulation media, trade and professional association publications and small business media, and publications of minority and women's business organizations;
- (ii) Borrower, prime contractors, and/or subcontractors provided notice of specific opportunities to participate in the Project, in a timely manner, to M/WBEs and responded thoroughly and timely to inquiries from such M/WBEs;
- (iii) Borrower, prime contractors, and/or subcontractors made efforts to identify portions of the work that could be substituted for portions originally designated for participation by MBEs and/or WBEs in the Implementation Plan submitted to and accepted by HPD, and for which borrower, prime contractors, and/or subcontractors claim an inability to retain MBEs or WBEs;
- (iv) Borrower, prime contractors, and/or subcontractors held meetings with MBEs and/or WBEs prior to the date their bids or proposals were due, for the purpose of explaining in detail the scope and requirements of the work for which their bids or proposals were solicited;

HPD shall provide written notice to Borrower of the determination.

10. HPD shall have the right to review the Borrower's progress toward attainment of its Participation Goal, including but not limited to, by reviewing the dollar amount of contracts the Borrower, prime contractor, and/or subcontractor have actually awarded to MBE and/or WBE firms and the payments the Borrower, prime contractors, and/or subcontractors have made to such firms.

ARTICLE II

ENFORCEMENT

1. Whenever HPD believes that the Borrower is not in compliance with any provision of this Rider, HPD may send a written notice to the Borrower describing the alleged noncompliance and offering the Borrower an opportunity to be heard. HPD shall then conduct an investigation to determine whether such Borrower is in compliance.

2. In the event that Borrower has failed to demonstrate that Borrower has made reasonable good faith efforts to achieve the Participation Goal to HPD's satisfaction and/or has

otherwise been found to have violated any provision of this Rider, HPD may determine, in its sole discretion, that any of the following actions should be taken:

- (i) entering into an agreement with the Borrower allowing the Borrower to cure the violation;
- (ii) assessing liquidated damages, provided that liquidated damages may be based on amounts representing costs of delays in carrying out the purposes of M/WBE Build Up, the costs of meeting participation goals through additional transactions; the administrative costs of investigation and enforcement, or other factors set forth in the Rider; and/or
- (iii) considering Borrower's failure to achieve the Participation Goal or other violation of this Rider as a factor in any future decision by HPD to permit Borrower (and Borrower's principals) to participate in business dealings with HPD.

3. If Borrower has been found to have failed to fulfill its Participation Goal set forth in Article I, Section 2 or the Participation Goal as modified by HPD pursuant to Article I, Section 9 of this Rider and Borrower has failed to demonstrate that Borrower has made reasonable, good faith efforts to achieve the Participation Goal to HPD's satisfaction, HPD may assess liquidated damages in the amount of ten percent (10%) of the difference between the dollar amount of work required to be awarded to MBE and/or WBE firms to meet the Participation Goal and the dollar amount the Borrower actually awarded and paid, and/or credited, to MBE and/or WBE firms. In view of the difficulty of accurately ascertaining the loss which the City will suffer by reason of Borrower's failure to meet the Participation Goal, the foregoing amount is hereby fixed and agreed as the liquidated damages that the City will suffer by reason of such failure, and not as a penalty.

4. Statements made in any instrument submitted to HPD pursuant to this Rider shall be submitted under penalty of perjury and any false or misleading statement or omission shall be grounds for the application of any applicable criminal and/or civil penalties for perjury.

Menu



Housing Preservation & Development

Search

M/WBE Build Up Program

HPD's **M/WBE Build Up Program** is a component of the Building Opportunity Initiative and aims to increase contracting opportunities for Minority- and Women-Owned Business Enterprises (M/WBEs) in the development of HPD-subsidized affordable housing projects.

The program requires developers/borrowers to spend at least a quarter of HPD-supported costs on certified M/WBEs over the course of design and construction of an HPD-subsidized project. A minimum goal of 25% will be required for each project subject to the program. Developers may adopt a goal higher than the minimum.

All payments to certified M/WBEs performing construction or providing professional services count toward the goal. For example, payments going towards an M/WBE architect or an M/WBE painter will count toward the goal.

Projects for which HPD contributes two million dollars or more must participate in M/WBE Build Up. For these projects, at least a quarter of HPD-supported costs are to be spent on certified M/WBE construction contractors and professional service providers.

Developers/borrowers are required to fulfill these responsibilities:

Predevelopment Requirements

- Identify the Applicable Minimum Participation Goal: Calculate a minimum goal using information from the development budget and the value of HPD's contribution.
- Complete an Implementation Plan: Prior to construction loan closing, identify M/WBE's either under consideration or in contract and describe what steps will be taken to meet the project's applicable M/WBE participation goal.
- Confirm M/WBE Spending Will Meet or Exceed Minimum Goal: Sign a rider as a part of the construction loan closing that sets the dollar value of the M/WBE participation goal and requires the developer to adhere to all program requirements.

Construction Requirements

- Ensure Submission of Progress and Payment Reports: During the project, developers/borrowers must timely submit quarterly progress and payment reports documenting payments made to eligible M/WBE businesses.

HPD's M/WBE staff are available to support developers/borrowers and their general contractors efforts to meet the project's M/WBE participation goal. M/WBE staff have compiled resources to help developers/borrowers and their general contractors find M/WBEs.

Please contact HPD's M/WBE staff at mwbebuildup@hpd.nyc.gov if you have any questions about M/WBE participation requirements for your project. You may also review the program highlights to learn about the program.

125 EDGEWATER STREET
STATEN ISLAND

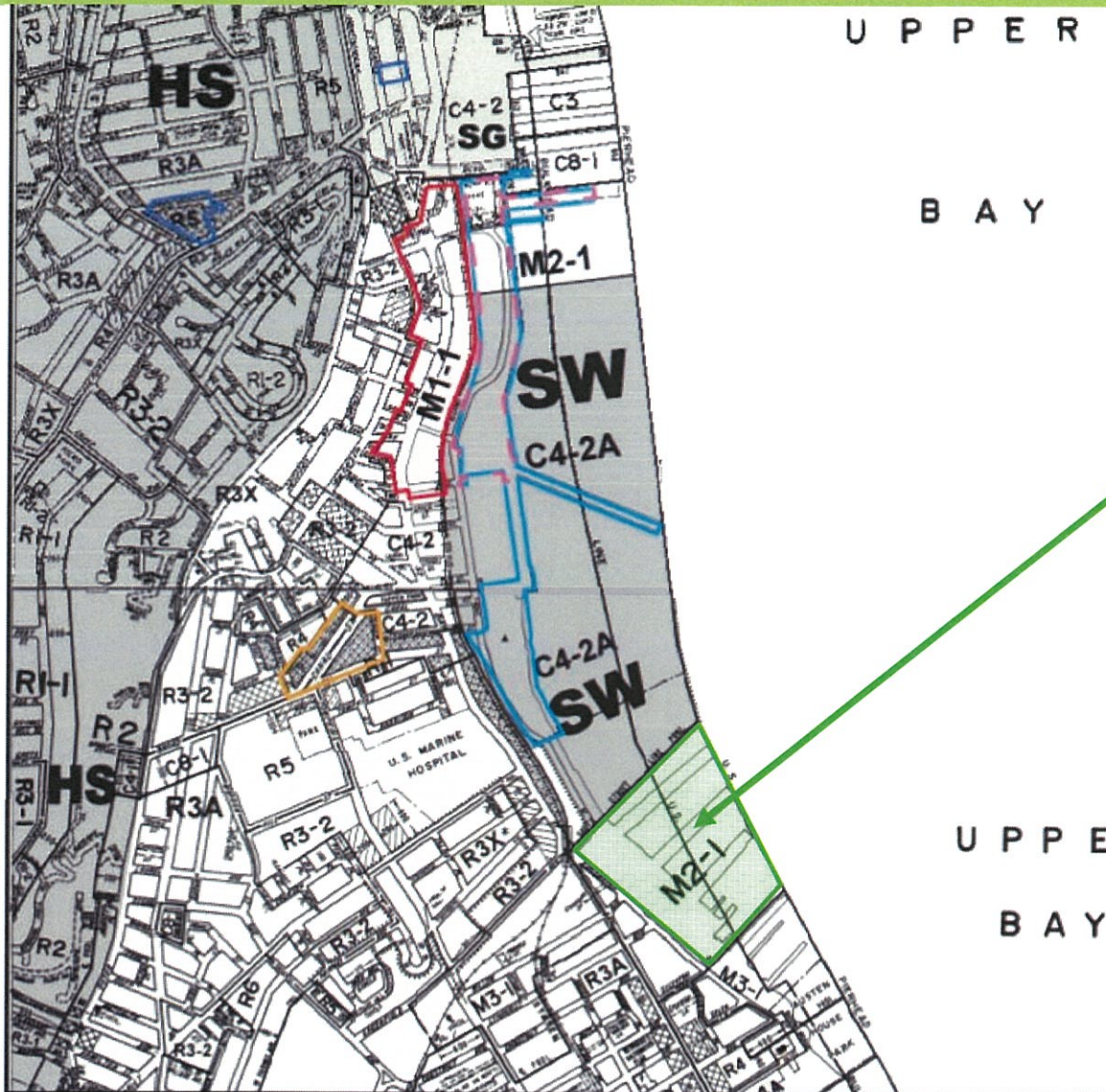


P2012R0355
PIER 21 DEVELOPMENT, LLC

REGIONAL CONTEXT



CURRENT CITY PLANNING STUDIES AND INITIATIVES – NORTH SHORE



Proposed Stapleton
Special District
Extension

FIGURE 5: EXISTING ZONING MAP
BAY STREET REZONING AND
RELATED ACTIONS
TOMPKINSVILLE/STAPLETON

- Bay Street Corridor Project Area
- Canal Street Corridor Project Area
- City Disposition Sites
- Stapleton Waterfront Site
- Stapleton Waterfront Phase III Site



SPECIAL STAPLETON WATERFRONT DISTRICT EXPANSION

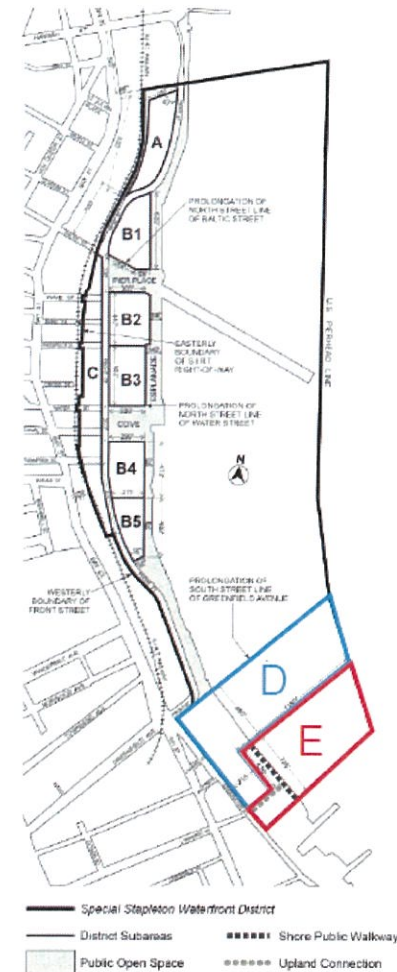
Special Stapleton Waterfront District Expansion

- Subarea D (Pouch Terminal Site)
- Subarea E (Applicant site)

Subarea E regulations:

- Use Modifications
- Bulk Regulations
- Design Requirements for WPAA

Mandatory Inclusionary Housing

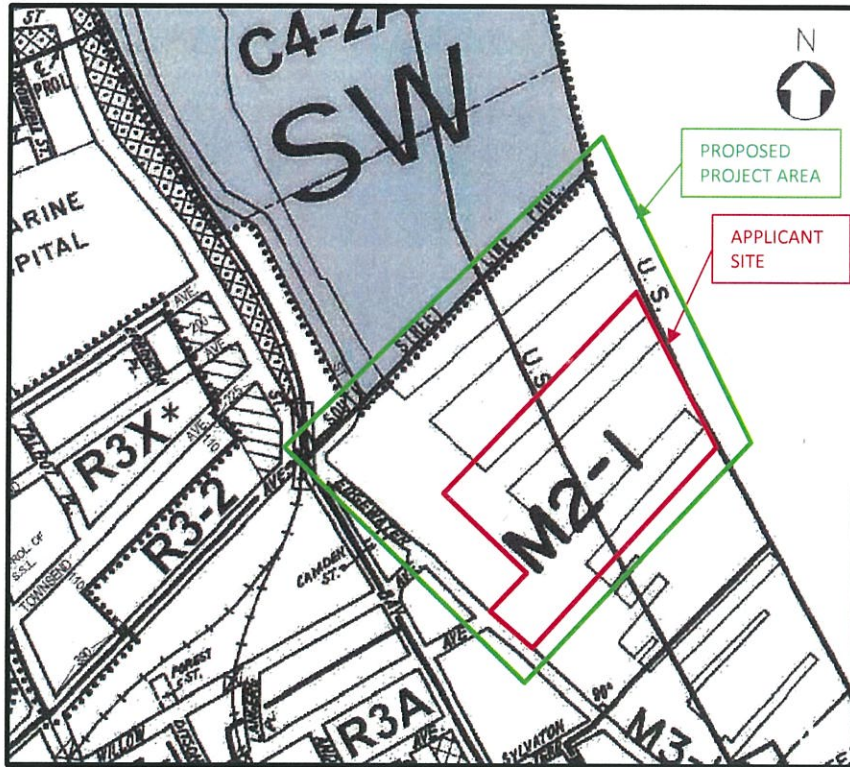


SPECIAL STAPLETON DISTRICT (SW) – SEPTEMBER 27, 2006

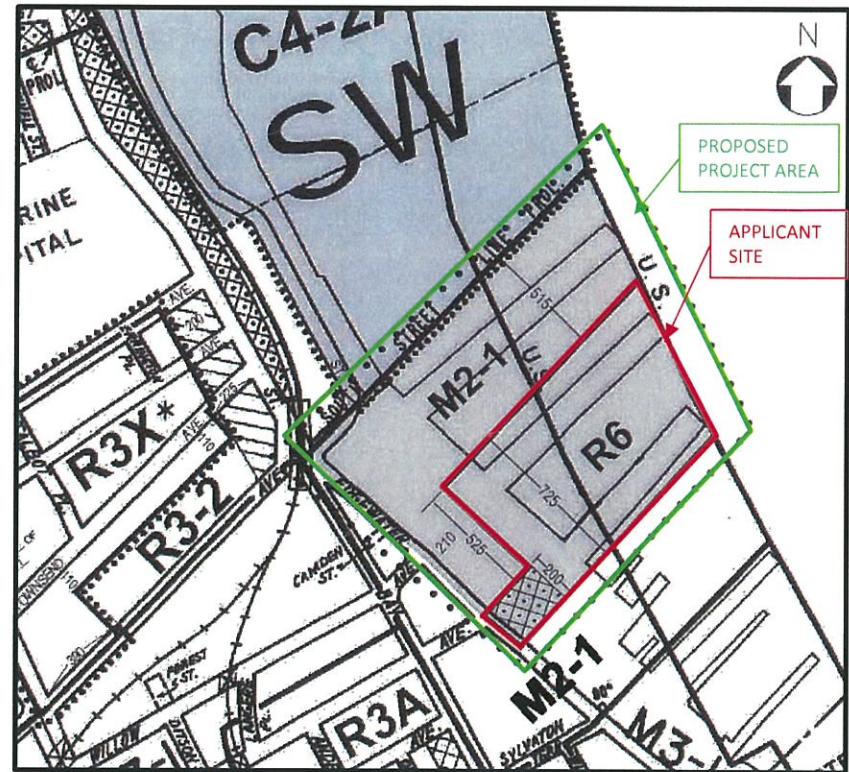
- Redevelopment of the former U.S. Navy Homeport
- Special Stapleton District Goals:
 - Facilitate new development in character with the Stapleton neighborhood;
 - Reestablish physical and visual public access along the waterfront;
 - Strengthen and traditional town center by allowing development of new residential and commercial uses;
 - Encourage the creation of lively and attractive environment for working population and local residents; and
 - Take advantage of the waterfront to serve the business community, residential population, and providing regional recreation.

PROPOSED REZONING

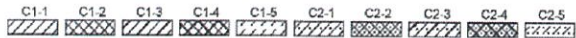
Zoning Map Amendment from M2-1 to R6(SW), R6/C2-2(SW) and M2-1(SW)



Current Zoning Map (Map 21d)



Proposed Zoning Map (Map 21d)



ULURP ACTIONS SUMMARY

1) Text Amendments:

- Extension of Special Stapleton Waterfront District (SW)
- Creation of Subarea D (Pouch Terminal) and Subarea E (Applicant Site)
- Subarea E Regulations: Use, Bulk, and WPAA Design requirements
- Mandatory Inclusionary Housing Area (MIHA)

2) Zoning Map Change:

- M2-1 to an M2-1(SW), an R6(SW) and an R6/C2-2 (SW)

3) Certification:

- Certification for design of Waterfront Public Areas and Visual Corridors

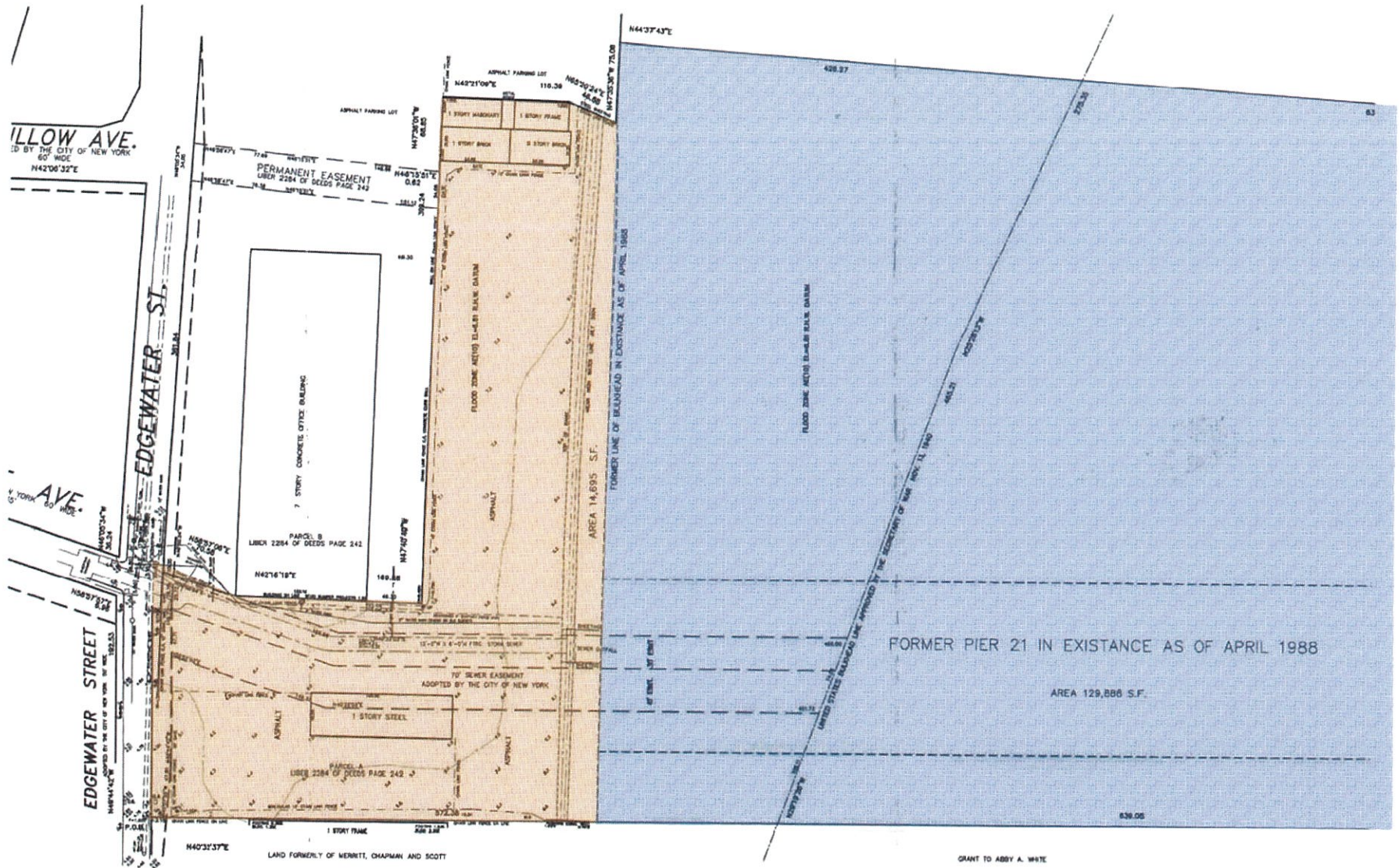
4) Authorization:

- Phased development/construction of Waterfront Public Areas

BENEFITS TO THE COMMUNITY

- Consistent with SW goals;
- Special Stapleton Waterfront District extension incorporates recent developments to the south of the site as part of comprehensive plan;
- Establishes physical and visual public access along the waterfront;
- Development of new residential and commercial uses compatible with Rosebank and Stapleton, including restaurants and health club;
- Attractive environment for working population and local residents; and
- Waterfront to serve the business community, residential population, and providing regional recreation.

SURVEY - EXISTING CONDITIONS



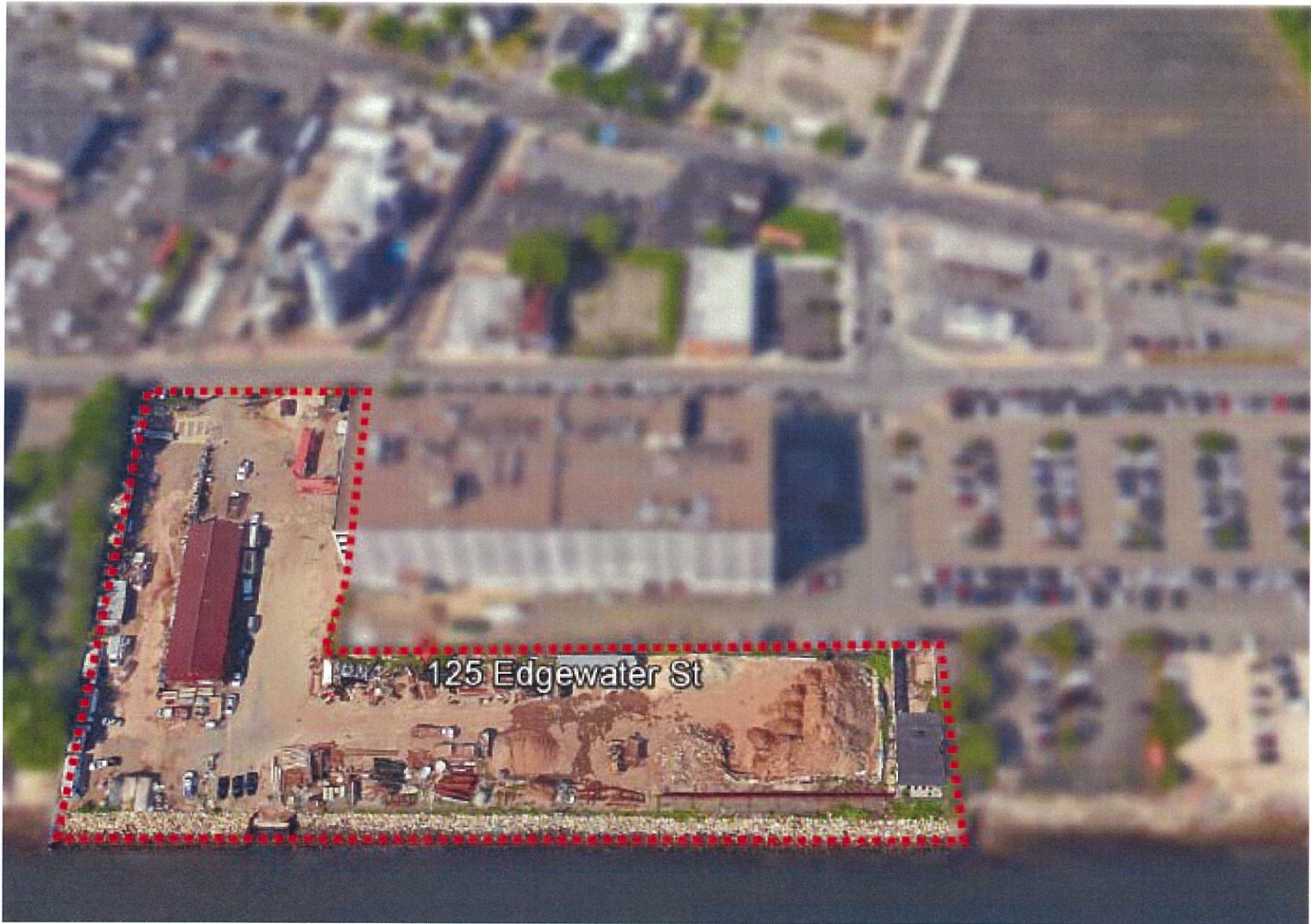
AERIAL PHOTOGRAPH APRIL, 1988 LOCKWOOD, KESSLER & BARTLET

NOTES: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION FIVE OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THE SURVEY MAP NOT BEARING THE LAND SURVEYORS' ONCE SEAL OR ENCLOSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE AND CORRECT COPY. THE SURVEYORS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE ACCURACY OF THE SOURCE DATA OR TO THE FITNESS OF THE SOURCE DATA FOR ANY OTHER PURPOSE. THE SURVEYORS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE ACCURACY OF THE SOURCE DATA OR TO THE FITNESS OF THE SOURCE DATA FOR ANY OTHER PURPOSE.

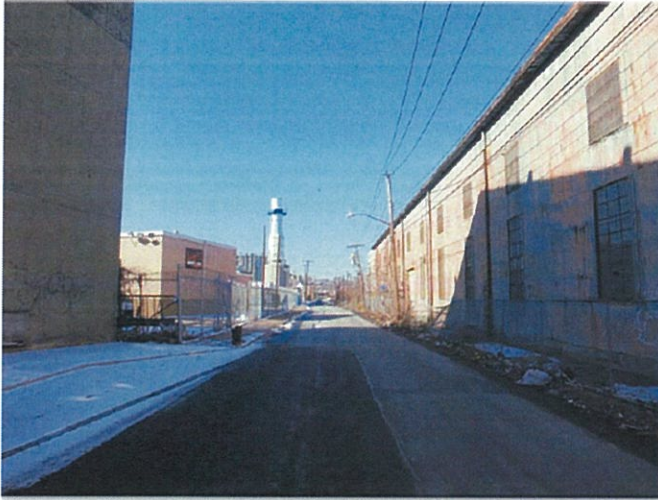
TOTAL AREA 795,590 S.F. OR 18,2642 ACRES
 LAND UNDER WATER 651,332 S.F. OR 14,9525 ACRES
 UPLAND 144,258 S.F. OR 3,3117 ACRES

CERTIFIED TO:
 PIER 21 DEVELOPMENT LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK

AERIAL VIEW



SITE PHOTOS



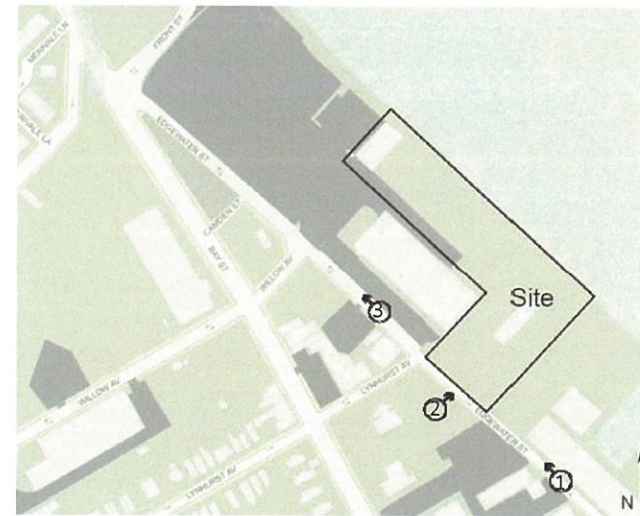
1. View of Edgewater Street facing north from Sylvaton Terrace



2. East side of Edgewater Street south of Lynhurst Avenue (Site)



3. View to North from Edgewater street to Willow Avenue



○ → Camera views

Site Map

Photographs Taken on January 27, 2013

DCP PROJECT ID: P2012R0355
125 Edgewater Street, Staten Island

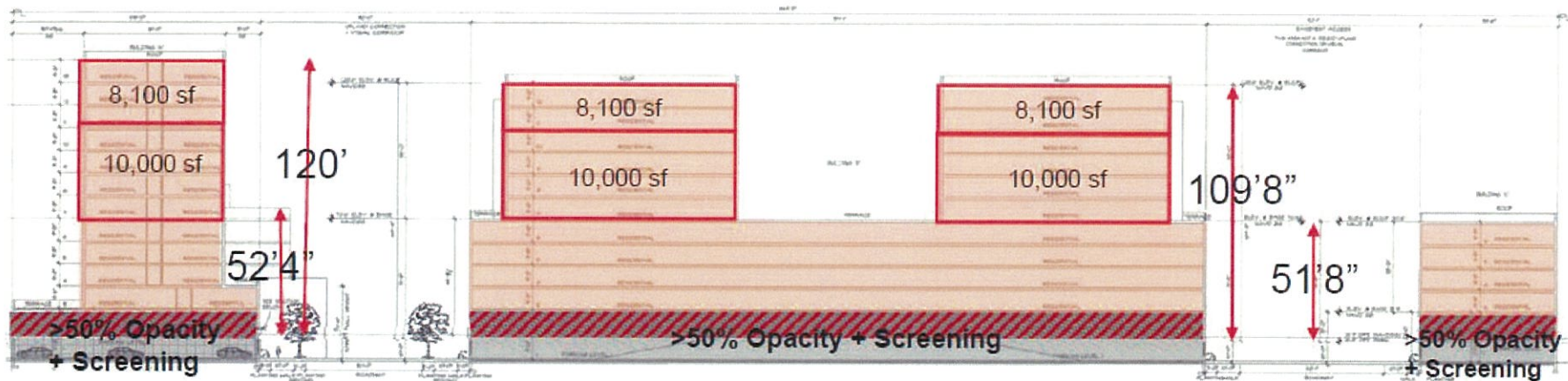
SUBAREA E USE AND BULK REGULATIONS

Sub Area E Special Use Regulations

- Allows Commercial Use on 2nd Floors;
- Allows enlargements to include Commercial Uses (Bldg. C); and
- Allows Physical Culture Establishment (PCE; gym) as-of-right.

Sub Area E Special Bulk Regulations

- Reduces maximum base height to 55ft (from 60ft);
- Maximum building heights;
 - Bldg A = 120 ft
 - Bldg B & C = 110ft
- Max. of three (3) towers on site.

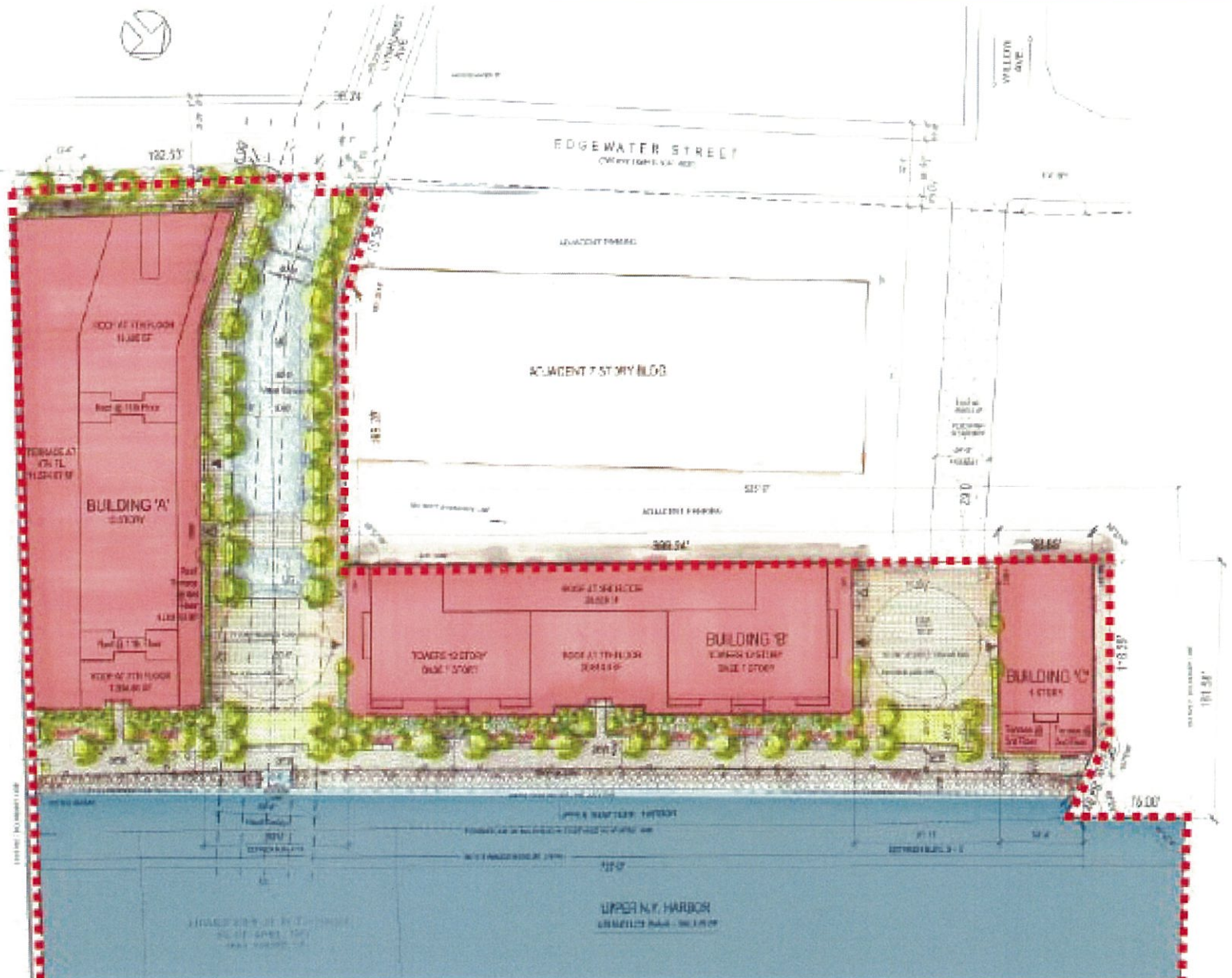


ZONING ANALYSIS

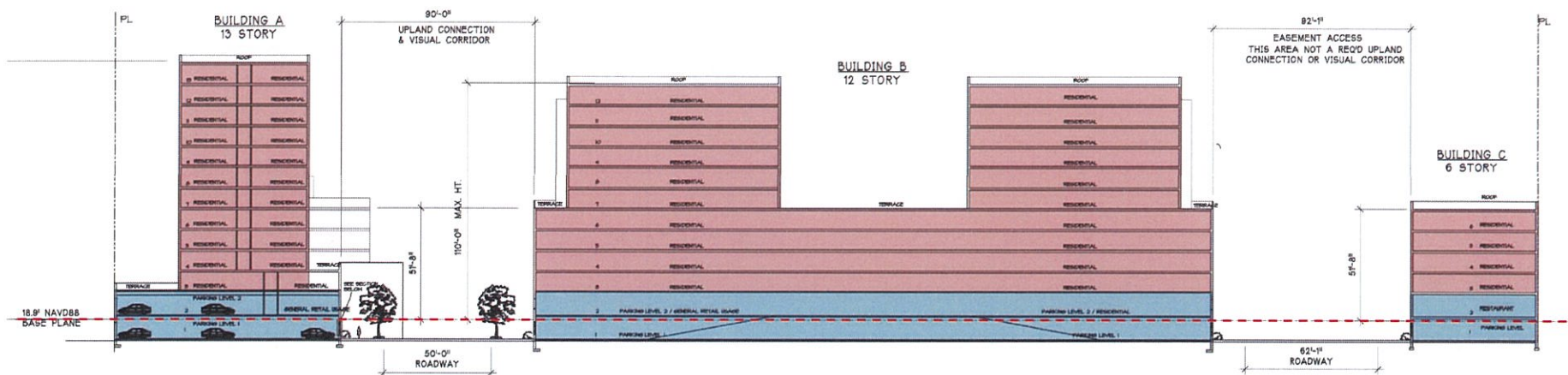
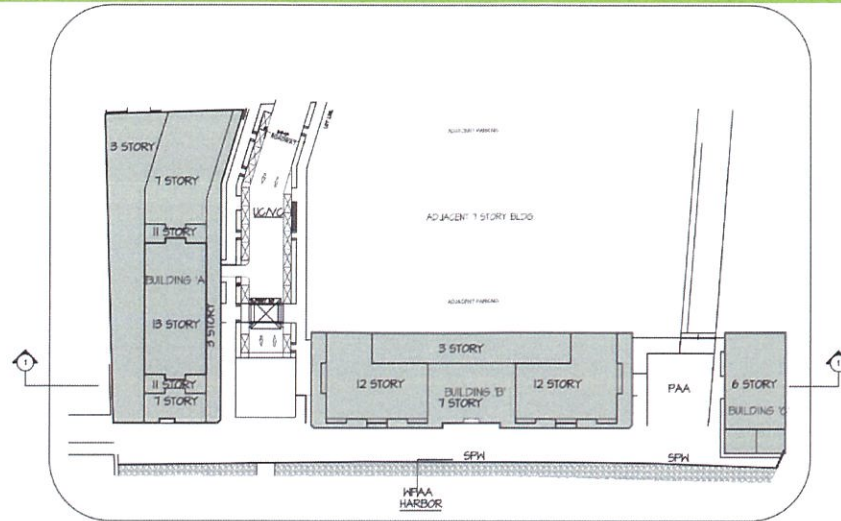
	Bldg. A	Bldg. B	Bldg. C	Total
Residential	144,592 zfa	182,615 zfa	24,360 zfa	351,567 zfa
Commercial	12,650 zfa	5,073 zfa	6,450 zfa	24,173 zfa
Total Floor Area (zfa)	157,242 zfa	187,688 zfa	30,810 zfa	375,740 zfa
Apartments	152	193	26	371
Proposed Heights	119'-4"	109'-8"	51'-8"	
# of Parking Spaces	188	138	20	346
WPAA Phasing Area	37,053 sf	12,496 sf	2,578 sf	52,126 sf



SITE PLAN - PROPOSED CONDITIONS



SITE CROSS SECTION



BUILDING 'A', 'B' AND 'C' SITE SECTION I-I

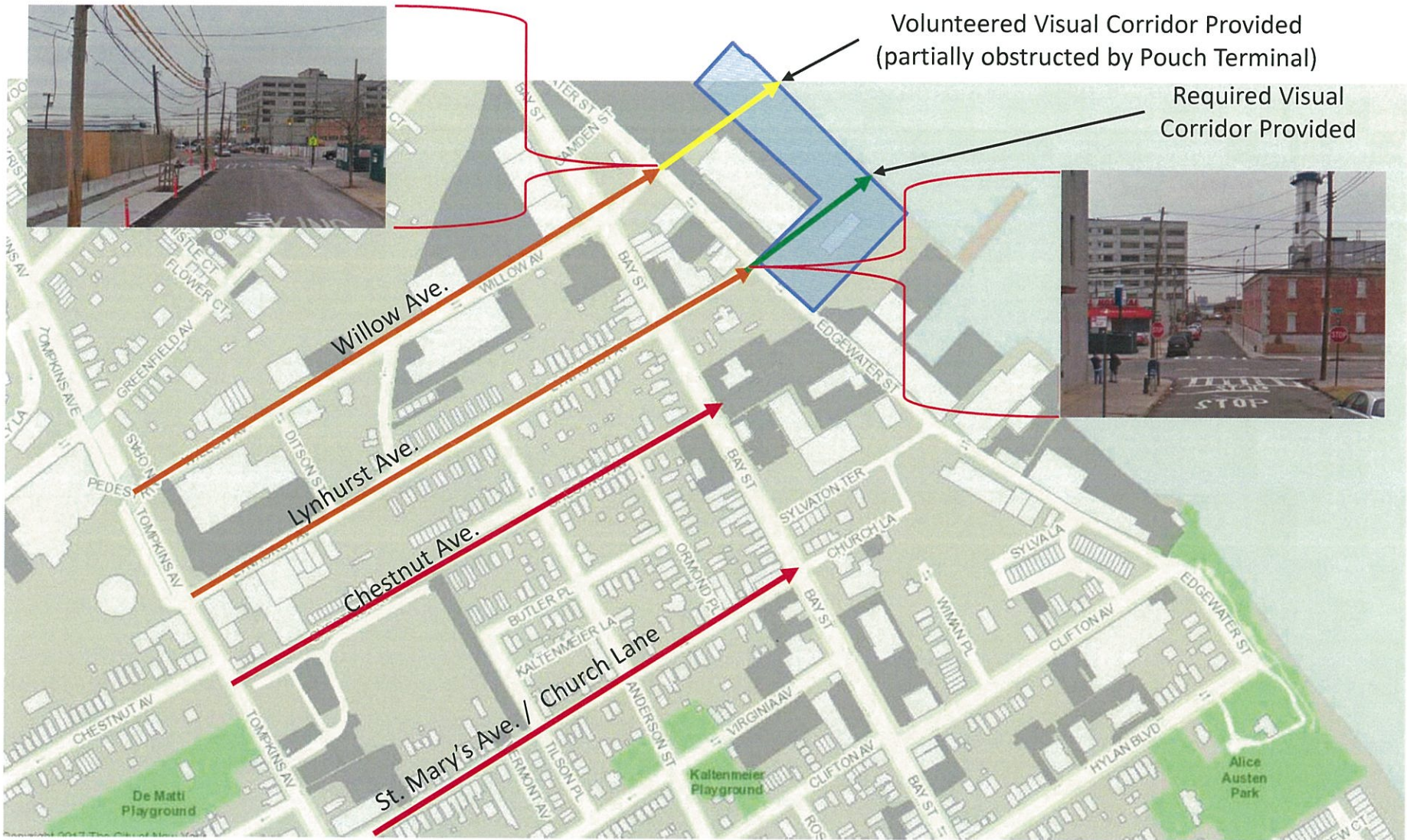
Scale: 1"=50'-0"

125 EDGEWATER STREET

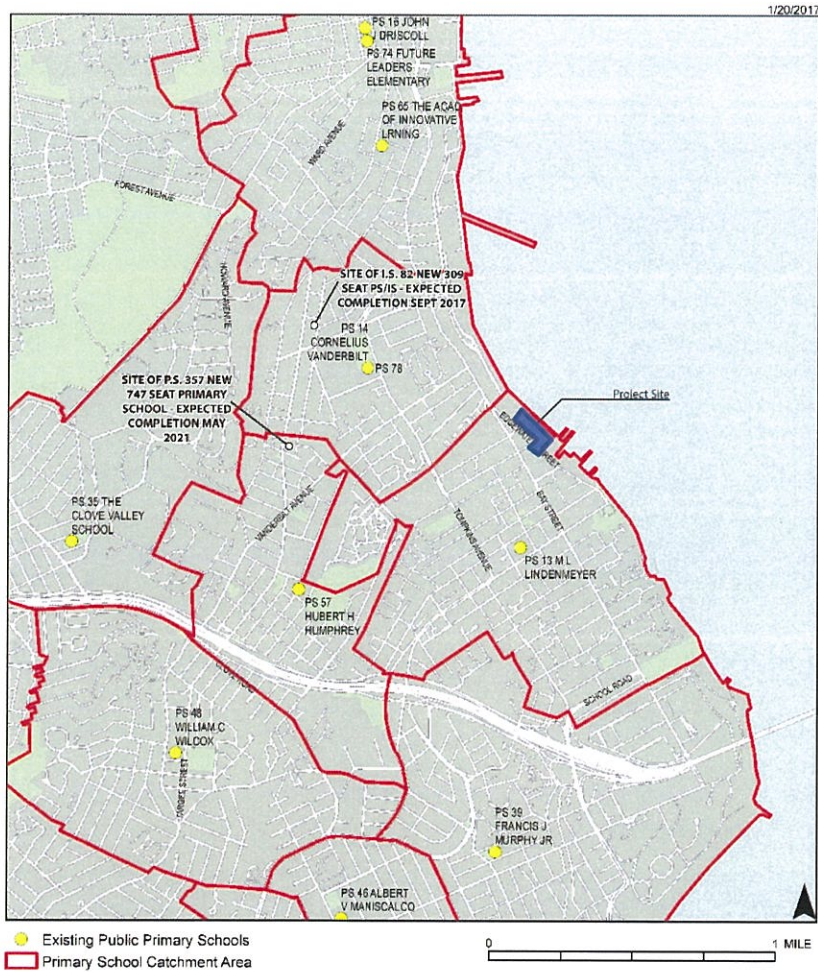
ROSEBANK, STATEN ISLAND



PROPOSED BUILDING HEIGHT PERCEPTION AND VISUAL CORRIDORS



EXISTING SCHOOLS AND OPEN SPACE (PARKS)

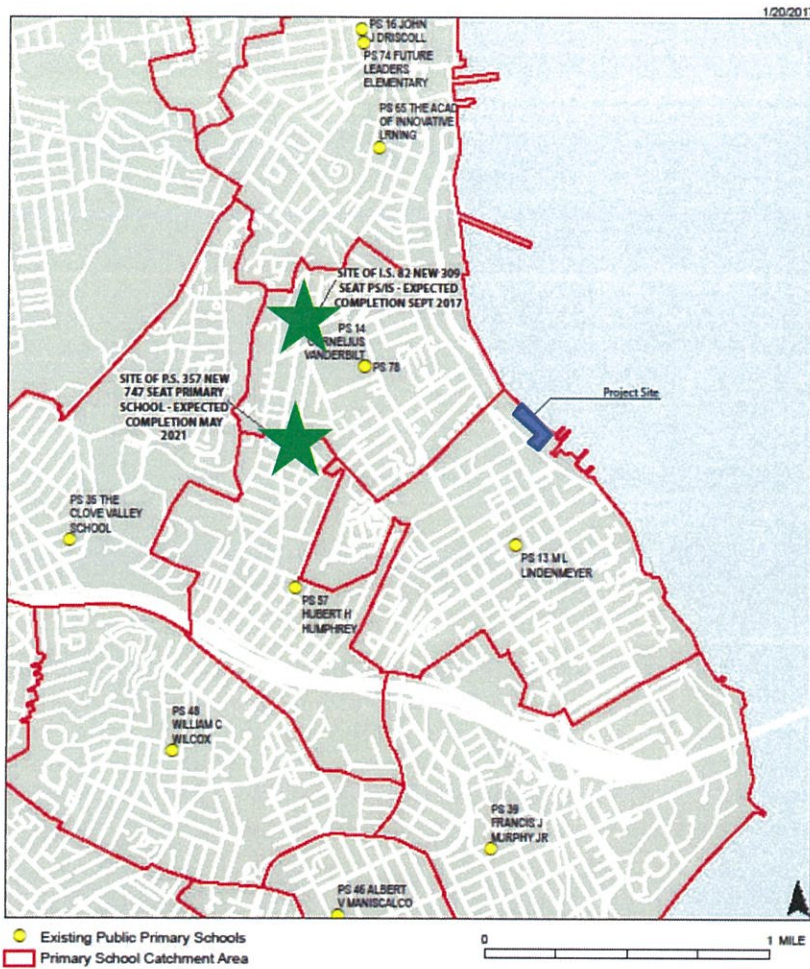


Existing Primary School and Parks



Existing Junior High Schools and Parks

NEW SCHOOL SEATS & FUTURE SCA CAPITAL PROJECTS (FUNDED)

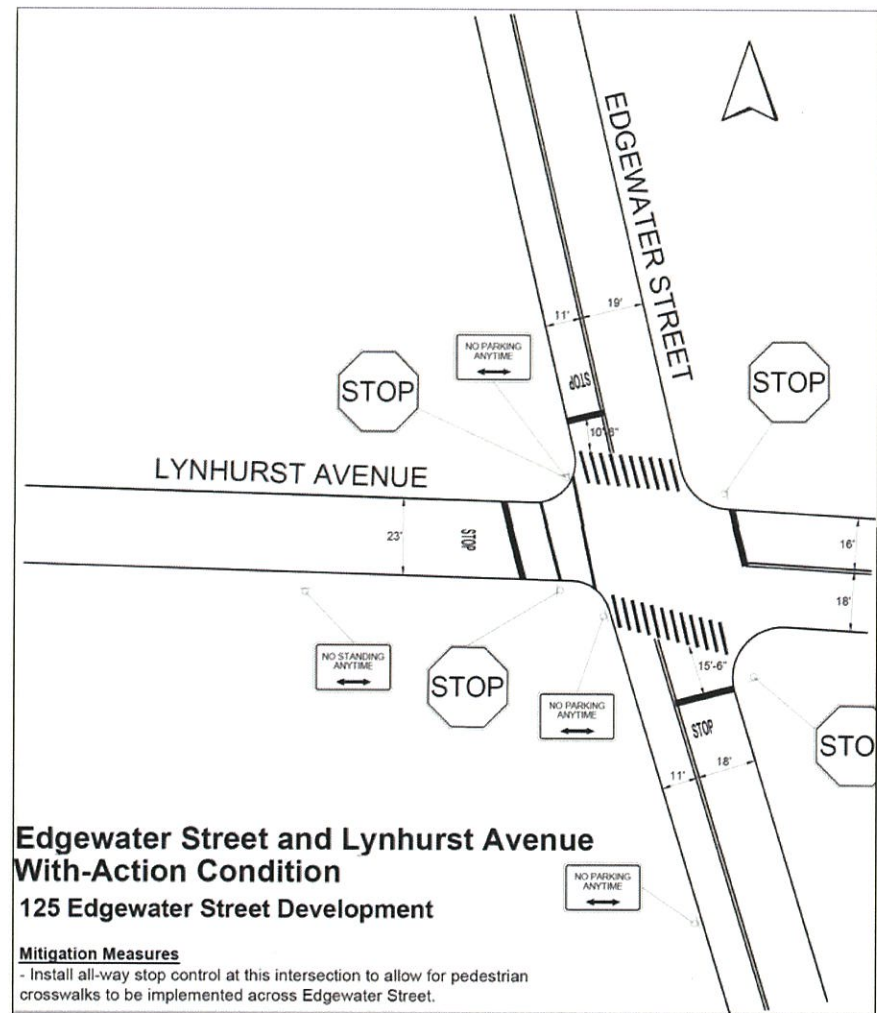
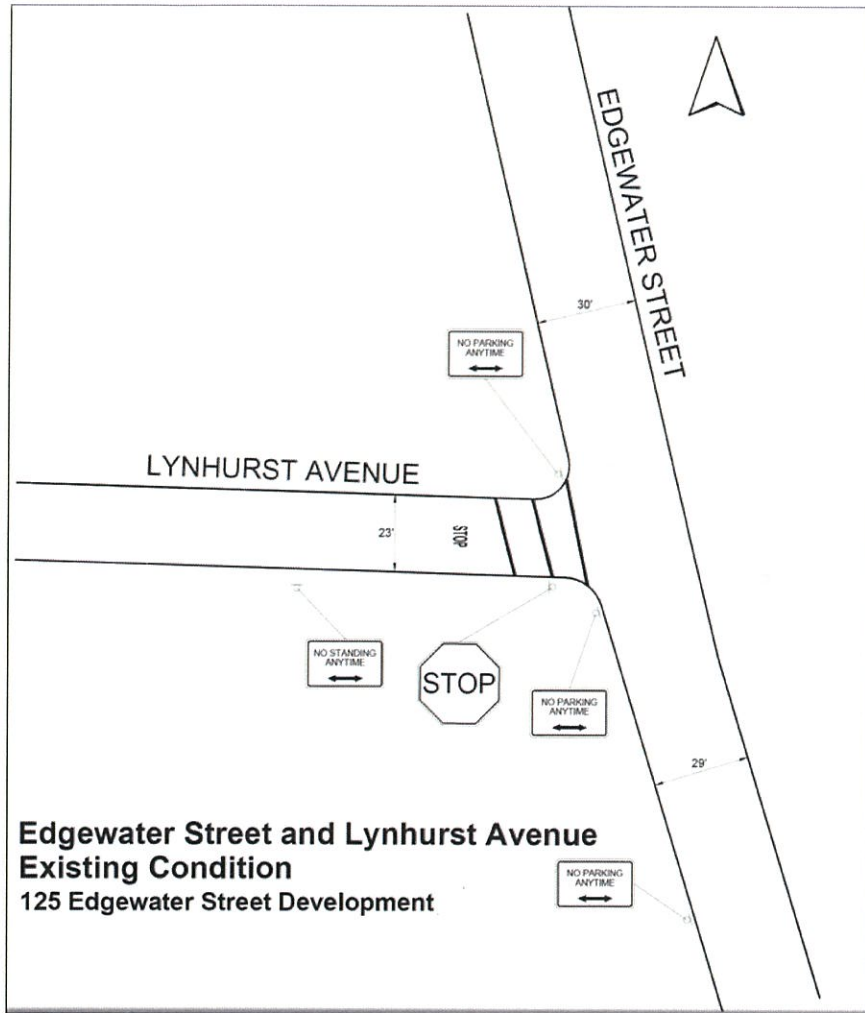


Max. New Primary School Seats = 81
(worse case scenario as studied in EAS)



Max. New Junior High School Seats = 36
(worse case scenario as studied in EAS)

PROPOSED STREET SIGNAGE CONDITIONS



MANDATORY INCLUSIONARY HOUSING OPTIONS

Option 1

Total Affordable Floor Area = at least 25% of the Total Residential Floor Area of the project.

Income Restrictions:

- Weighted Average of all Income bands not to exceed 60% AMI;
- Limit to three (3) Income bands;
- At least 10% of the total residential floor area shall be at 40% AMI; and
- No Income band shall exceed 130% AMI.

Option 2

Total Affordable Floor Area = at least 30% of the Total Residential Floor Area of the project.

Income Restrictions:

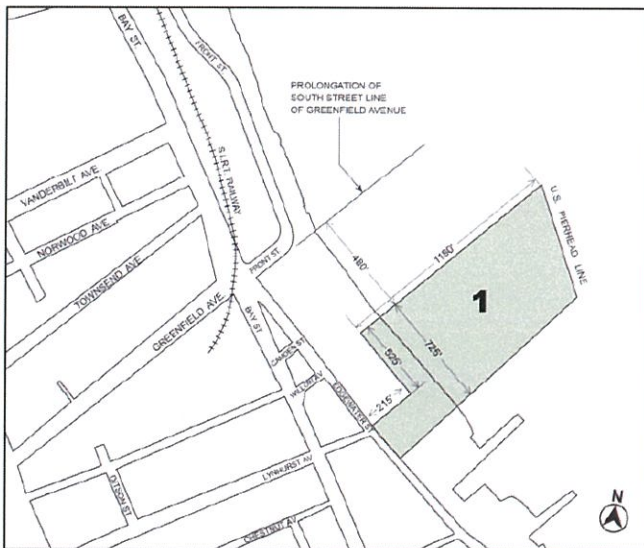
- Weighted Average of all Income bands not to exceed 80% AMI;
- Limit to three (3) Income bands; and
- No Income band shall exceed 130% AMI.

Workforce Option

Total Affordable Floor Area = at least 30% of the Total Residential Floor Area of the project.

Income Restrictions:

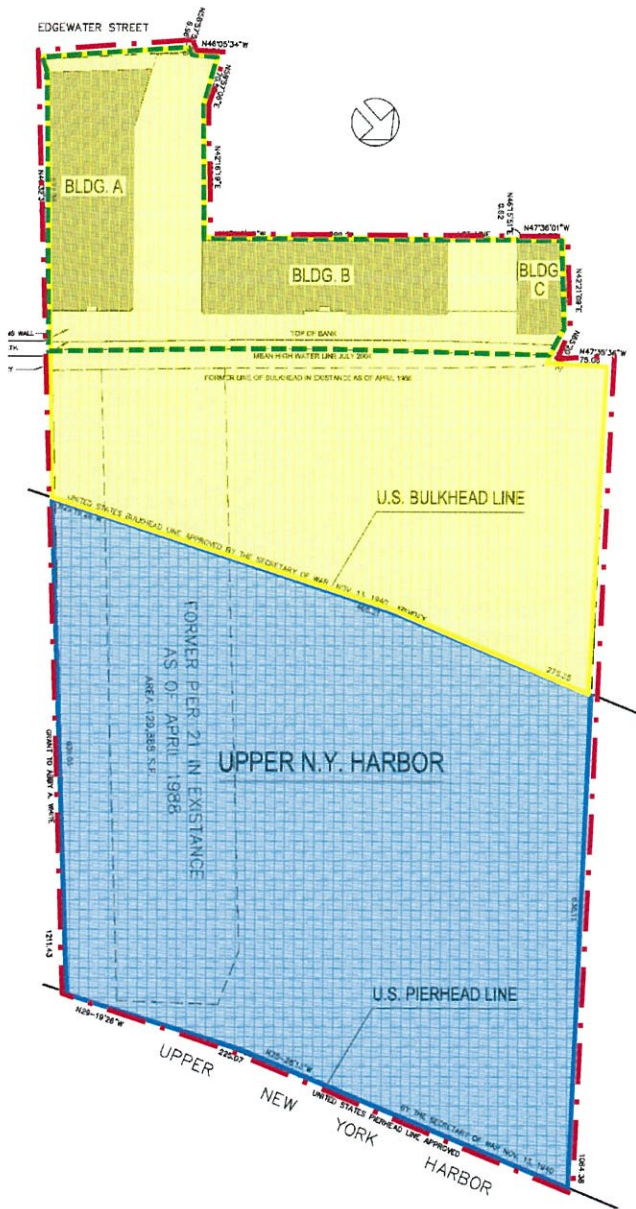
- Weighted Average of all Income bands not to exceed 115% AMI;
- Limit to four (4) Income bands;
- No Income band shall exceed 135% AMI;
- At least 5% of the affordable area within 70% of AMI;
- At least 5% of the affordable area within 90% of AMI; and
- Cannot utilize public funding.



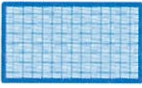



Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 (date of adoption) – MIH Program Option 1, Option 2 and Workforce Option

Zoning Lot Description



-  795,590 SF – Total Zoning Lot
-  428,755 SF – Upland Lot
-  366,835 SF – Seaward Lot
-  144,258 SF – Actual Land above water

Total Zoning Floor Area = 375,740 ZFA

Relative to Upland Lot = 0.82 FAR

Relative to Actual Land = 2.43 FAR

125 Edgewater Street, Staten Island NY

Mandatory Inclusionary Housing Options

OPTION 1

Area Median Income	Percentage of 396 units	No. of Units
57% AMI	22 percent	89
37% AMI	3 percent	10
Total	25 percent	99

OPTION 2

Area Median Income	Percentage of 396 units	No. of units
120% AMI	5 percent	20
80% AMI	22 percent	89
37% AMI	3 percent	10
Total	30 percent	119

	Affordable housing set-aside	Area Median Income (AMI)	Maximum annual income (example for family of three)
1	25%	60% (on average)	\$47,000 (on average)
	with 10% required at	40%	\$31,000
2	30%	80% (on average)	\$62,000 (on average)

PROPOSED RE-ZONE FOR:
1755 WATSON AVENUE
BRONX, NY 10472

FOR ILLUSTRATIVE PURPOSES ONLY
EXISTING ZONE R5 / C1-2
PROPOSED ZONE R7A / C1-4
(INCLUSIONARY HOUSING)

1755
WATSON
AVENUE
BRONX, NY



AUFGANG
ARCHITECTS

AZIMUTH
DEVELOPMENT GROUP LLC

PROGRESS SET
03.23.17

T-001.00

COVER SHEET

EXISTING ZONE: R5/C1-2
PROPOSED ZONE: R7A/C1-4
BLOCK: 3751
LOT: 1
DATE: 04.26.16



FOR ILLUSTRATIVE PURPOSES ONLY

1755
WATSON AVENUE
BRONX, NY

AUFGANG ARCHITECTS

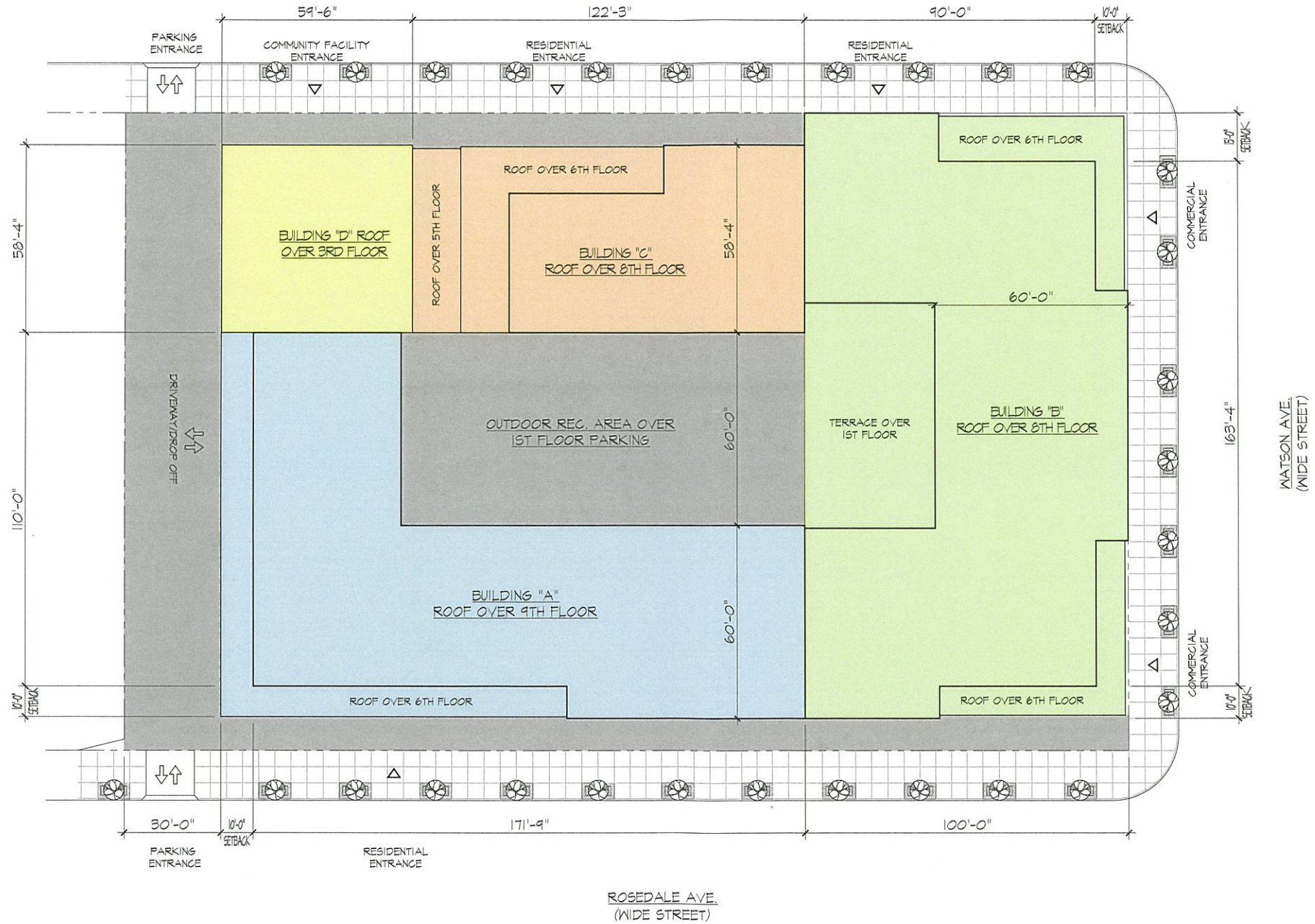
AZIMUTH DEVELOPMENT GROUP LLC

PROGRESS SET
03.23.17

Z-101.00

SCHEMATIC SITE PLAN

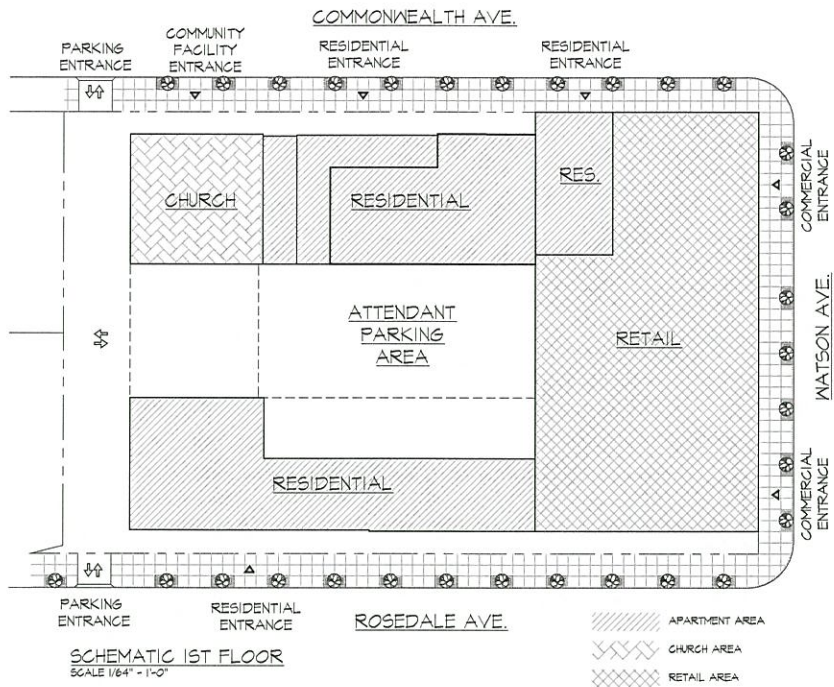
EXISTING ZONE: R5/C1-2
PROPOSED ZONE: R7A/C1-4
BLOCK: 3751
LOT: 1
DATE: 04.26.16



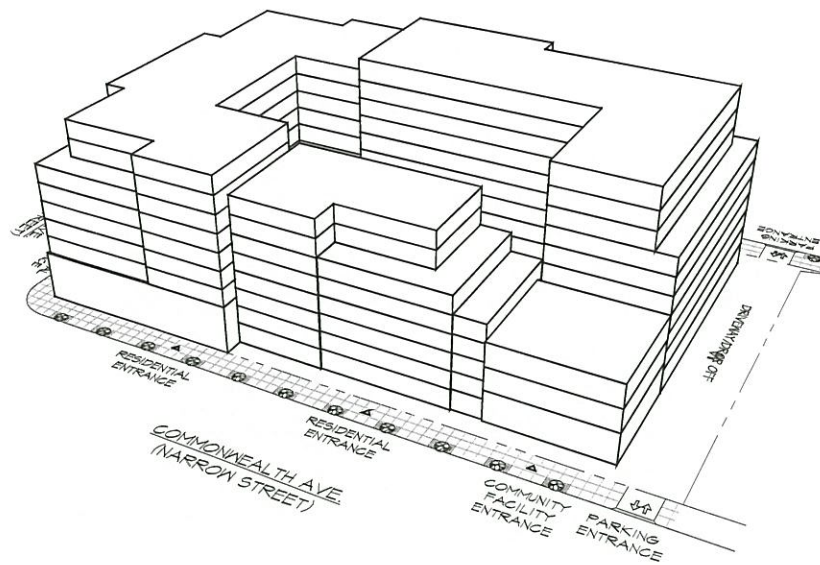
SCHEMATIC SITE PLAN
SCALE 1/32" = 1'-0"

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY.

- BUILDING "A"
- BUILDING "B"
- BUILDING "C"
- BUILDING "D"



FOR ILLUSTRATIVE PURPOSES ONLY

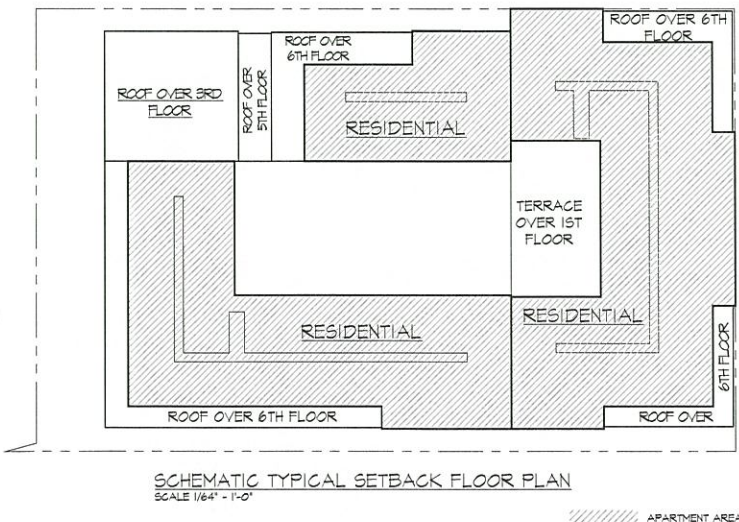
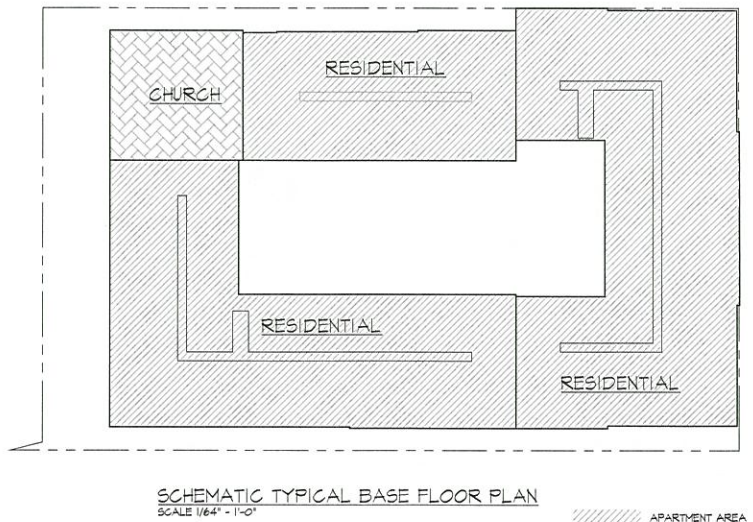


1755
WATSON
AVENUE
BRONX, NY

AUFANG
ARCHITECTS

AZIMUTH
DEVELOPMENT GROUP LLC

PROGRESS SET
03.23.17



Z-103.00

SCHEMATIC
PLANS

EXISTING ZONE: R5/C1-2
PROPOSED ZONE: R7A/C1-4
BLOCK: 3751
LOT:
DATE: 04.26.16



FOR ILLUSTRATIVE PURPOSES ONLY

1755
WATSON
AVENUE
BRONX, NY

AUFGANG
ARCHITECTS

AZIMUTH
DEVELOPMENT GROUP LLC

PROGRESS SET
03.23.17

A-100.00

ROSDALE AVENUE
PERSPECTIVE

EXISTING ZONE: R5/C1-2
PROPOSED ZONE: R7A/C1-4
BLOCK: 3751
LOT: 1
DATE: 04.26.16



FOR ILLUSTRATIVE PURPOSES ONLY

1755
WATSON
AVENUE
BRONX, NY



AUFGANG
ARCHITECTS

AZIMUTH
DEVELOPMENT GROUP LLC

PROGRESS SET
03.23.17

A-101.00

WATSON AVENUE
PEDESTRIAN
PERSPECTIVE

EXISTING ZONE: R5/C1-2
PROPOSED ZONE: R7A/C1-4
BLOCK: 3751
LOT:
DATE: 04.26.16





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

1 Centre Street, 19th floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
www.manhattanbp.nyc.gov

Gale A. Brewer, Borough President

May 30, 2017

Manhattan Borough President Office Testimony to the Subcommittee on Zoning & Franchises on L.U. No. 653 – 55-57 Spring Street Text Amendment - N 160244 ZRM

I am here on behalf of the Manhattan Borough President's Office to express our concerns with the application by JBAM TRG Spring LLC, for an amendment to Appendix A of Article X, Chapter 9 of the Zoning Resolution ("ZR") to change the buildings located at 55-57 Spring Street (Block 495, Lots 44 and 45) from Area A (Preservation Area) to Area A1 (Mulberry Street Regional Spine) of the Special Little Italy District (SLID) to facilitate the expansion of the existing ground floor retail use.

This office originally submitted a recommendation for approval, dated February 21, 2017, to the City Planning Commission as part of the ULURP process and testified in favor citing a narrow land use lens and research into past violations by prior ownership. The approval was conditioned on an understanding that many of the concerns raised by the Community Board during their review period were based on actions of the previous buildings' owner. However, following the City Planning Commission hearing, our office received numerous calls and letters from the community stating existing unsafe construction activity on top of violations that remained uncorrected.

In response to this, on March 16, 2017 we submitted a letter to the Department of Buildings regarding inaccurate filings with DOB and the impacts on the safety and health of the residential tenants of the buildings including: a lead dust report indicating a concentration of lead exceeding acceptable standards on all floors of the building, no record of the demolition of ground floor units to combine into the retail spaces, and no change in occupancy captured on permits issued by DOB when residential units were combined. DOB did send inspectors out and issued one violation (ECB Violation No. 35252155N) due to a two-piece bathroom contrary to the most recent approved plans. Other underlying issues remain unresolved. Additionally, when the office met with the applicant team, we were told they would seek similar uses in their retail space. However, at the City Planning Commission hearing on February 22, 2017, the owner stated the intent to seek credit tenants.

The intention of the SLID text change was to allow an existing tenant to grow and we believe we were misled as to land use intent and would not have signed off in favor of a text amendment that would facilitate additional construction impacts and potential for additional errors to long-suffering stabilized tenants. Therefore, we respectfully request that City Council Land Use Committee to consider disapproval of this application.



184 BOWERY #4 NY, NY 10012
WWW.BOWERYALLIANCE.ORG
David Mulkins, President
631-901-5435 mulbd@yahoo.com

President
David Mulkins

May 27, 2017

Vice Presidents
Michele Campo
Jean Standish

Secretary
Sally Young

Treasurer
Jean Standish

Landmarks Chairperson
Mitchell Grubler

Co-Founders
Anna L. Sawaryn
David Mulkins

Subject:
Please vote against 55-57 Spring Street's Text Amendment application which that would weaken the Special Little Italy District and set a terrible precedent that could further erode the historic character of one of the city's most iconic neighborhoods.

Board of Advisors

Simeon Bankoff
Executive Director
Historic Districts Council

Kent Barwick
President Emeritus
Municipal Art Society

Leo Blackman
Architect

Kerri Culhane
Architectural Historian

Doris Diether
Zoning Consultant

Eric Ferrara
Director
Lower East Side History Project

Michael Geyer
Architect

Margaret Halsey Gardiner
Executive Director
Merchant's House Museum

Bob Holman
Poet & Proprietor
Bowery Poetry Club

Keith McNally
Restaurateur
Balthazar/Cherche Midi

Joyce Mendelsohn
Historian/Writer/Educator

Mick Moloney
Musician/Historian/Educator

Luc Sante
Author/Historian

Dear City Councilmember Chin,

Please vote against the variance sought by 55-57 Spring Street, a text amendment application that would alter the wording of the Special Little Italy District and overturn the zoning protections that preserves the character of this treasured, iconic New York City neighborhood, which includes large portions of Chinatown as well as Little Italy. If approved, this text change would set a terrible precedent for two of the city's handful of internationally famous neighborhoods, areas whose warm, low-rise sense of historic place attracts visitors from around the world. Such changes would also escalate the displacement of small businesses and the harassment of local residents.

The zoning protections of the Special Little Italy Historic District were created to preserve its character and historic sense of place. Because this district brings tremendous revenue and throngs of tourists, keeping its character as a neighborhood is in the long-term best economic interests of the city. The SLID's zoning protections should be respected and kept intact for the health of its neighborhood's residents, small businesses and the unique historical/cultural character it represents for the future of this great city.

Sincerely,

David Mulkins, President
Bowery Alliance of Neighbors

Italy is just another old neighborhood. It is unique special

It is included in the National Register of Historic Places

May 30, 2017

City Council Hearing: Application No. **N 160244 ZRM** submitted by JBAM TRG Spring LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Appendix A of Article X, Chapter 9 (Special Little Italy District), to adjust the boundary of the Mulberry Street Regional Spine area, Borough of Manhattan, Community Board 2, Council District 1.

We would like to join the chorus from this community advocating for refusing a zoning text amendment to change the Area of the Special Little Italy District from Area A to Area A1 at **55-57 Spring Street**.

We concur with the host of reasons already expressed by many in this community: setting a precedent that could further the existing pressures in Little Italy that could whittle away hard-fought protections, the damage from the loss of air and light on those who live in the affected surrounding buildings, the complete lack of regard for the safety and well-being apparently already exhibited towards both neighbors and workers, the state and national historic nature of this area, and the disturbing and unanswered charges of unsafe and shoddy construction practices which don't bode well for any future work here.

We would add to this sad list the loss of the small business, Ceci Cela, to Little Italy, the original bakery of long-time community members Laurent and Sandra Dupal, which opened in 1992. The loss was the direct result of the refusal by developers to renew their lease at 55 Spring Street. Clearly these developers have plans to make larger profits from this site.

Here was a small business whose owners were deeply committed to and embedded in this neighborhood. As parents in the 90% low-income Chinese heritage and immigrant PS 130, they ensured that every school event had generous donations from their French bakery. They were founding parents of the former Thompson Street Playgroup whose parents took a derelict park building and transformed it into a local community parent co-operative nursery school paid for and run by parents- with scholarships generously given. They mentored our babysitter, a young working class Latina, from the neighborhood to learn French pastry making.

For-profit development with its incessant asks for "just a little bit bigger/a little bit more" has consequences. It creates the pressures that unravel threads of networks that were long in the making. It makes this place less the caring, connected and functional community it is. Those pressures (intended or not) threaten the pragmatic life of a neighborhood. Little Italy, not unlike was recently "discovered" regarding the Garment District, has a complexity invisible to the tourist.

Where a profit seeking developer sees a gold mine, we see Owen who would let you pay next week for copy work, a bodega where you could buy milk on credit; a boot repair who would work on that shoe in time for your big event, and a Catholic school where your child felt welcomed. There is a local fabric here which is under threat as plainly seen in the loss of the affordable Met grocery store, Prince Street Copy, the boot repair shop, both local Bodegas, the shrinking of Prince Farms (a 24/7 Korean grocery) and St. Patrick's school sold for luxury housing. The only hedge against further neighborhood erosion has been a hard-won zoning.

These were entrepreneurs, in the best spirit of our city, who took their skills and daring and made a successful go of it. They are exactly the people you want to encourage. They anchor a neighborhood, they are practical businesses that make local life possible for working or retired people.

And it isn't only low-income neighbors who are affected by these pressures. David Bowie recorded two of his last albums (with my husband on saxophone) at The Magic Shop studio a block away on Crosby Street. It's gone now due to the 'need' for more luxury development.

We haven't heard one argument that in any way purports that this proposed eroding of the SLID would bring anything other than more losses of our practical small businesses than the forces of big real estate money already has.

Development will happen, has happened – but maybe we don't need to rewrite a decades-old, successful zoning code for the sole benefit of someone's greed?

K Webster
Steve Elson
The Bowery

FOR THE RECORD

Dear Council Member Chin,

I am writing to ask that you vote "no" on a Zoning Text Amendment to change the Area of the Special Little Italy District for 55-57 Spring Street, which would allow the two buildings to be included in Area A1 and permit ground floor commercial to cover their entire lots.

- The proposed change serves no public benefit and will be harmful to the Special Little Italy District intensifying retail uses on residential uses in the area and would become a precedent for other changes to the SLID encouraging further intensification of retail uses.
- More importantly, the proposed development in the yard would potentially harm the value of adjacent properties because it would block existing window openings in the buildings facing the yard. While these are property line windows, they appear to be original windows and they are protected by the current zoning. (The subject rear yard also appears to serve as part of a fire escape route for at least one adjacent building, including by a drop latter and a ground floor door.
- Practices of prior and current owners have caused hardship to tenants including rent-stabilized tenants, including a history of harassment and other illegal actions by prior owners over a period of years during which most units in the building were destabilized.
- At a CB 2 public hearing, comments from neighbors and you constituents were overwhelmingly in opposition to the application.

Please support your constituents and vote "no" on this zoning text amendment.

I am writing on behalf of myself and not as a member of Manhattan, Community Board 2.

Kind regards,

Jeannine

Jeannine Kiely
jeanninekiely@gmail.com
917-297-4475

c: Roxanne Earley and Paul Leonard

From: Jean Standish jstandish@hotmail.com
Subject: Testimony: Special Little Italy District: Application for Zoning Text Amendment - 55-57 Spring Street
Date: May 29, 2017 at 3:45 PM
To: Michele Campo bowerystarz@gmail.com

FOR THE RECORD

City Council Hearing
5/30/17

**Special Little Italy District:
Application for Zoning Text Amendment - 55-57 Spring Street**

Please oppose the application for the zoning text amendment at 55-57 Spring Street.

The consequences of the application if approved by City Council would be as follows:

- Undermining of the SLID (**Special Little Italy District**) by developers. Setting precedent for further erosion of this protective and hard-won zoning which allowed Little Italy to keep its character intact.
- Harassment of tenants by developers with an already long and bad track record with tenants during 'renovations'.
- Further displacement of long-time small businesses: the developer already shoddily evicted a long-time successful small bakery business. Small businesses and institutions that serve the neighborhood's practical needs that we've already lost: the shoe repair, copy shop, affordable grocery store, hardware store, two bodegas, and local Catholic school (now luxury condos).

This application was heard and **denied twice** by the Community Board 2's Land Use and Business Development Committee and was also **denied** by the CB2 Full Board.

This amendment would lead to the further degradation of the SLID and a threat to historic Little Italy/Chinatown. Your opposition to this amendment would be important for the preservation of these communities.

Thank you for your consideration.

Jean Standish
Bowery Alliance of Neighbors

From: Mitchell Grubler mitchellgrubler@yahoo.com
Subject: 55-57 Spring St. SLID zoning text amendment
Date: May 27, 2017 at 3:56 PM
To: chin@council.nyc.gov
Cc: rearley@council.nyc.gov, pleonard@council.nyc.gov

FOR THE RECORD

MG

I respectfully request that you vote to deny the zoning text amendment for 55-57 Spring Street in the Little Italy Special Zoning District (SLID), which would further limit open space for residents, change the character of the neighborhood, and would potentially set a devastating precedent for the existing zoning restrictions. This was seen by the CB2 Land Use & Business Development committee twice, denied twice, and heard and also denied by the CB2 Full Board.

I oppose this undermining of the SLID by developers, setting a precedent for further erosion of this protective and hard-won zoning which allowed Little Italy to keep its character intact. This is further harassment of tenants by developers with an already long and bad track record with tenants during 'renovations'.

This change would involve further displacement of long-time small businesses. This developer already evicted a long-time successful small bakery business - shoddily. Small businesses and institutions that serve the neighborhood's practical needs that have been lost: the shoe repair, copy shop, affordable grocery store, hardware store, two bodegas, local Catholic school (now luxury condos).by developers. Setting precedent for further erosion of this protective and hard-won zoning which allowed Little Italy to keep its character intact.

The community has worked very hard on this issue for months now providing documentation to the CM, BP, community board, community at large and beyond in opposition to this application for very serious reasons mainly the fracturing of the SLID designation and the precedence this decision would set in reducing the quality of life in the community at large.

About a month ago, the applicant abruptly moved a tenant from 57 Spring Street apartment 2 explaining she was being moved due to the upcoming construction.

The applicant seems to have little doubt that they will be denied this application and construction plans stopped.

This is worrisome for many reasons but here is what we find most concerning at the particular moment.

1) The historical context of this decision:

If this application is approved, it sends a message not only throughout the district but the city that spaces behind these 1870's tenement buildings that were deliberately integrated to provide air and light will be open for development.

We are talking about spaces previously used for common spaces, garden spaces, spaces we kept our bicycles safe in, spaces where garbage is stored before being placed out on the curb so not to be in the halls on hot summer days before garbage pick up, most of all these spaces have provided air and light as they were intended.

This is an important issue to ensure the health and safety of the inhabitants of any building. If this application is approved, we, the greater community, view this as a move that jeopardizes health and safety not only of the 4 involved buildings and numerous occupants but a reversal of hard fought rules that guaranteed minimums of fresh air and natural light to occupants of buildings.

Of major importance in this case is precedence.

A decision to allow fracturing of the SLID will send a clear message to developers and private equity that interior spaces are open for development and presides over the concerns of the surrounding community.

FOR THE RECORD

2) The particular buildings 55&57 Spring are tenements constructed in 1871. There are structural concerns with the buildings if machinery is used for digging out the back yards. 5 buildings would be effected by the digging for a footing and frost wall. The previous owners, now being sued by the attorney generals office, one previously involved in a banking fraud case as noted in media and court documents, renovated apartments 3,4,5,6,9,10,11,13,14 & 16 in 57 and a similar numbers in 55 Spring. All accomplished without proper DOB approvals and oversight aiding in a serious structural collapse in one apartment so far. There is documentation of this condition that includes DOB violations and an engineers report. The recent DOB inspection report ordered by Borough President on ... was not a structural inspection of the buildings. The inspectors noted work being done without proper permits and issued a violation. Tenants are concerned about losing their homes if the structures are further compromised.

The upcoming City Council hearing is the final step in the ULURP process that would stop this historical proposal decision or allow it to move forward despite objections by the larger community as well as immediate neighbors. **In this election season, I hope you will do the right thing and prevent your Council colleagues from allowing this unnecessary erosion of the SLID.**

Mitchell Grubler, Chair
Landmarks Committee
Bowery Alliance of Neighbors
184 Bowery, #4
New York, NY 10012

From: michele campo ban62007@gmail.com
Subject: Fwd: Please DENY 55-57 Spring St Zoning Text Change
Date: May 29, 2017 at 9:32 PM
To:

BO

FOR THE RECORD

From: Mary Clarke <marykclarke@gmail.com>
Date: Mon, May 29, 2017 at 10:24 AM
Subject: Please DENY 55-57 Spring St Zoning Text Change
To: chin@council.nyc.gov, rearley@council.nyc.gov, pleonard@council.nyc.gov, vfang@council.nyc.gov
Cc: muldb@yahoo.com

Council Members,

I urge you to DENY the application 55/57 Spring St Zoning Text Change, an application that has been heard and denied TWICE by CB2 Land Use + Business Development Committee and also heard and denied by the CB2 Full Board.

The community has fought and won a hard battle for the Special Little Italy District. Let's continue to honor and support their efforts rather than establish a dangerous precedent.

Thank you.

With kind regards,
Mary Clarke

52 Bond Street
NYC 10012

917-434-0121

From: **michele campo** ban62007@gmail.com
Subject: Zoning Amendment for 55-57 Spring St
Date: May 29, 2017 at 9:30 PM
To:

BO

FOR THE RECORD

From: Pat Rapp <patdrapp@outlook.com>
Sent: Sunday, May 28, 2017 11:42 AM
To: vfang@council.nyc.gov
Subject: Zoning Amendment for 55-57 Spring St

Dear Mr. Fang,

I'm writing to ask you to deny the Zoning Text Amendment for 55-57 Spring St in the SLID. Changing the area designation from A to A1 may sound like nothing, but there's a good reason why the SLID and its area designation were established in the first place. Nothing has happened to change that reason, or the area designation. A death of a thousand cuts is a death just the same. Already many small businesses have been forced from the neighborhood. Please deny this application.

Thank you for listening, and for doing what you do,
Pat Rapp
(718) 338-4565

From: michele campo ban62007@gmail.com
Subject: Fwd: Letters opposing SLID text ammendment
Date: May 29, 2017 at 11:48 PM
To:

FOR THE RECORD

To the Esteemed Members of the City Council:

This letter is to express our firm opposition to any text amendment to the Special Little Italy District zoning. This neighborhood is in the State and National Historic Register. The quality of this neighborhood must be kept in tact if it is to remain a tourist attraction. Rampant development does not reflect the neighborhood's Old-World charm, and it does not serve the needs of the local residents. We've lost many vital businesses to prohibitive rents, and this potential attempt at re-zoning furthers this trend. We know that effective solutions which meet the needs of the residents and developers exist. Effective solutions can be created within the Special Little Italy District zoning. We thank you for taking our request into consideration.

Sincerely,

Mary Hurlbut

Andrew Bolotowsky

Anastasia Bolotowsky

May 29, 2017

2 Spring Street #5EW

New York, NY 10012

FOR THE RECORD

Dear Councilmember Margaret Chin,

I am writing this to urge you to DENY the 55-57 Spring Street Application for a zoning text amendment to change the area of the Special Little Italy District in which the two buildings are located from Area A to Area A1 which is directly to the east. Should this application be approved, approximately 1750 SF would be added to the existing ground floors.

This application has already been heard twice and denied twice by the Land Use and Business Development committee, as well as denied by the full CB2 Board.

Should the City Council approve this, it will undermine the SLID(Special Little Italy District) by developers and furthermore continue to encourage the undermining of the SLID in the future. The SLID is a hard-won zoning that allows Little Italy to keep its historic character intact. Little Italy, as well as neighboring Chinatown and the Bowery are all listed on both the **State and National Register of Historic Places**.

If this is approved by the City Council, it will also encourage developers, that already have bad track-records to continue to harass their tenants and escalate the harassment of them especially during "renovation" work. This can seriously affect the structure of the building and subsequently seriously endanger the health of the existing tenants of the building.

The approval of this application also affects the neighboring small businesses that are being forced out at an alarming pace due to development and the rising rents that follow. This developer already evicted a long term and successful Bakery business, and the neighborhood has lost many more businesses that directly serve and are patronized by the existing neighborhood.

Please DENY this application. It does nothing to serve the population of this neighborhood and undermines the quality of life of its inhabitants, who are also the significant VOTING population of this neighborhood. A vote for this application is a vote against the neighborhood you were elected to serve.

Sincerely,
Sally Young
235 East 5th Street apt. 7
NYC NY 10003

237 East 5th Street #14
NYC, NY 10003

FOR THE RECORD

May 30, 2017

Dear City Councilmember Chin —

Please vote against the variance sought by
55-57 Spring Street.

How can I explain to you the importance
of the Special Little Italy District so that
you will see it as a shining jewel in the
Crown of Manhattan? Once you destroy
the Special Little Italy District the
heart of our Italian Heritage will be lost.

You must rise above the demand for
21st century production and show the
love of place we feel for our home.

Best wishes —

From Anne Kuletteree

P.S. You may also consider all the safety and
health violations brought on by over-development and overcrowding.

Peter Davies
548 Broadway #5A
New York, NY 10012
212-925-1225

May 30, 2017

Donovan J. Richards, Chair
Subcommittee on Zoning and Franchises
New York City Council
City Hall
New York, NY 10007

Re: Statement of OPPOSITION
Zoning, 55-57 SPRING STREET TEXT AMENDMENT, Manhattan
N 160244 ZRM
LU 0653-2017

Dear Chair Richards,

As a longtime resident of Manhattan Council District 1 and a neighbor of Little Italy, I submit my strong OPPOSITION to the proposed zoning text amendment that is being sought for 55-57 Spring Street in the Special Little Italy District [SLID]. To approve this application would go against the stated public policy of protecting affordable housing. It would cause harm to existing and future residential occupants of these buildings by subjecting them to unnecessary construction and robbing them of much needed quiet, light and air. To approve this application would also disrupt the stability of surrounding Little Italy neighborhood.

As noted in the very comprehensive resolution issued for this matter by Community Board 2, this text amendment ruptures the land use principles set down in the SLID zoning text. If permitted, this action will set a bad precedent for future construction in the area, allowing full lot coverage within other protected rear yard open spaces throughout the Special Little Italy District.

The applicant erroneously implies that there are no pending land use actions or text amendments in the nearby area. In fact, on the next block, just across the street to the south, there is a proposal for another text change, submitted in 2014 and now working its way through City Planning under CEQR 15DCP138M. That separate proposal for another text amendment to the SLID zoning seeks allowances for construction of a new building that will fill in current open space in the rear yards of 23 and 25 Cleveland Place. Do not allow this precedent-making action to move forward, as it will lead to more infill, all negatively impacting the character of the Little Italy neighborhood.

The current applicant's submission to City Planning includes two key points that must be noted: (1) this neighborhood has "few open spaces" and (2) both buildings at 55 and 57 Spring are already overbuilt in excess of the allowable FAR and lot coverage. Further, the granting of this application will result in the loss of much needed affordable housing in the Little Italy neighborhood.

As stated in the applicant's submission, the developer's plan is to demolish an existing ground floor unit and replace that apartment with retail space. Moreover, a review of DOB Job Overview records, for both 55 and 57 Spring, shows that a very limited number of building permits for renovation work within the residential units have been obtained over the past several years. However, during that same time period, numerous "gut renovations" have taken place throughout the buildings, (as described in testimony from current residents and in online advertisements from brokers seeking new residential tenants for these buildings).

The lack of DOB paperwork for this property raises numerous questions. It should be noted that the 2000-2015 time frame during which non-permitted work took place at 55-57 Spring coincides with the period when Donald O'Connor served as the DOB Chief of Manhattan Construction – a position O'Connor lost in February 2015 when he was arrested, along with a whole crew of DOB employees, for fraud and bribery involving crooked building inspections. A thorough examination of records at both DOB and NYS HCR should take place to ensure that there has been no improper deregulation of protected affordable units at 55-57 Spring.

Based on documents recorded with the City, the applicants for 55-57 Spring Street have a longer game plan, which will serve to change the essential character of the protected Little Italy neighborhood. That game plan is described by Acadia Realty Trust, the hedge fund (traded on the NYSE as AKR) that is providing funding for the applicant under the name "55-57 Spring Street Lender LLC." Acadia's self-described business model is for "making profitable opportunistic" investment with the goal to "redevelop and densify" properties such as 55-57 Spring Street.

Acadia also holds a Right of First Offer on this property, more specifically the right to control "certain retail units located at the Property" [see: ACRIS - Sundry Agreement; June 25, 2015; Document ID: [2015070101044001](#)]. That control would be accomplished by splitting off the retail portions of the building from the residential floors, resulting in separate ownership of each. Thereby it becomes most important that any and all controls as have been proposed by the applicant and noted by City Planning should be set down in writing, so that tenant protections extend beyond the current ownership.

Without such clear restrictive language the protected tenants at 55-57 Spring Street will have little to ensure that their rights and protections can be upheld. The better option is to not allow for the proposed retail expansion at 55-57 Spring Street, and for the Council to DENY this application.

Thank you in advance for your attention to this very important matter.

Sincerely,



Peter Davies

cc: Daniel Squadron; NYS Senate, District 26
Deborah J. Glick; NYS Assembly, District 66
Yuh-Line Niou; NYS Assembly, District 65

Gale A. Brewer; Manhattan Borough President
Margaret S. Chin; NYC Councilmember CD1
Terri Cude; Chair, Community Board 2 Manhattan

Testimony May 30, 1017, by Tobi Bergman, for Community Board 2, Manhattan
Re: 55/57 Spring Street

I am Tobi Bergman. I was chair of CB2 when this application was first presented and I am here today speaking for the board.

The Special Little Italy District was established forty years ago. It created four carefully considered Areas that have helped the district thrive while retaining its underlying successful mixed-use character, and we believe this is the first application to change the map of any of the four areas within the district. While changing the area boundaries is technically a text change, it's impact is the same as a change to the zoning map, in this case by expanding the "Regional Spine Area" to include two buildings that are now in the "Preservation Area". As such, this is essentially a spot rezoning for a private purpose.

Mixed-use areas can be very desirable for both residence and commercial uses. The success depends on sustaining a balance. In Little Italy, as in other areas where retail values are high, the balance is delicate and at risk.

The Special District has helped keep a good balance, protecting the residential and retail character. But the market pressure to expand retail intensity causes conflicts here, and this proposal takes things in the wrong direction.

The site is in Little Italy where small local retail businesses are prevalent, but right across the street from SoHo, where stores are much bigger. This proposed change would attract larger stores to a neighborhood characterized by small stores and restaurants.

The applicant testified that the only purpose of this application is a private one that would greatly increase profits from the property.

The applicant testified that the application would help attract tenants more like tenants just across Lafayette Street, in SoHo.

The applicant testified that their preferred user for their expanded stores will be "high credit" stores, meaning national chains. The preference of landlords for high credit stores puts local small businesses at a disadvantage and therefore is harmful to the character of neighborhoods throughout the city.

The applicant testified that there would not be other similar situations in the Special District, but immediately after the CPC approval, CPC sent CB2 for review another application for a similar change of area borders.

This particular site is especially problematic because its location is directly adjacent to a very busy subway station. With less than 5-feet of sidewalk space between the stair and the building, people are already walking into the traffic lanes. Increasing the retail intensity at this location directly contradicts one of the purposes of the Special District: "to preserve the vitality of street life by reducing conflict between pedestrian and vehicular traffic."

If this application is approved, window openings in the adjacent buildings will be covered. While these are property line windows, they have been in place for over 100 years and have been protected by the zoning that does not allow rear yard obstructions. Residents of these buildings, including the president of a co-op, attended the CB2 hearings and spoke against the proposal.

I am including a letter from Kent Barwick that more succinctly explains why this application should be rejected.

From: Kent Barwick
Subject: please protect Little Italy Zoning
Date: May 28, 2017 at 10:04:27 AM EDT
To: chin@council.nyc.gov

Dear Margaret. I don't think there is any basis for re-writing the zoning to help a developer on Spring Street attract an out of scale tenant. As you know Little Italy's local merchants are under siege and eliminating the few protections of the zoning will exacerbate the sad situations we are seeing. Protecting the scale and texture of the neighborhood was the essential ingredient in the Special District. It should not be casually set aside. I hope you will vote to sustain the position taken by the Community Board. Thank you for your attention to this question.

Kent Barwick, 256 Mott St.

FOR THE RECORD

(/) Posts (<http://www.boweryboogie.com>) / Featured (<http://www.boweryboogie.com/featured/>) / Spring Street Developer Attempts Override of Special Little Italy District Zoning with Courtyard Addition

Spring Street Developer Attempts Override of Special Little Italy District Zoning with Courtyard Addition

Share Like 0 Tweet G+1 0

Posted on: May 30th, 2017 at 5:00 am by Staff (<http://www.boweryboogie.com/author/staff/>)



55 Spring Street, June 2015

One developer in the heart of Little Italy remains committed to overriding the special zoning (<http://www.boweryboogie.com/2016/11/heres-likely-reason-cesi-cela-eight-turn-crepe-left-55-spring-street/>) district for commercial gain. Concerned neighbors are likewise rallied in opposition.

Developer **Joseph Brunner** purchased 55-57 Spring Street in July 2015 for \$15.5 million (<http://www.boweryboogie.com/2015/06/this-self-proclaimed-former-gentrifier-was-himself-gentrified-out-and-needs-a-home/>) (from Marolda Properties, sued by the state for tenant harassment (<http://www.boweryboogie.com/2016/11/state-attorney-general-files-lawsuit-slumlord-marolda-properties-tenant-harassment/>)). Residents and retail were affected much the same. **Ceci Cela** moved to Delancey Street after 25 years on the block when their lease allegedly wasn't renewed; **Eight Turn Crepe** closed down (but was replaced with a **Korilla BBQ** (<http://www.boweryboogie.com/2016/11/korilla-bbq-will-open-second-brick-mortar-55-spring-street/>) outpost); and tenants were allegedly harassed with structural neglect techniques and construction as harassment.

In the same breath, so to speak, the owners seek a Zoning Text Amendment to poke a hole in the Special Little Italy District. The goal is a one-story addition spanning the rear courtyard to enlarge the two existing storefronts. This entails changing 55-57 Spring Street from Area A to Area A1 zoning, which is the designation directly to the east, so that the ground commercial uses could cover the entire lots. If the application is approved, a total of approximately 1,750 square-feet would be added to their ground floors.

Preservation-minded area residents are worried about the implications of chopping up the hard-fought Special District. The fear is that Brunner might not only build out the backyard, but combine the two ground floor units. These particular tenements were constructed in 1871, and the rear yard common area was meant for natural light and air for tenants. Furthermore, there are structural concerns if heavy machinery would be used to dig out the backyard.

The matter twice came before Community Board 2 in the last couple years and was denied on both occasions. Now the measure is punted to City Council for final determination. There is a hearing this morning at 9:30am.

"If approved by the City Council, this would set a terrible precedent, and would open the floodgates to overdevelopment in other parts of the Special Little Italy District," Bowery Alliance of Neighbors chief David Mulkins stated in a desperate plea. "The Special Little Italy District was created by the city in recognition of its historical, cultural and architectural value and significance. The restrictions on height and bulk (85 feet and with frontage mainly of masonry) were created to protect its unique flow and feel, and low-rise sense of historic place."

Below is a letter from thirty-seven-year resident Penny Jones to Councilwoman Margaret Chin that details the ongoing situation at 55-57 Spring Street.

[An Appeal to City Council Regarding the Special Little Italy District](https://www.scribd.com/document/349788959/An-Appeal-to-City-Council-Regarding-the-Special-Little-Italy-District#from_embed)
(https://www.scribd.com/document/349788959/An-Appeal-to-City-Council-Regarding-the-Special-Little-Italy-District#from_embed) by [BoweryBoogie](https://www.scribd.com/user/65951747/BoweryBoogie) (https://www.scribd.com/user/65951747/BoweryBoogie#from_embed) on Scribd

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 651+652 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Stuart Beckerman

Address: Status Beckerman, 40 Exchange Pl.

I represent: Bedford Arms

Address: 1350 Bedford Ave

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 651, 652 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: Jordan Press

Address: 100 63rd

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

651 - Appearance Card

I intend to appear and speak on Int. No. 651 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: JOHN SCHIMENTI - Archited

Address: 126 ATLANTIC AVE, LYMBROOK, NY

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 4651 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: Michael Weiss

Address: _____

I represent: ~~_____~~ Bedford Arms

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 653

in favor in opposition

Date: 5/30/2017

(PLEASE PRINT)

Name: Tobi Bergman

Address: 51 E. 10th St.

I represent: Community Board 2 Manhattan

Address: B

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 412, No. 653 Res. No. _____

in favor in opposition

Date: May 30, 2017

(PLEASE PRINT)

Name: K Webster

Address: 246 Bowery

I represent: me + my family

Address: same

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. 651 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Charles Bruce

Address: _____

I represent: Bedford Arms

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 653 Res. No. _____

in favor in opposition

Date: May 30, 17

(PLEASE PRINT)

Name: Laura Hoffman

Address: 237 Lafayette St

I represent: self

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 653

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: ERICA BAPTISTE

Address: _____

I represent: Manhattan Borough President

Address: Office

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LC No 653 Res. No. 55-57 SPRING ST

in favor in opposition

Date: 05-30-2017

(PLEASE PRINT)

Name: Elizabeth Hegarty

Address: 237 Lafayette St NY NY 10012

I represent: [scribble]

Address: [scribble]

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: 5/30/2017

(PLEASE PRINT)

Name: Terri Cude

Address: re: 55-57 Spring St

I represent: Community Board 2 Manhattan

Address: 3 Wash Sq Village

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: 5/30/17

(PLEASE PRINT)

Name: EMMANUEL DAKORÉ

Address: 3040 BROADWAY APT 1B, W.P. NY 10020

I represent: 1755 WATSON AVE

Address: 1755 WATSON AVE, BRONX, NY

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

55 Spring

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

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: Penny Jones

Address: 55 Spring St.

I represent: myself - tenant

Address: 55 Spring St. #5

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

55-57
SPRING ST.

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

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: DOUGLAS DAVIS

Address: 8 SPRING ST

I represent: NEIGHBOR

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: 5/30/17

(PLEASE PRINT)

Name: RICHARD BASS

Address: _____

I represent: 1755 WALTON

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: PASTOR JONES

Address: _____

I represent: 1755 WATSON

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: GUIDO SOBOVSKY

Address: _____

I represent: 1755 WATSON

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 65/0652 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: Stuart Beckerman

Address: Slates & Beckerman, 40 Exchange Pl.

I represent: Bedford Arms LLC NYC

Address: 1350 Bedford Ave, Bklyn

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

Sidewalk Cafe
Hours 93 Ave B

Date: 5/30/17

(PLEASE PRINT)

Name: Clint Smeltzer

Address: 280 E 2nd St

I represent: CB 3 of Lower Ave B Block Association

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

SUN C

Hours - 93 Ave B Date: 5/30/17

(PLEASE PRINT)

Name: SUSAN Stetzer

Address: _____

I represent: CB 3, M.

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 653 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: Rachel Gerstein

Address: 237 Lafayette St New York, NY 10012

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 653 Res. No. _____

in favor in opposition

Date: May 30, 2017

(PLEASE PRINT)

Name: David Mulkins Jewelry Alliance of Neighbors

Address: 184 Bway

I represent: Jewelry Alliance of Neighbors

Address: same

Pier 21
Development

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 654 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: Bryant Brown

Address: 25 W. 18th Street

I represent: SEIU 32BJ

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU0653 Res. No. _____

Applicant in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: DAN EGGERS

Address: 200 Park Avenue

I represent: Applicant - JDAM TRG Spring LLC

Address: 55-57 Spring Street

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

Azimuth Development
Group

THE COUNCIL THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. 649 Res. No. _____

in favor in opposition

Date: 5/30/17 2017

(PLEASE PRINT)

Name: William Feller

Address: 25 W 18th Street

I represent: SEIU 32BJ

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. 653 Res. No. _____

in favor in opposition

Date: 5.30.2017

(PLEASE PRINT)

Name: JEBAH BAUM

Address: 57 SPRING ST #7

I represent: MYSELF & MY FAMILY

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. LV0653 Res. No. _____

in favor in opposition

Date: 5/30/2017

(PLEASE PRINT)

Name: PETER DAVIES

Address: 548 BROADWAY #5A 10012

I represent: SELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. W054 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: NELLY MINELLA

Address: 14-56 BELL BLVD., BAYSIDE, NY

I represent: CALIENDO ARCHITECTS

Address: 138-72 QUEENS BLVD., BRIDGEWOOD

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0653 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: MICHELE CAMPO

Address: 184 BAWERY

I represent: BAWERY ALLIANCE OF NEIGHBORS

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0653 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: DAVID MULKINS

Address: E. 5 ST.

I represent: BAWERY ALLIANCE OF NEIGHBORS

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. LU654 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: ALLISON RUDDOCK

Address: 204 HUNTINGTON ST

I represent: VHB

Address: ONE PENN PLAZA

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU654 Res. No. _____

in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: CHRIS VECCHIARELLI

Address: 93 PEARL ST., 2ND FL NY NY 10004

I represent: PIER 21 DEVELOPMENT, LLC

Address: 93 PEARL ST., 2ND FL NY NY 10004

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU654 Res. No. _____

in favor in opposition

Date: 5/30/2017

(PLEASE PRINT)

Name: RON SCHULMAN

Address: 111 NORTH CENTRAL AVE. #425 HARTSDALE NY 10530

I represent: PIER 21 Development LLC

Address: 93 Pearl St NY NY (Residing 125 Edgewater Street)

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 648 Res. No. _____
 in favor in opposition

Date: 5/30/17

(PLEASE PRINT)

Name: Kathleen Noori Stathopoulos, FSS

Address: 6917 Fort Hamilton Pkwy, Bklyn, NY

I represent: HORUS CAFE (EL SAYED) 1000 11278

Address: 93 AVENUE B NY, NY 10009

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 648 Res. No. _____
 in favor in opposition

Date: 5-30-17

(PLEASE PRINT)

Name: Ashraf Sadek

Address: 93 Avenue B

I represent: HORUS KEBAB 1000 10009

Address: 93 AVENUE B NY, NY 10009

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LUG544655 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Caroline Harris % Goldman Sachs

Address: 475 Park Ave So

I represent: Pier 21

Address: 125 Edgewater