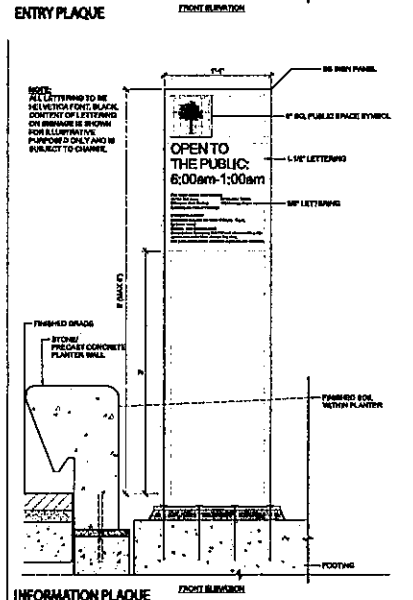
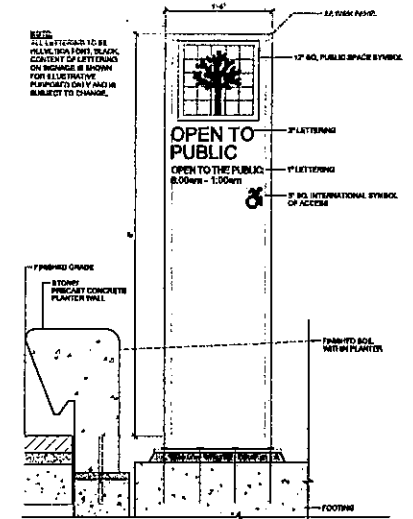
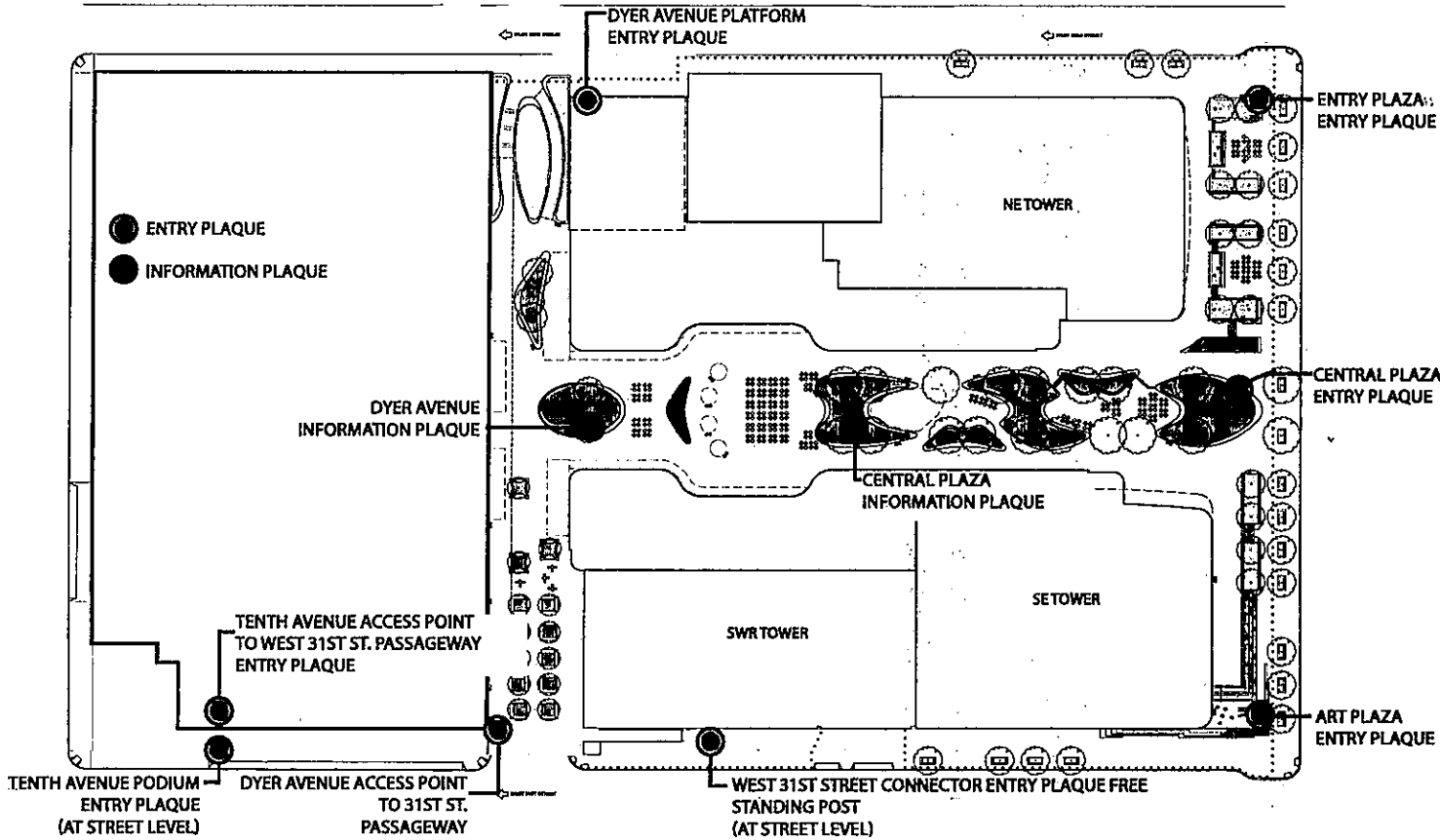


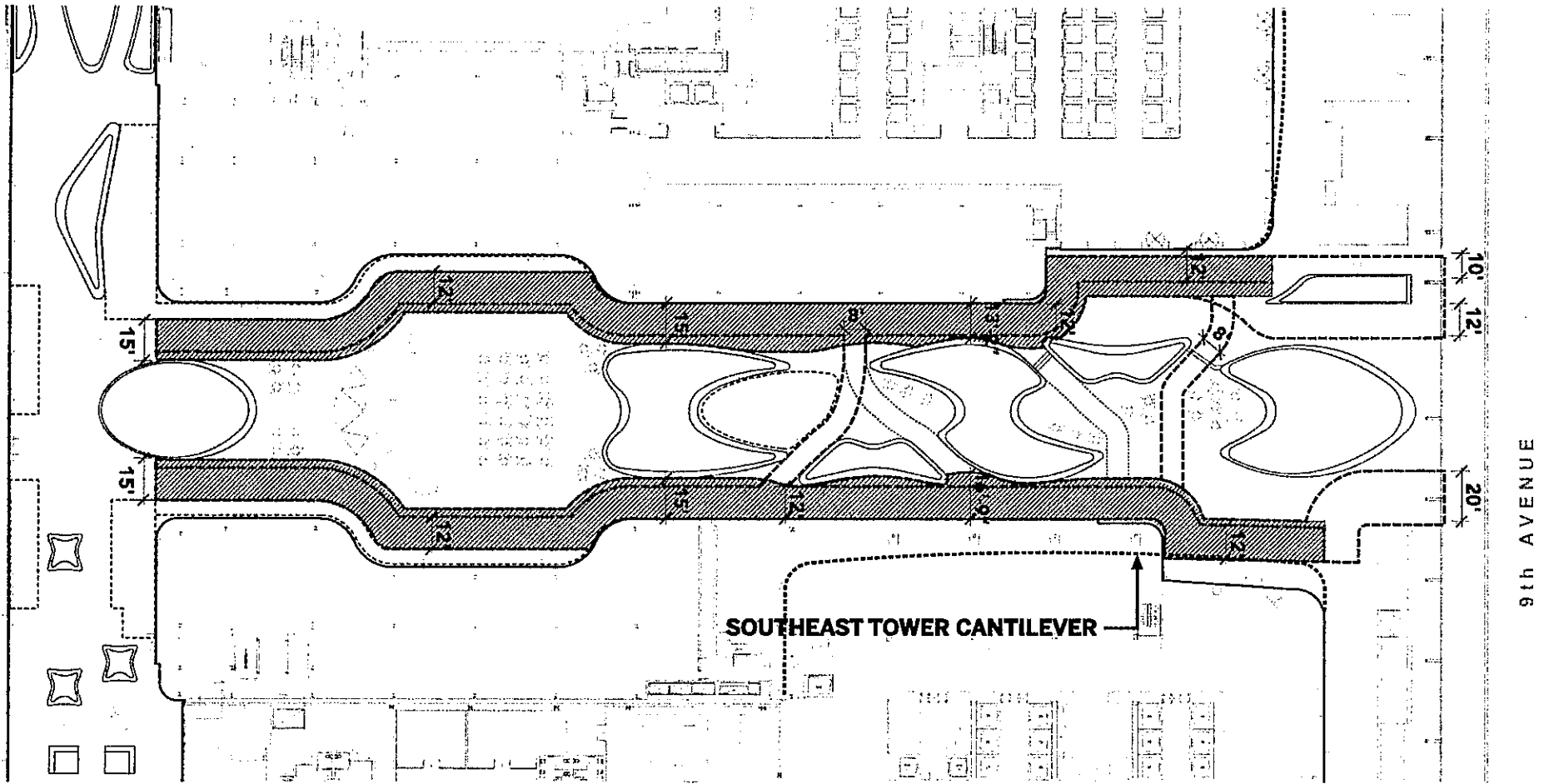
TEXT CHANGE OVERVIEW

1. SIGNAGE LOCATION
2. CIRCULATION AT SOUTHEAST TOWER
3. EVENT PLAZA PROGRAM
 - Refinement of existing allowed uses
 - Allowance of a new use: Ice Skating Rink

ZONING TEXT UPDATE 1: OVERALL SIGNAGE DIAGRAM PER PROPOSED TEXT

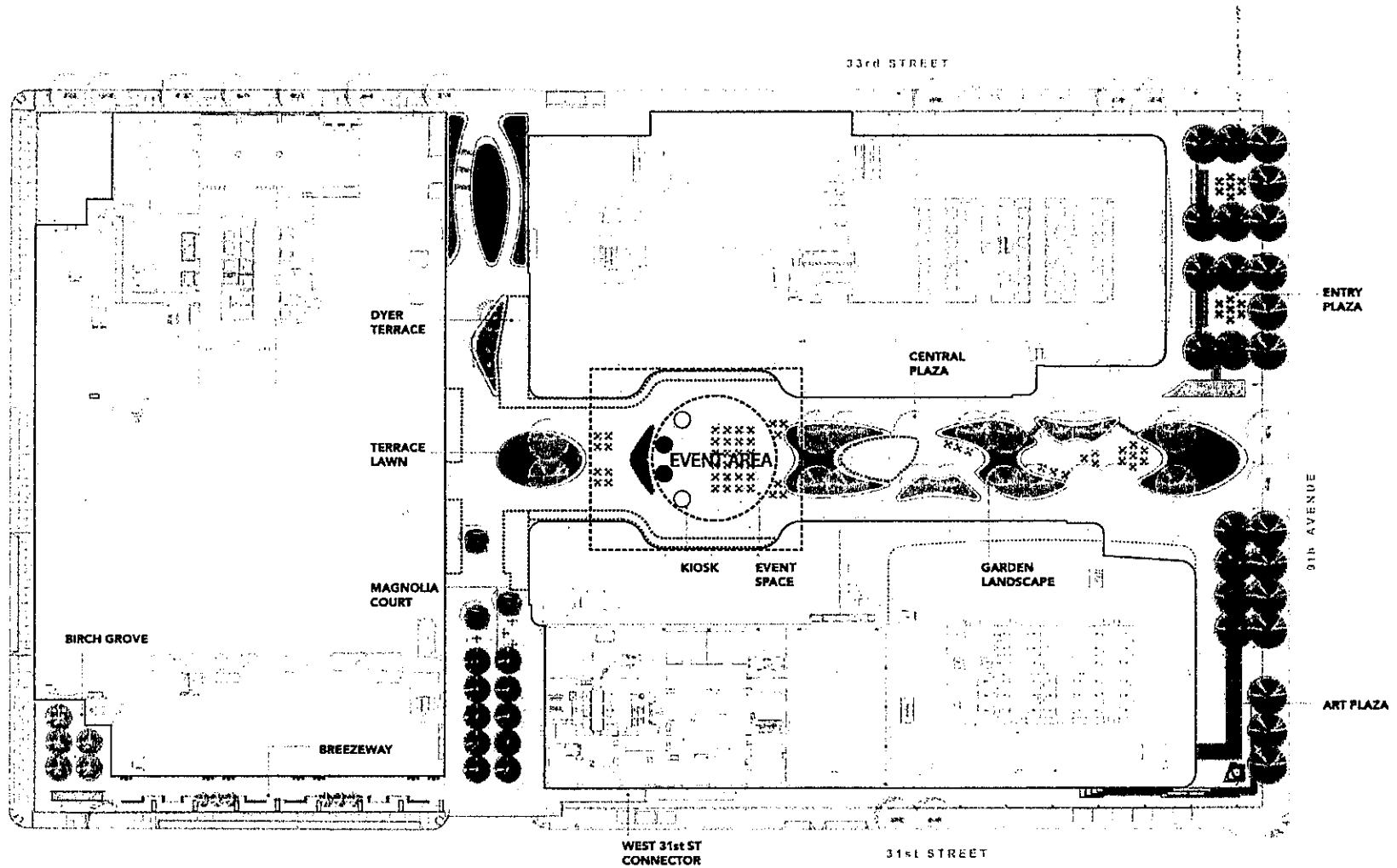


**ZONING TEXT UPDATE 2:
CENTRAL PLAZA CIRCULATION PLAN @ SE BUILDING**



**ZONING TEXT UPDATE 3:
EVENT PLAZA - OVERALL PUBLIC SPACE PLAN**

TOTAL PUBLIC OPEN SPACE: +/- 2 ACRES
EVENT AREA: 4,500 SF

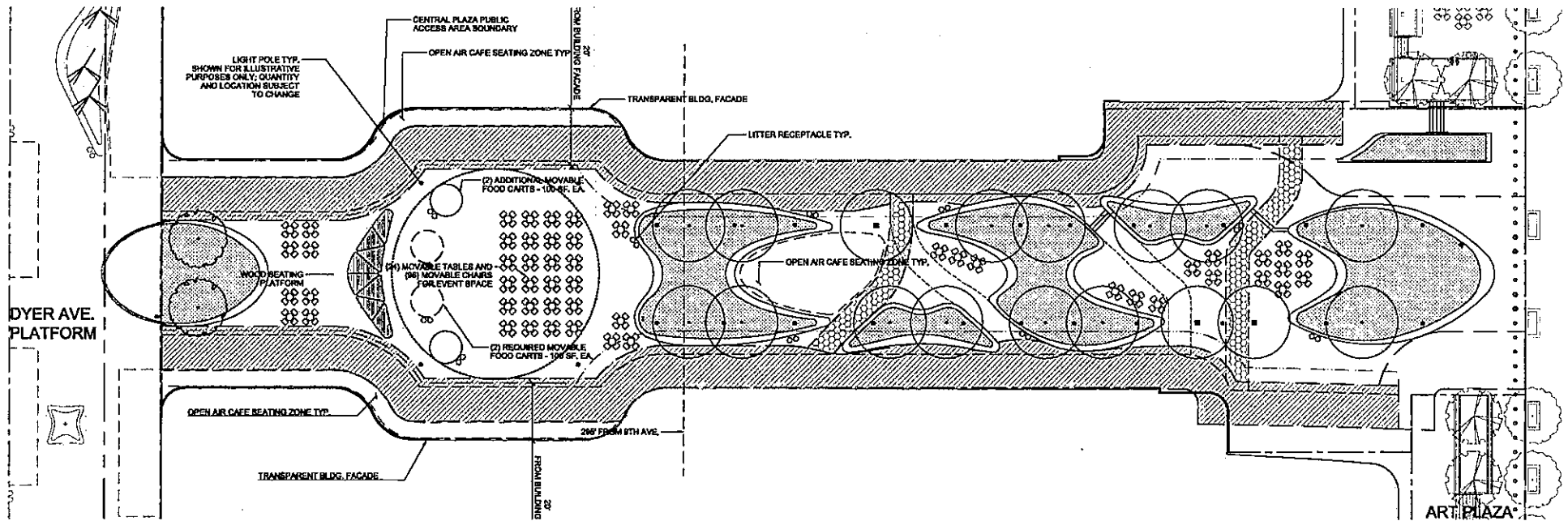


CENTRAL PLAZA: EVENT SPACE - EXISTING ALLOWABLE USES

NON-EVENT ILLUSTRATIVE PLAN

NON-EVENT CONDITION:

- 24 MOVABLE TABLES AND 96 MOVABLE CHAIRS PROVIDED
- A MINIMUM OF TWO MOVABLE FOOD CARTS (DURING APRIL 1ST TO NOVEMBER 15TH) PROVIDED
- TWO 15 FEET WIDTH OF CLEAR PATHS PROVIDED

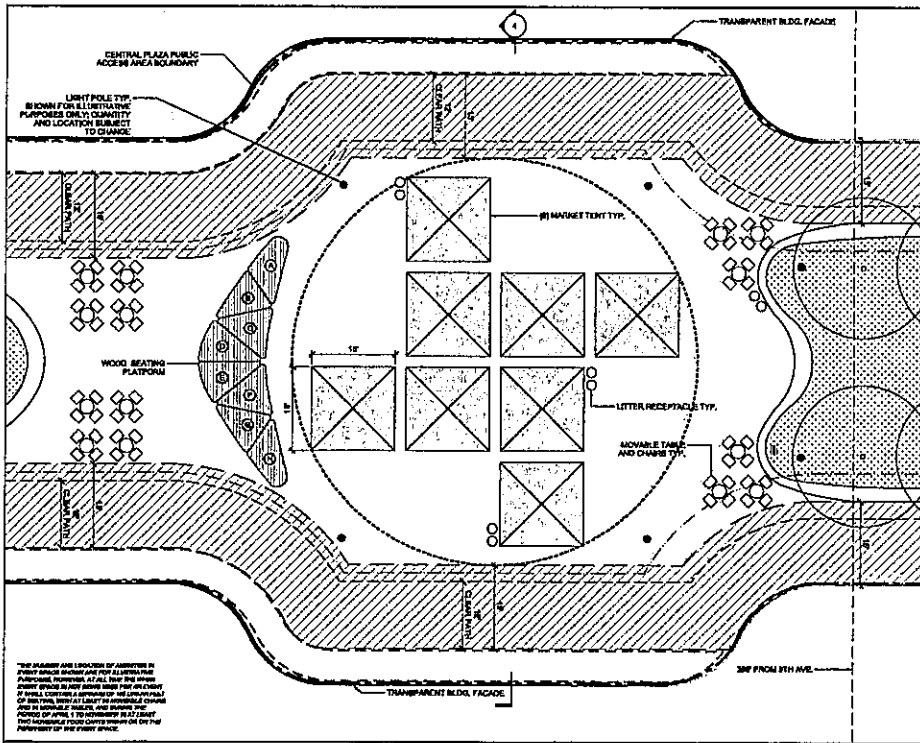


CENTRAL PLAZA: EVENT SPACE - EXISTING ALLOWABLE USES

GENERAL PUBLIC EVENT ILLUSTRATIVE PLAN & SUMMER EVENT:

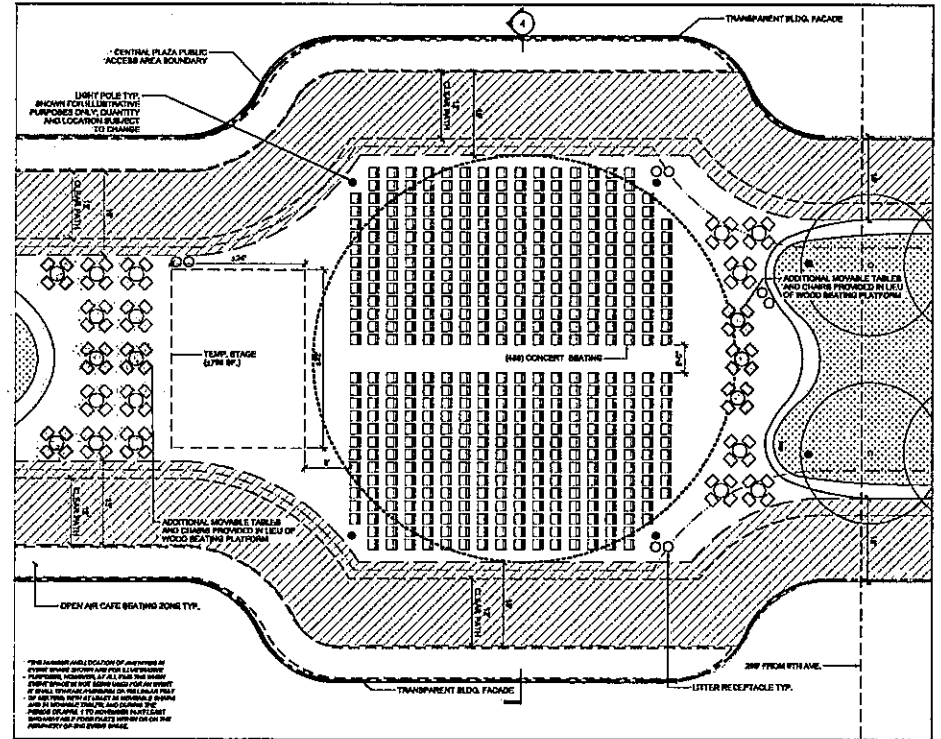
GENERAL PUBLIC EVENTS

- AT ANY TIMES OF THE YEAR
- TEMPORARY STRUCTURES AND SEATING ASSOCIATED
- TWO 15 FEET WIDTH OF CLEAR PATHS PROVIDED



SUMMER PUBLIC EVENTS

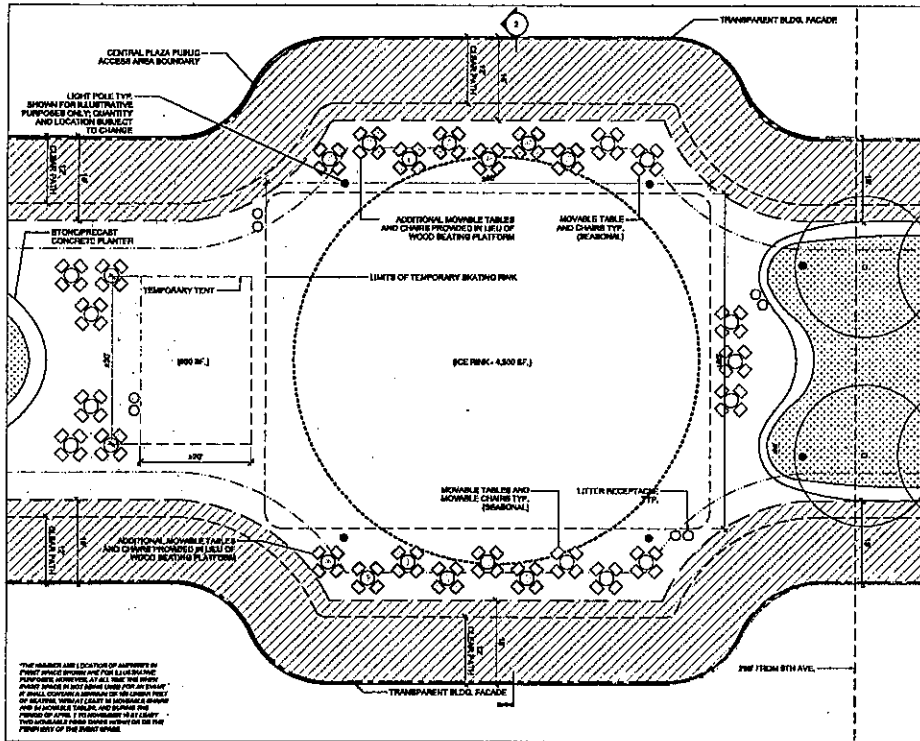
- NO MORE THAN 75 DAYS DURING APRIL 1ST TO NOVEMBER 15TH
- TEMPORARY STRUCTURES AND SEATING ASSOCIATED
- TWO 15 FEET WIDTH OF CLEAR PATHS PROVIDED
- 13 ADDITIONAL MOVABLE TABLES AND CHAIRS PROVIDED IN LIEU OF WOOD PLATFORM SEATING



CENTRAL PLAZA: EVENT SPACE - NEW USE

WINTER PUBLIC EVENTS

- BETWEEN NOVEMBER 15TH TO APRIL 1ST
- TEMPORARY STRUCTURES AND SEATING ASSOCIATED
- TWO 15 FEET WIDTH OF CLEAR PATHS PROVIDED
- 13 ADDITIONAL MOVABLE TABLES AND CHAIRS PROVIDED IN LIEU OF WOOD PLATFORM SEATING



462 BROADWAY

CITY PLANNING COMMISSION SPECIAL PERMIT APPLICATIONS
PURSUANT TO ZONING RESOLUTION SECTIONS 74-781 & 74-922 (170192 ZSM, 170193 ZSM)

**City Council
Subcommittee on
Zoning and Franchises**

Public Hearing

July 27, 2017

462 BROADWAY

- **462 Broadway, Manhattan (Block 473, Lot 1)**

- Located within an M1-5B zoning district and the SoHo Cast-Iron Historic District.
- Through lot with 100 feet of frontage along Broadway and Crosby Street and 200 feet along Grand Street.
- Existing six-story building with approximately 117,274 square feet of zoning floor area (133,841 gsf).
- Currently consists of vacant space, UG 9 trade school with accessory office space and UG 6 office space.

- **International Culinary Center (ICC)**

- Formerly ran a restaurant within the ground floor south space where students participated in an internship program.
- Due to changes in ICC's educational and business model, ICC eliminated the internship program and has instead implemented an externship program.
- December 2015 – ICC vacated the ground floor space, and downsized and reorganized its trade school space within the building.
- The two special permits requested by the instant application will support the internal re-organization of the building, and help the applicant re-tenant the southerly portion of the ground through third floor and continue to provide ICC with a reduced rent.



March 1, 2017

Dear Members of Community Board 2,

The International Culinary Center has made its home at 462 Broadway since 1984. During that time, we have grown and extended our tenancy in the building numerous times. Throughout our time in the building, we have always had supportive partners in the landlord, Stephen Meringoff and his organization.

In addition to operating our school in the building, The International Culinary Center operated L'Ecole, a full-service restaurant that provided our students with the opportunity to gain experience working in a fully-functional restaurant.

In 2013, we began planning to modify our program and curriculum, shifting away from operating our own restaurant, and, instead, establishing a paid externship program, where we would place our students in local restaurants, much like we did at our California school location.

We engaged a real estate broker to explore the possibility of giving back the restaurant and additional under-utilized school space to the landlord prior to our lease expiration date. Ultimately, in exchange for agreeing to further extend The International Culinary Center's lease at 462 Broadway, the landlord agreed to take back the restaurant and second floor space five years early without penalty.

Warmest regards,

Erik Murnighan

internationalculinarycenter.com

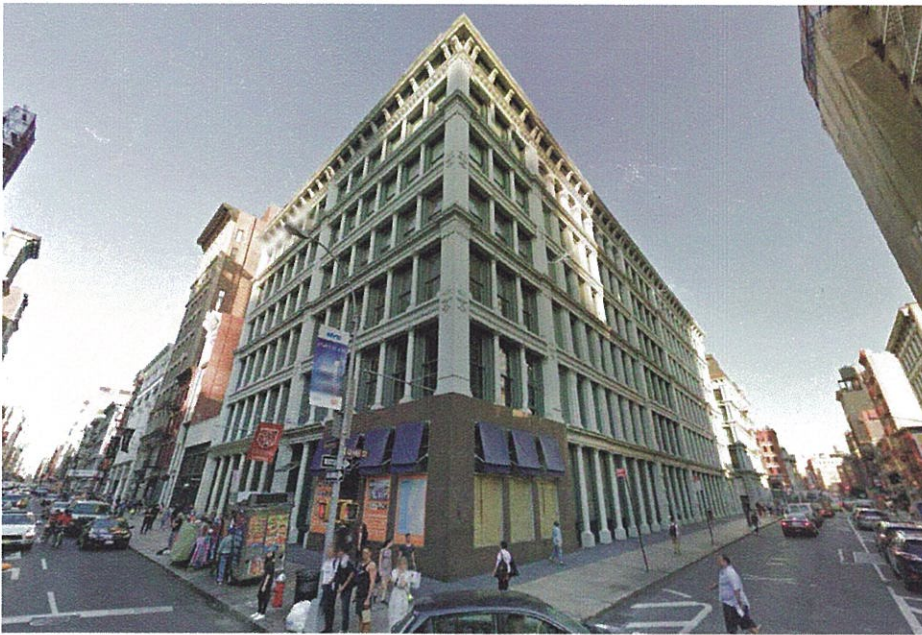
462 Broadway, New York, NY 10013 T 888.324.2433 F 212.431.3065 NEW YORK CALIFORNIA ITALY

462 BROADWAY



View along Broadway

462 BROADWAY



View from the corner of Broadway and Grand Street



View from the corner of Grand Street and Crosby Street

SPECIAL PERMIT APPLICATION ZONING RESOLUTION SECTION 74-78I

- **Special Permit Application pursuant to ZR Section 74-78I:**
 - **Seeks to permit UG 6 retail use in the cellar and southerly portion of the ground floor.**
 - The applicant has made a good faith effort to rent the cellar and southerly ground floor space for a mandated use for over one year.
 - The applicant has: (1) advertised the space in local and citywide press, (2) listed the space with a broker, and (3) informed local and citywide industry groups.
 - Ads were published in: *Our Town, Our Town Downtown, Our Town Eastsider, Our Town Chelsea News, Our Town Clinton News, Our Town Downtowner, the New York Post* and the *Jewish Herald*.
 - The following local and citywide industry groups were informed of the available space: NYC Economic Development Corporation (Real Estate Transactions Services Division and External Affairs-Marketing Division), SoHo Broadway Initiative, NoHo Business Improvement District (“BID”), Chinatown BID, Hudson Square BID, Alliance for Downtown New York, Chinatown Partnership Local Development Corporation, Lower Manhattan Development Corporation, Pratt Center for Community Development, Manufacturing New York, UNITE HERE, The Association for Neighborhood and Housing Development, and NYC Environmental Justice Alliance.
 - All efforts to market the space for an as-of-right use were undertaken by the applicant in good faith. Despite actively pursuing marketing efforts for over one year, the applicant had been unsuccessful in finding an as-of-right user for the cellar and southerly ground floor space.

SPECIAL PERMIT APPLICATION ZONING RESOLUTION SECTION 74-922

- **Special Permit Application pursuant to ZR Section 74-922:**
 - **Seeks to permit a UG 6 and I0A retail establishment over 10,000 sf.**
 - As Broadway and much of SoHo is a retail destination of local, national and international renown, the proposed UG I0A retail establishment would add no measurably different vehicular traffic than permitted UG 6 uses.
 - Loading for the proposed UG 6 and I0A retail establishment is the same as for permitted UG 6 retail uses above the second story, and will not impact traffic any more than permitted UG 6 retail would.
 - Truck deliveries and loading for the proposed UG 6 and I0A retail use would occur along Crosby Street, from which goods would be delivered directly into the building through the two existing service entries along Crosby Street, and delivered to the cellar level through the existing service elevator. However, during the hours of 8:00 PM to 7:00 AM truck loading/unloading, in connection with a large retail establishment permitted pursuant to ZR Section 74-922, will be limited to Grand Street or Broadway and goods will be delivered by hand truck or other means into the service entry along Crosby Street, or any other building entry.
 - Grand Street, a 70-foot wide street abutting the south side of the building, provides additional opportunities for loading space. The north curbside of Grand Street between Broadway and Crosby Street is reserved for commercial parking during most business hours, from 9:00 AM to 7:00 PM, everyday but Sunday.
 - As a result, the Proposed Development would generally add no more traffic than other uses permitted on the site, as loading/unloading can be provided outside of the moving traffic lane on Crosby Street, similar to many other businesses operating in through-block buildings in this area. Moreover, the available set-aside commercial parking along Grand Street, again outside of the moving traffic lane, provides additional loading/unloading accessibility.
 - The environmental review did not identify any adverse effects of permitting a UG 6 and I0A retail establishment within the cellar and southerly ground through third floor spaces of the existing building.

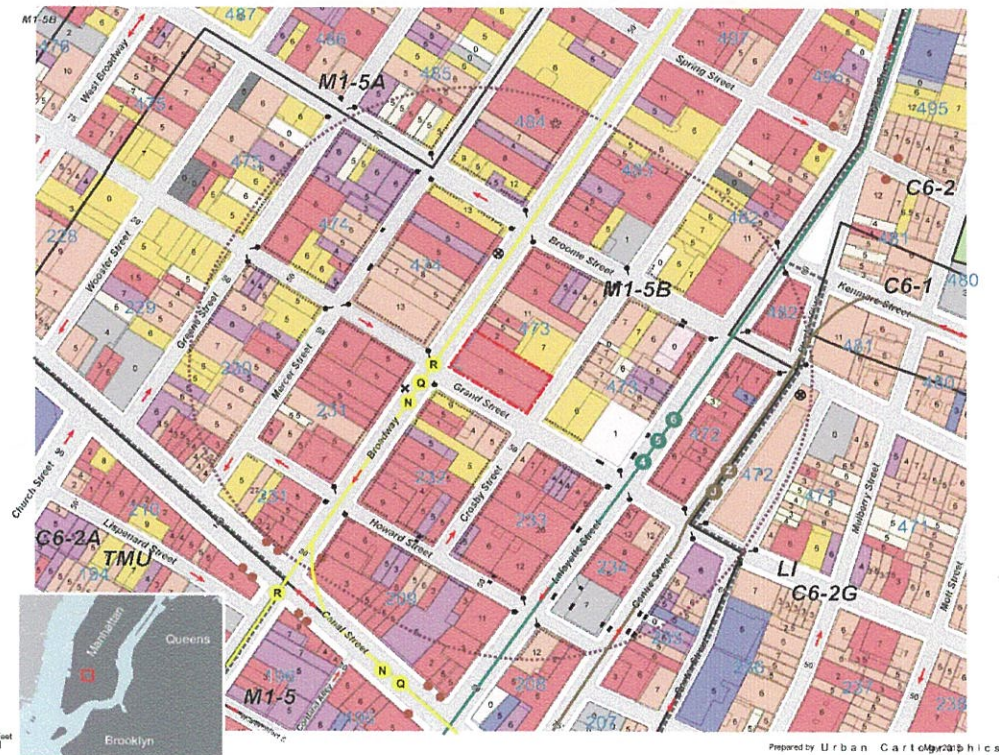
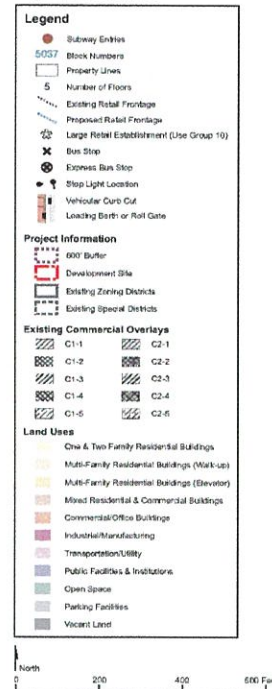
TIMELINE OF APPLICATIONS

- **September 2014** → DCP Informational Interest Meeting held.
- **October 9, 2014** → After consultation with DCP, print ads began running advertising the available cellar and ground floor space for a mandated use.
- **February 12, 2015** → After additional guidance from DCP, print ads were revised.
- **March 27, 2015** → DCP Interdivisional Meeting held.
- **December 2015** → ICC relocated within the building vacating the ground floor and underutilized space
- **January 8, 2016** → Initial draft applications submitted to DCP.
- **February 12, 2016** → One year of Good Faith Marketing, with the revised ads, completed.
- **March – November 2016** → Draft applications revised several times and resubmitted to DCP.
- **December 16, 2016** → Applications filed at Central Intake.
- **March 6, 2017** → Applications certified by the CPC.
- **March 8, 2017 & April 12, 2017** → Community Board 2 Land Use Committee Public Hearings.
- **April 20, 2017** → Community Board 2 Full Board Vote.
- **May 3, 2017/May 22, 2017** → Meeting with the Manhattan Borough President's Office/Recommendation Received.
- **June 7, 2017** → CPC Public Hearing.
- **July 12, 2017** → CPC Vote.

CHARACTER OF THE SURROUNDING NEIGHBORHOOD

- The SoHo neighborhood, particularly along Broadway, overwhelmingly consists of commercial establishments.
- Of the 54 buildings fronting Broadway within 600 feet of 462 Broadway, over 95% of them have ground floor retail frontages.

Area Map
462 Broadway, Manhattan
Block: 473 Lot: 1
Project ID# P2015M0195



462 Broadway, Manhattan



NYC Digital Tax Map

Effective Date : 12-04-2013 15:52:37
 End Date : Current
 Manhattan Block: 473

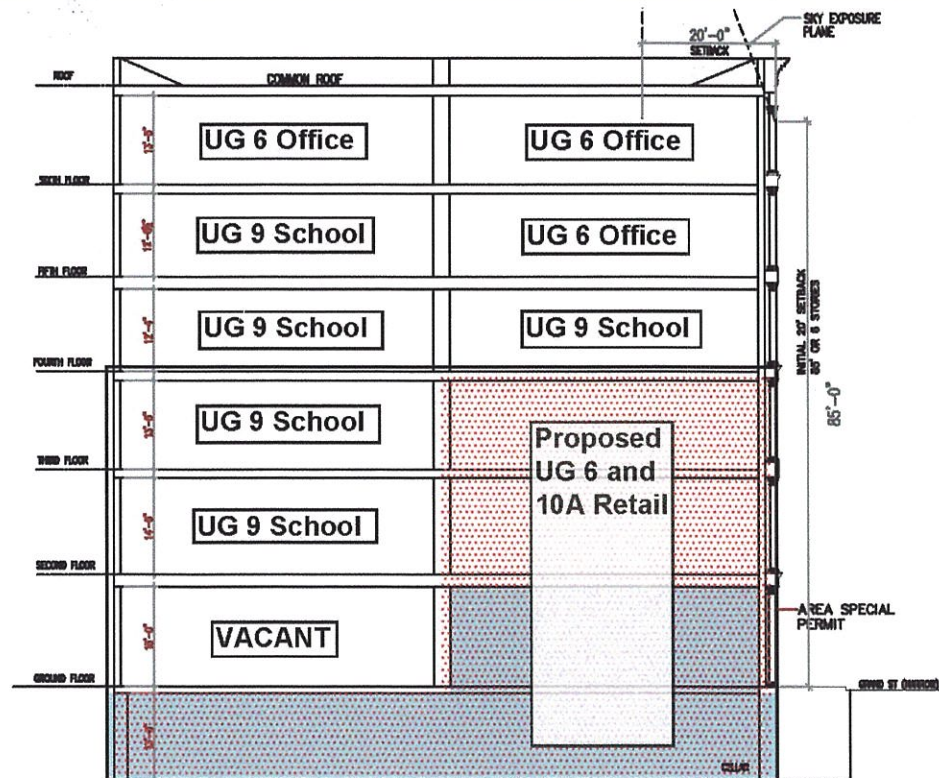
Legend

- Streets
- Miscellaneous Text
- |- Possession Hooks
- |- Boundary Lines
- |- Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Blue Condo Number
- Blue Tax Block Polygon
- Red dashed line Development Site



PROPOSAL

- Single UG 6 and 10A retail tenant.
- Approximately 30,000 zsf/45,000 gsf.
- **Limiting Factors:**
 1. Limited width of ground floor space.
 2. Need for vertical transportation/corridors.
 3. Challenges created by grade change from Broadway to Crosby.
 4. Limitations on signage and entrances imposed by LPC.





ARCHITECTURAL PLANS



Site Data	
Block(s)	473
Lot(s)	1
Street Address(es)	462 Broadway, Manhattan, NY
Existing Zoning	M1-5B
Community District	102
Historic District	Soho Cast Iron
Zoning Section Map No.	12c
Zoning Lot Area	20,127 S.F.

List of Required Actions	
1)	Special Permit to allow 1st floor and cellar retail use pursuant to Z.R. Sec. 74-781
2)	Special Permit to Allow 1st floor, 2nd and 3rd floors, and cellar large retail use pursuant to Z.R. Sec. 74-922
Required Loading Berths (Sec. 44-52)	
Z.R. Section 44-52 requires two (2) loading berths for the proposed change of use. Waived per Z.R. Section 13-35 DOB commissioner waiver of applicable loading berth requirements pursuant to 13-35 (a)(2) & (3)	

ZR Section	Item/Description	Permitted/Required	Existing to Remain	Proposed	Compliance/Notes
42-10, 42-12, 42-14(d)	Permitted Uses	UG 3A, 4, 5-14, 10, 17 In M1-5B Districts, in any buildings, only uses listed in Use Groups 7, 8, 11, 10, 17A, 17B, 17C, or 17E shall be allowed below the floor level of the second story.	UG 6 Office & UG 9 Trade School	UG 6 Office & UG 9 Trade School	Complies
				UG 6 (Below the level of the second story)**	**Special permit requested pursuant to ZR Section 74-781 (8,868 s.f.)
				UG 6 & 10A (cellar, plus ground floor, plus second floor, plus third floor)**	**Special permit requested pursuant to ZR Section 74-922 (28,634 s.f.)
43-10, 43-12	Floor Area Regulations	5.0 for commercial and manufacturing uses 6.5 for community facility uses	5.0 (117,274 sq ft) for UG 6 Office & UG 9 Trade School	6.5 (117,274 Z.R.F.) for UG 6 office, UG 9 trade school and UG 6 and 10A retail	Existing non-complying
43-20, 43-25, 43-28	Yard Regulations				
	Min. required side yard	None required	None	None	Complies
	Min. required rear yard	None required	None	None	Complies
43-40, 43-43	Height & Setback Regulations		Broadway: 87; 6 stories; no setback Grand Street: 87; 6 stories; no setback Crosby Street: 87; 6 stories; no setback	No change	Existing non-complying
	Max. base height	85 or 6 stories, whichever is less		No change	Existing non-complying
	Sky exposure planes	5:6.1 on wide street, 2:7.1 on narrow street		No change	Existing non-complying
42-20, 44-21, 13-00	Parking	None required	None	No change	Complies
44-82	Accessory off-street parking	2 required	None	No change	DOB certification per ZR Section 13-35

Floor Area Schedule 462 Broadway, Manhattan

	USE		GROSS FLOOR AREA (GFA)		DEDUCTIONS	ZONING FLOOR AREA (ZFA)			AFFECTED BY SPECIAL PERMIT	
	Existing	Proposed	Existing GFA	Proposed GFA		Existing ZFA	Proposed ZFA	Total ZFA	ZR Section 74-781	ZR Section 74-922
Cellar (North)	Storage (UG 16)	Retail (UG 6 & 10A)	12,850	12,850	12,850	0	0	0	12,850	12,850
Cellar (South)	Storage (UG 16)	Retail (UG 6 & 10A)	3,717	3,717	3,717	0	0	0	3,717	3,717
1st (North)	Service Establishment (UG 7)	No Change	8,776	8,776	0	8,776	8,776	8,776	N/A	N/A
1st (South)	School (UG 9)	Retail (UG 6 & 10A)	8,668	8,668	0	8,668	8,668	8,668	8,668	8,668
2nd (North)	School and Office (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
2nd (South)	School and Office (UG 9)	Retail (UG 6 & 10A)	9,983	9,983	0	9,983	9,983	9,983	N/A	9,983
3rd (North)	Office (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
3rd (South)	School (UG 9)	Retail (UG 6 & 10A)	9,983	9,983	0	9,983	9,983	9,983	N/A	9,983
4th (North)	School and Office (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
4th (South)	School and Office (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
5th (North)	School (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
5th (South)	Office (UG 6)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
6th (North)	Office (UG 6)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
6th (South)	Office (UG 6)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
Total Existing/Proposed			133,841 GFA	133,841 GFA		117,274 ZFA	117,274 ZFA	117,274 ZFA	25,235** GFA	45,201 GFA

* Currently vacant. Previously occupied by a nonconforming UG 6 retail use. Applicant intends to seek a separate land use application to allow retail use.
** All of which is also affected by ZR Section 74-922.

Total ZFA by Use		
	Existing	Proposed
Storage (UG 16)	0	0
Service Establishment (UG 7)	8,776	8,776*
Retail (UG 6 & 10A)	0	28,634
School and Office (UG 9)	78,549	49,915
Office (UG 6)	29,943	29,943
Total	117,274	117,274

462 BOWY LAND, L.P.

462 BROADWAY
NEW YORK, NY 10013

ZONING ANALYSIS

PETER F. FARINELLA ARCHITECT, P.C.
79 LEAVELLE STREET, NEW YORK, NY 10013
PH: 212 510 8800, FAX: 212 510 9277

AS NOTED

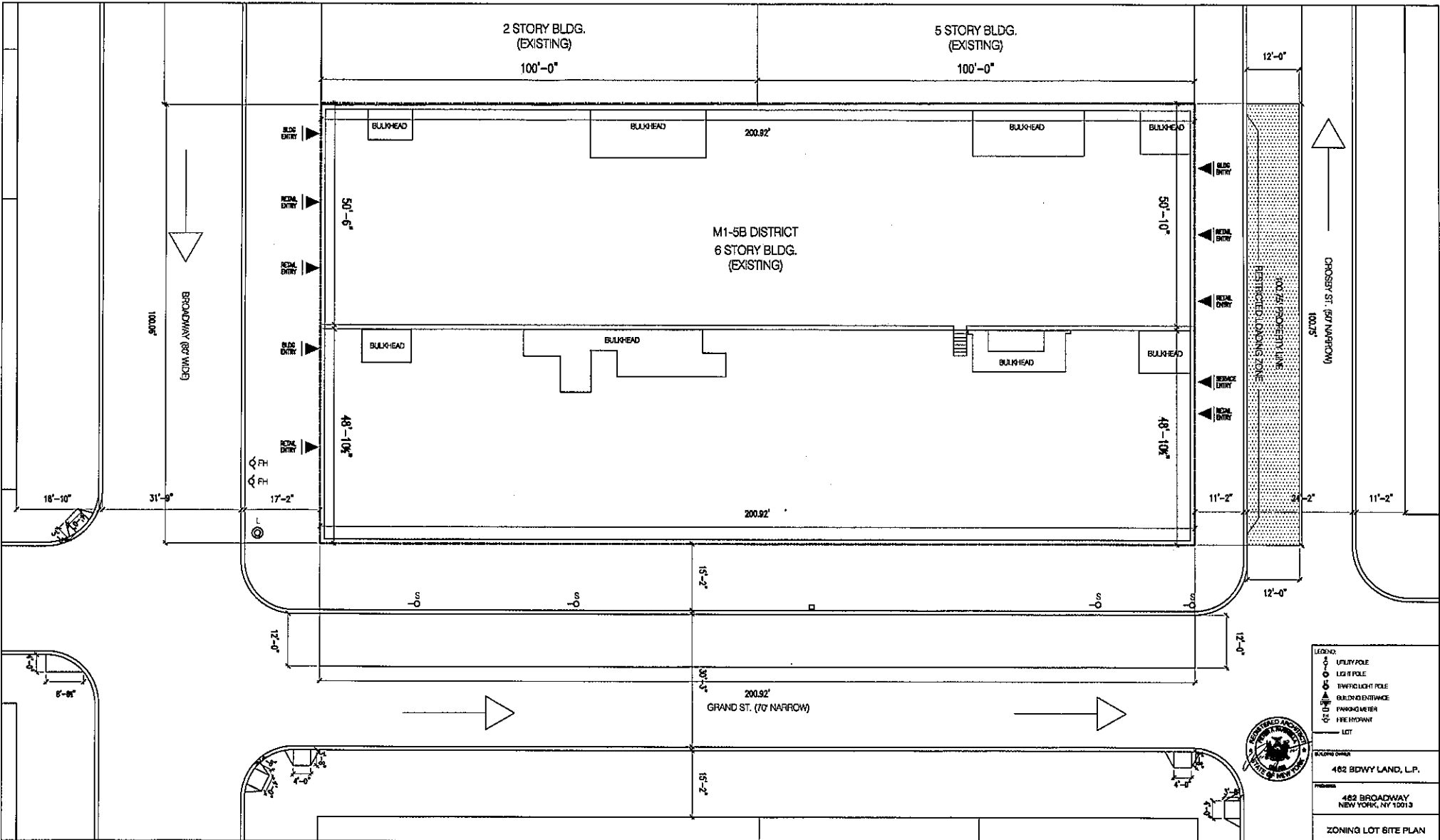
12/11/14

RS

RF

1





LOADING ZONE NOTE:
 LOADING/UNLOADING RESTRICTIONS: NO TRUCK LOADING/UNLOADING IN CONNECTION WITH LARGE RETAIL ESTABLISHMENTS PERMITTED PURSUANT TO ZFCR 24-822 (USE GROUP B AND/OR 10A USES) BETWEEN 8PM AND 7AM.

RESTRICTED LOADING ZONE

SITE PLAN
 Scale: Graphic Scale



- LEGEND:**
- UTILITY POLE
 - LIGHT POLE
 - TRAFFIC LIGHT POLE
 - BUILDING ENTRANCE
 - PARKING METER
 - FIRE HYDRANT
 - ▭ LOT



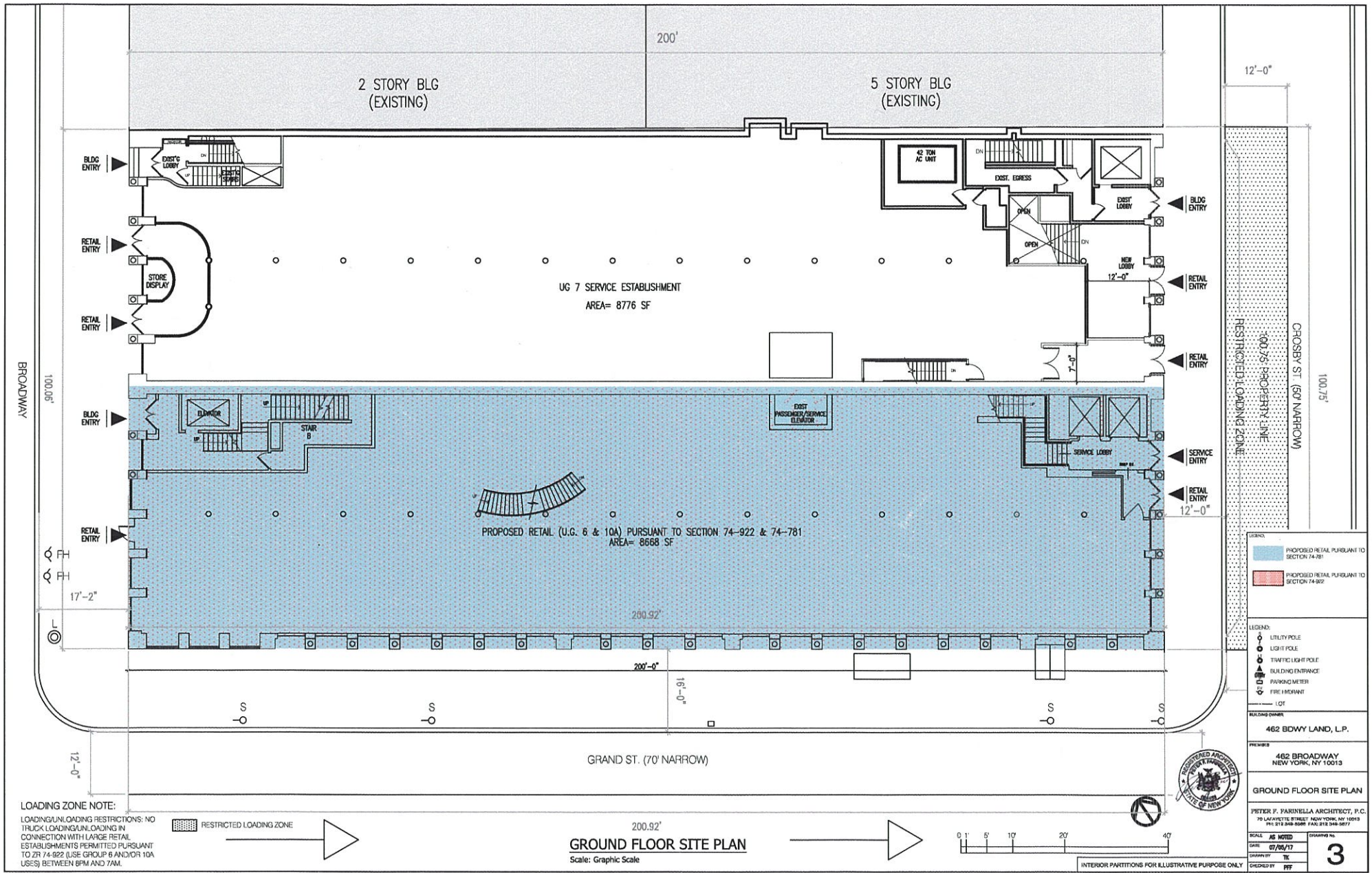
OWNER:
 482 BROADWAY LAND, L.P.
 482 BROADWAY
 NEW YORK, NY 10013

ZONING LOT SITE PLAN

PREPARED BY:
 PETER F. FASANELLO ARCHITECT, P.C.
 75 LAURENCE STREET NEW YORK, NY 10013
 TEL: 212 344-0088 FAX: 212 344-0877

SCALE: AS NOTED
DATE: 07/25/17
DESIGNED BY: TK
CHECKED BY: RJS

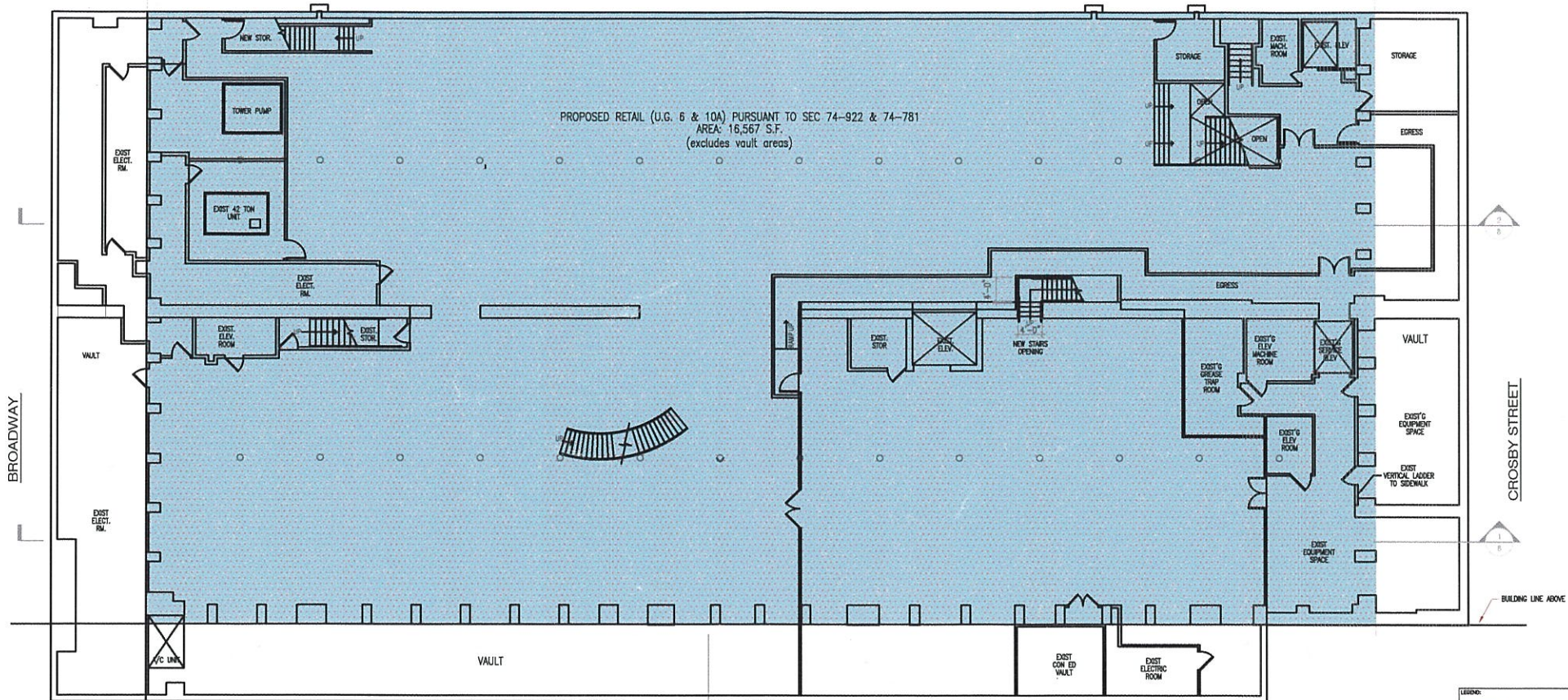
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



200'-0"

BUILDING LINE ABOVE

BUILDING LINE ABOVE



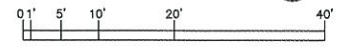
PROPOSED RETAIL (U.G. 6 & 10A) PURSUANT TO SEC 74-922 & 74-781
 AREA: 16,567 S.F.
 (excludes vault areas)

BROADWAY

CROSBY STREET

GRAND STREET

CELLAR PLAN
 Scale: Graphic Scale



- LEGEND:
- PROPOSED RETAIL PURSUANT TO SECTION 74-781
 - PROPOSED RETAIL PURSUANT TO SECTION 74-922

BUILDING OWNERS:
 482 BDWY LAND, L.P.

PREMISES:
 482 BROADWAY
 NEW YORK, NY 10013

CELLAR PLAN



PETER F. FARINELLA ARCHITECT, P.C.
 70 LAURENCE STREET, NEW YORK, NY 10003
 PH: 212-348-8556 FAX: 212-348-8877

DATE:	AS NOTED	DATE:	AS NOTED
DESIGNED BY:	RB	CHECKED BY:	RB
DRAWN BY:	RB	DATE:	12/14/16
CHECKED BY:	RF	SCALE:	AS NOTED

INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

BROADWAY

CROSBY STREET

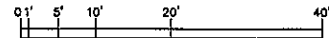
EXISTING SCHOOL AND OFFICES (UG 9)
TO REMAIN
AREA= 9983 SF

PROPOSED RETAIL (U.G. 6 & 10A) PURSUANT TO SECTION 74-922
AREA= 9983 SF

GRAND STREET

SECOND FLOOR PLAN

Scale: Graphic Scale



	PROPOSED RETAIL PURSUANT TO SECTION 74-781
	PROPOSED RETAIL PURSUANT TO SECTION 74-922

BUILDING OWNER
462 BOWY LAND, L.P.

PREPARED BY
462 BROADWAY
NEW YORK, NY 10013

SECOND FLOOR PLAN



PETER P. FARNELLA ARCHITECT, P.C.
70 LAURETTE STREET, NEW YORK, NY 10013
PH: 212 248-9696 FAX: 212 248-6877

SCALE	AS NOTED	DRAWING NO.
DATE	12/14/18	5
DRAWN BY	RB	
CHECKED BY	RT	

INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

BROADWAY

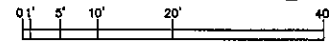
CROSBY STREET

ACCESSORY OFFICES (UG 9)
TO REMAIN
AREA= 9,983 SF

PROPOSED RETAIL (U.G. 6 & 10A) PURSUANT TO SECTION 74-922
AREA= 9,983 SF

GRAND STREET

THIRD FLOOR PLAN
Scale: Graphic Scale

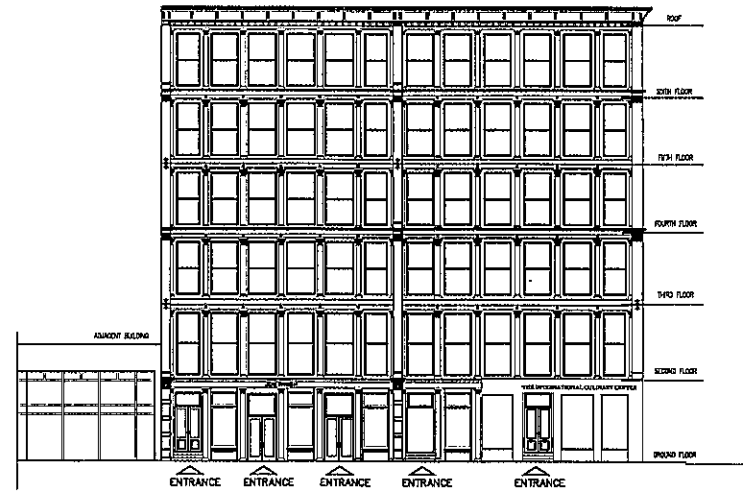


LEGEND	
	PROPOSED RETAIL PURSUANT TO SECTION 74-781
	PROPOSED RETAIL PURSUANT TO SECTION 74-922
WORKING OWNER	
482 EDWY LAND, L.P.	
PROJECT	
482 BROADWAY NEW YORK, NY 10013	
THIRD FLOOR PLAN	
PETER P. FARINELLA ARCHITECT, P.C. 70 LAUREL STREET NEW YORK, NY 10013 PH: 212-546-8800 FAX: 212-246-8877	
SCALE	AS SHOWN
DATE	12/4/18
DRAWN BY	BB
CHECKED BY	PT
6	

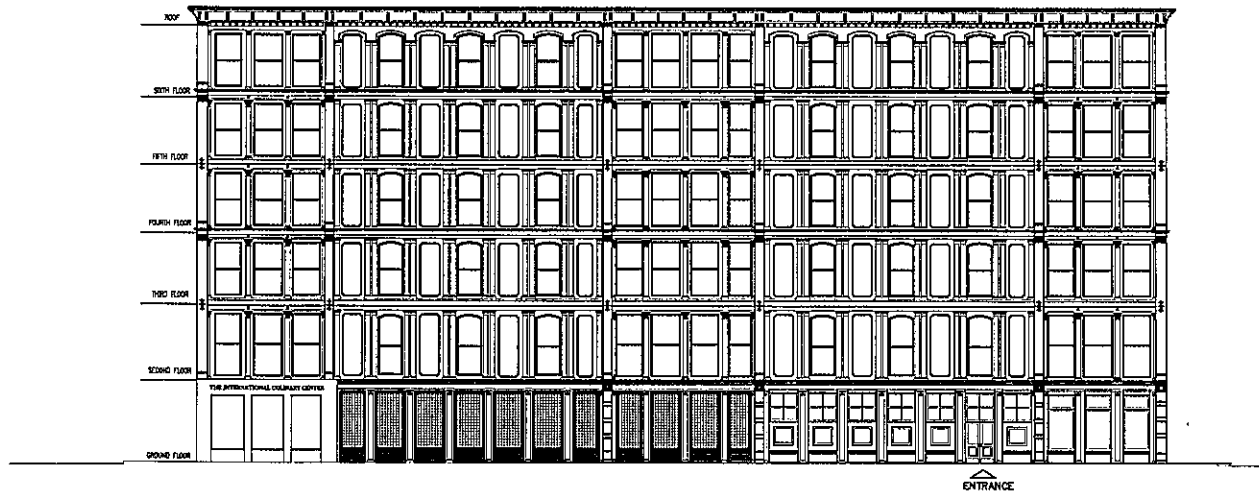
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



ELEVATION (Crosby Street)
Scale: Graphic Scale



ELEVATION (Broadway)
Scale: Graphic Scale

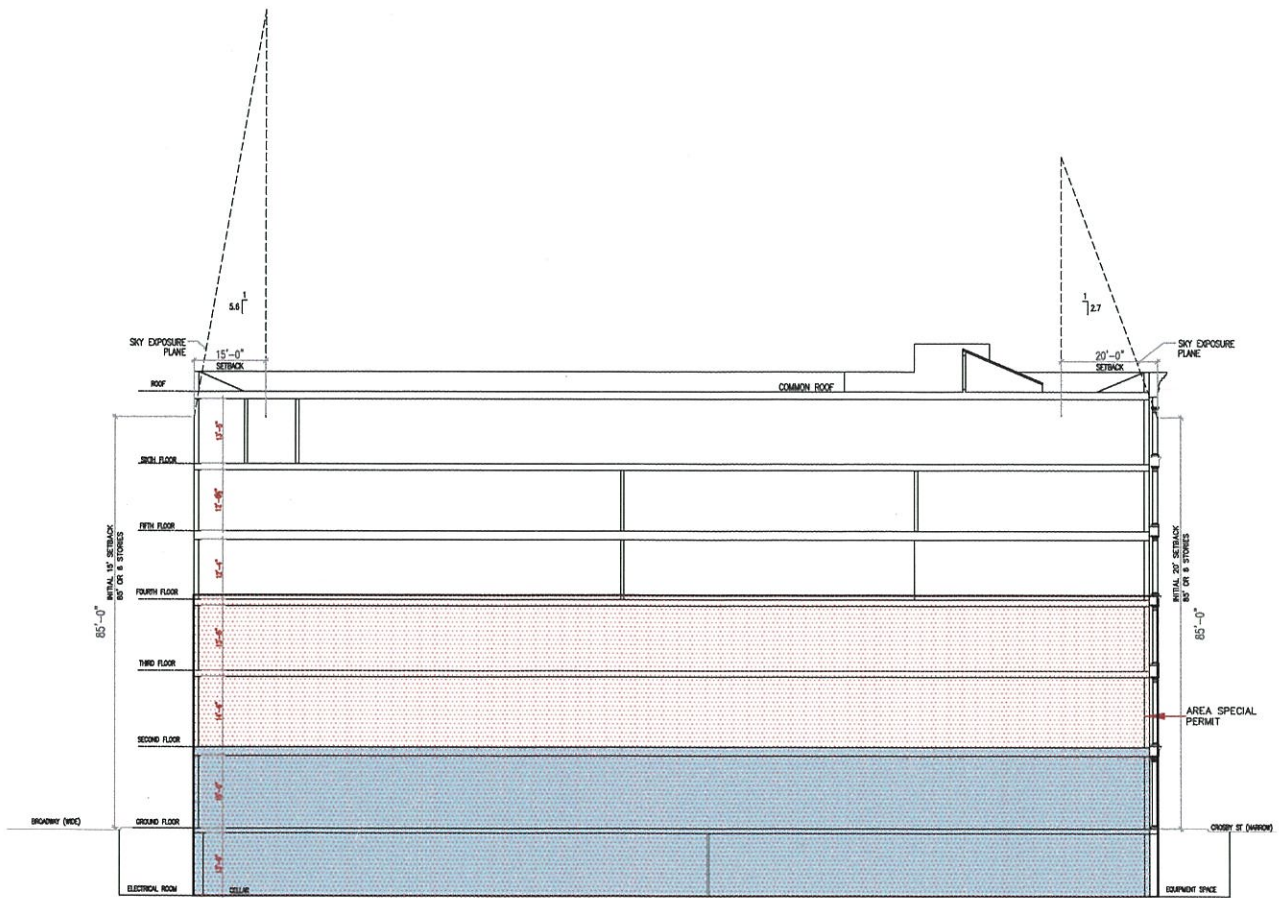


ELEVATION (Grand Street)
Scale: Graphic Scale

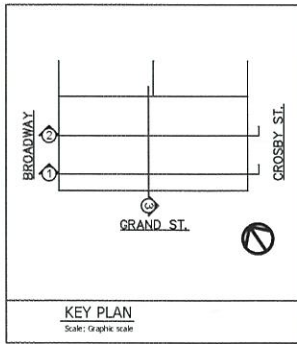


OWNER	462 BOWY LAND, L.P.	
PROJECT	462 BROADWAY NEW YORK, NY 10013	
BUILDING ELEVATIONS		
PETER P. FARINELLA ARCHITECT, P.C. 70 LAFAETTE STREET NEW YORK, NY 10013 PH: 212 368-8508 FAX: 212 368-8577		
SCALE	AS NOTED	DRAWING NO.
DATE	12/14/18	7
DRAWN BY	SB	
CHECKED BY	PTJ	

INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



BUILDING SECTION 1
Scale: Graphic Scale

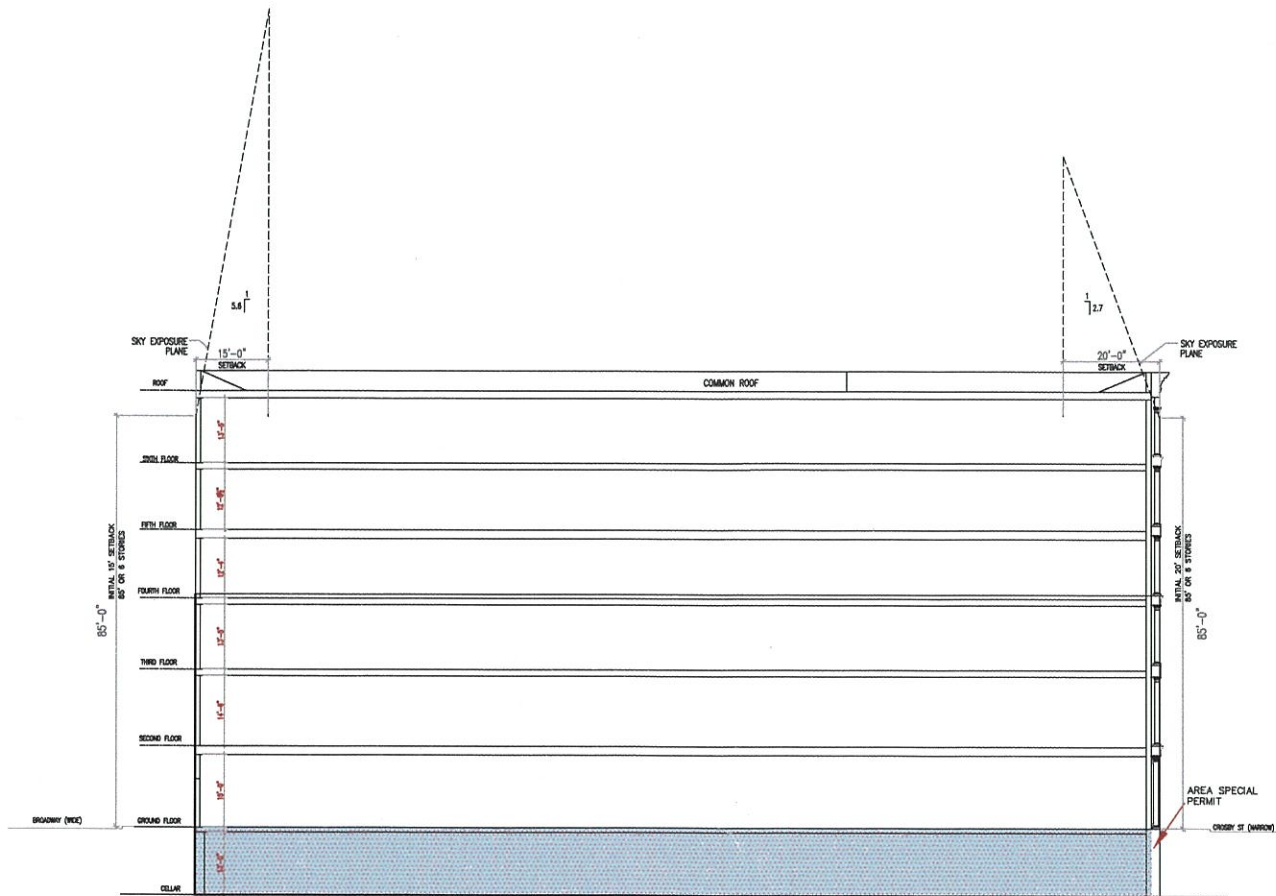


LEGEND	
	PROPOSED RETAIL PURSUANT TO SECTION 74-922
	PROPOSED RETAIL PURSUANT TO SECTION 74-781
BUILDING OWNER	
482 BOWY LAND, L.P.	
PREMISES	
482 BROADWAY NEW YORK, NY 10013	
BUILDING SECTION 1	
PETER F. FARINELLA ARCHITECT, P.C. 70 LEAVITT STREET, NEW YORK, NY 10013 PH: 212-348-6556 FAX: 212-348-6877	

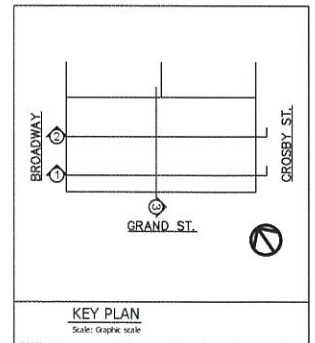


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INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



BUILDING SECTION 2
Scale: Graphic Scale



- LEGEND:
- PROPOSED RETAIL PURSUANT TO SECTION 74-922
 - PROPOSED RETAIL PURSUANT TO SECTION 74-781

BUILDING OWNED:
462 BDWY LAND, L.P.

FROM: 462 BROADWAY
NEW YORK, NY 10013

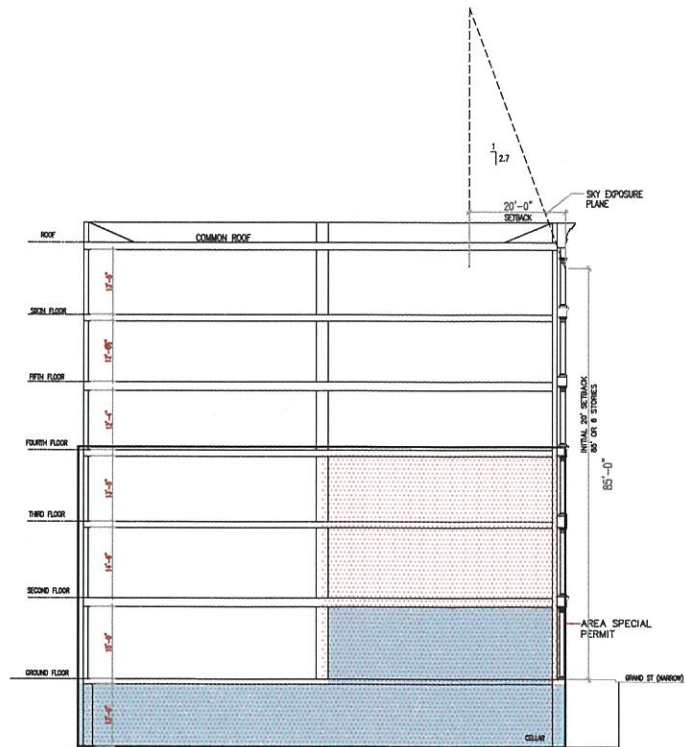
BUILDING SECTION 2



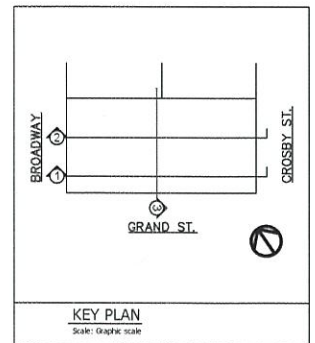
PETER F. FARINELLA ARCHITECT, P.C.
25 LAURENTE STREET NEW YORK, NY 10013
PH: 212 348-8666 FAX: 212 348-8977

SCALE: AS NOTED	DRAWING NO:
DATE: 12/14/16	9
DRAWN BY: RB	
CHECKED BY: PFF	



INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



BUILDING SECTION 3
Scale: Graphic Scale



KEY PLAN
Scale: Graphic scale

LEGEND:	
	PROPOSED RETAIL PURSUANT TO SECTION 74-822
	PROPOSED RETAIL PURSUANT TO SECTION 74-781
BUILDING OWNER	
462 BDWY LAND, L.P.	
PROJECT	
462 BROADWAY NEW YORK, NY 10013	
BUILDING SECTION 3	
PETER F. FARINELLA ARCHITECT, P.C. 70 LAFAYETTE STREET NEW YORK, NY 10013 PH: 212-260-8055 FAX: 212-260-8877	
SCALE	AS NOTED
DATE	12/14/16
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10	



INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY





The City of New York

Manhattan Community Board 1

Anthony Notaro, Jr. CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

SUBJECT: 125 Chambers Street, application for unenclosed sidewalk café for Pret a Manger
DCA Number 2625-2017-ASWC

Members of the Sub-Committee on Zoning and Franchises:

Thank you for the opportunity to appear before you. My name is Jeff Ehrlich and I am the Chair of Licensing and Permits for Community Board 1. The following is the testimony of Community Board 1 on this issue.

Normally our issues with unenclosed sidewalk cafe's are at night -- noise, smoking, etc. Here the problem is the daytime hours.

Our objections are based on safety and the fact that, according to Michael Levine our Land Use and Planning Consultant, the determination of Chambers Street as an allowable street for sidewalk cafes was made in the 1970's prior to the establishment of the Borough of Manhattan Community College on Chambers Street in 1983. Therefore no consideration could possibly have been given to the safety factor involving so many new pedestrians.

BMCC, 2 blocks to the west of this application's site, has over 25,000 current students, plus staff and faculty, arriving and leaving throughout the day. BMCC students attend classes into the late hours (approximately 11 P.M., 7 days a week), during the Fall and Spring semesters. Tribeca itself has grown considerably in 40 years, including adding P.S. 234, P.S. 89, and Stuyvesant High School also along Chambers Street.

As a resident of Chambers Street for 46 years I see the vast majority of the students walking on the *north* side of Chambers to get to their classes. They arrive by bus or from any one of a dozen or so subway lines that stop along the length of Chambers. During the day I sometimes cannot get off my steps as the hordes of students are in a hurry and fairly oblivious to anything around them.

Add to this mix the trucks and added traffic from block-long construction projects over the next few years, one being a block to the east on Church at Chambers and another a block south at Warren and West Broadway; plus the traffic diversions from the just-begun Warren Street water main project and the ongoing 5-year Worth St water main project -- and we have a serious safety problem for our students.

Any bottle-necking on the sidewalk at Pret a Manger will force students to step off the curb and into the street, which they already do when hurrying to class.

In the Weprin decision the Court ruled that the "de facto moratorium" and general community resistance were arbitrary and capricious. Denial of an application "must be based on more than community resistance to be rational."

We have no moratorium and we feel that this unique confluence of factors affecting the safety of our students should override the 40-some year old designation of Chambers St. for sidewalk café's.

I am also submitting the resolution from Community Board 1 opposing this application and adopted unanimously on July 25, 2017. Thank you.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 125 Chambers Street, application for unenclosed sidewalk café for Pret a Manger
DCA Number 2625-2017-ASWC

WHEREAS: The applicant, Pret a Manger, has applied for an unenclosed small sidewalk café license for 4 tables and 8 seats, and

WHEREAS: The applicant has represented that the hours of the sidewalk café will be 6:30 AM – 8:00 PM on weekdays and 6:30 AM to 6:00 PM on weekends, and

WHEREAS: Neighbors in the adjacent residential buildings spoke at the committee meeting in opposition to the proposed sidewalk cafe because of the congestion on the sidewalk, and

WHEREAS: This section of Chambers Street is highly trafficked by pedestrians walking through Tribeca, and

WHEREAS: The north side of Chambers Street is a major thoroughfare for thousands of Borough of Manhattan Community College and Stuyvesant High School students each day, and

WHEREAS: Neither school was located in Tribeca when the list of streets on which sidewalk cafes were legal was promulgated in the 1970's, and

WHEREAS: This location is proximate to major bus and subway stops, and several major construction sites, and

WHEREAS: Safety of the students is a concern if bottlenecking causes them to step off the curb in the rush for classes throughout the day, and

WHEREAS: The neighborhood has changed since the sidewalk café regulations were promulgated from commercial to increasingly mixed use residential/commercial and there are no sidewalk cafes located on the full length of Chambers Street, and

WHEREAS: The applicant did not appear at the scheduled July 12, 2017 Permits and Licensing Committee meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes this application for a small sidewalk café at 125 Chambers Street for Pret a Manger.



DEBORAH J. GLICK
Assemblymember 66th District
New York County

The Assembly State of New York

CHAIR
Higher Education Committee
Intern Committee

COMMITTEES
Environmental Conservation
Governmental Operations
Rules
Ways & Means

Testimony of Assemblymember Deborah J. Glick Before the New York City Council Land Use Committee & Subcommittee on Zoning and Franchises Application No. C 170192 ZSM LU 0716-2017

July 27, 2017

Thank you for the opportunity to testify regarding the Special Use Permit application for 462 Broadway in the SoHo neighborhood of Manhattan. The applicant is requesting two special use permits that would allow retail use on the ground floor and cellar of the existing property at Broadway and Grand Street as well as a planned 45,201 square foot retail space, exceeding the 10,000 square foot limit allowed by current zoning law on the ground through 3rd floors.

While the SoHo portion of Broadway is informally known as a shopping destination for tourists visiting New York City, many residents still live in the area and are forced to contend daily with quality of life issues and other problems brought on by changes similar to what the applicant is seeking. Nonetheless, M1-5A and M1-5B districts permit specific retail uses, and the applicant, who has owned the building for many decades, should be required to follow the existing law in regards to retail uses rather than applying for a special change in zoning. For this and other important reasons, I urge the City Council to deny this application.

On June 7th, this application was heard by the City Planning Commission (CPC) where commissioners were given a chance to ask specific questions of the developer and discuss the merits of the application. Many commissioners raised questions as to the overall zoning requirements that are seen in this section of SoHo and what the current state of retail uses in M1-5A and M1-5B zones mean for the residents and infrastructure surrounding this application. On July 12th, the CPC voted to unanimously approve the UG6 Retail on the 1st Floor and Cellar (ZE 74-781), and voted 10:1 in favor of the separate UG10 Retail on the Cellar through 3rd Floors (ZR 74-922).

Retail Square Footage

The applicant seeks to convert the ground floor, cellar, second floor, and third floor by using a Special Permit, pursuant to Section 74-922, in order to modify section ZR 42-12 and allow for a retail space that would exceed 10,000 square feet. Despite lying within one tax lot, the building at 462 Broadway is divided into a northern portion and southern portion. The Special Permit would change the use groups for the building by permitting Use Group 6 and 10A for large retail establishments over 10,000 square feet in the southern portions of the building from the cellar to 3rd floors. The applicant has expressed that surrounding real estate factors contribute to the need for a Special Use Permit, as they wish to ensure that retail spaces exceeding 10,000 square feet would be allowed to occupy storefronts on side streets in SoHo (Crosby and Grand Streets) that do not exist within the main retail thoroughfare.

In total, the changes the applicant is seeking to the zoning code and the approval of a Special Use Permit would allow for some 45,000 square feet of retail space on the cellar, ground floor, second floor, and third floor of the building. Additionally, while the applicant has not yet sought a separate 74-922 special permit to allow retail exceeding 10,000 square feet on the north side of the building, the approval of this application would set the precedent to seek an additional Special Use Permit for the northern portion of the ground floor and second floor, where over 28,500 square feet of space currently sits vacant. Lastly, the building currently houses the International Culinary Center (ICC) as an existing tenant with a Use Group 9 space. Due to downsizing, the ICC has vacated its former ground floor space, and will now occupy portions of the second through fifth floors. Should further changes to the ICC's use of the building be made, the applicant may return to seek this special permit for even more retail space that would allow for oversized retail in a comparable size to the space in the southern portion.

Special Use Permits & Land Use Needs

A Special Use Permit that follows the Uniform Land Use Review Procedure (ULURP) is the formal, legal, and public process for allowing oversized retail uses. As Community Board 2 initially heard this proposal for a Special Use Permit at 462 Broadway, there are likely to be more Special Use Permits in order to legalize non-conforming retail spaces throughout SoHo and NoHo. It is then possible that for Community Board 2 and local residents, specifically, a wave of Special Use Permits will be heard in order to legalize delinquent retailers that have recently been issued violations and other developers who will want to make regular use of a Special Permit. The long process of a single ULURP is difficult enough for a Community Board to hear in addition to their other duties, but the potential six Special Use Permit ULURPs that may come before the board imminently has the potential to overburden them if they are not given the proper support.

This onerous process will only increase if this Special Permit is approved and the community will be forced to review a number of these applications seeking the same result. Instead, retailers should be required to adhere to current zoning law, and the City should engage with the community to produce a comprehensive community plan that favors residents, acknowledges these buildings' places in a historic district, and ensures that residents, businesses, and commercial needs can exist together in a mixed-use community. The creation of a destination shopping attraction in SoHo has negatively affected residents, driven out small businesses and grocery stores, and put undue burdens on volunteer community boards. Unfortunately, because of DOB's lack of enforcement in regards to oversized illegal retail use, these problems have compounded and contributed to other quality of life issues that Community Board 2, and a comprehensive community plan that is desperately needed.

Quality of Life Concerns

In the required Environmental Assessment Statement (EAS), 462 Broadway was subject to a "400 Foot Study Area" that examined the immediate vicinity of this section of SoHo. Within that study area over 450 residential units were found in buildings that form the immediate surrounding area of 462 Broadway. Only two addresses that abut the property do not contain residential uses in some way. Frequently, during the Community Board hearing process, the applicant made repeated arguments that manufacturing uses within the M1-5B district would be far more offensive to the needs of a residential community than any inconveniences brought on by retail uses. However it should be understood that SoHo is in fact currently a mixed use community, and regardless of what

the dominant industry is, whether retail or industrial uses, special attention should be made to how residents and commercial enterprise can exist well together.

Residents frequently complain about noise in all parts of the City; however SoHo experiences noise at nearly all times of the day. Crowds making use of the destination shopping district along Broadway overflow sidewalks and contribute to neighborhood noise well into the evening as stores stay open past regular hours. At night, evening crews come in to restock shelves and take after hours deliveries that bring large tractor-trailers into the neighborhood, loudly unloading into stores while residents try to sleep above them. The cast iron architecture of the neighborhood and city-scape cause noise to reverberate up and down side streets, providing little escape for residents. As part of the Special Use Permit, the CPC instituted a condition of the permit that will not allow loading on Crosby Street between 8PM and 7AM. While this is an important caveat, and the Special Permit process does allow for these conditions to be instituted and met, historically enforcement of such conditions is extremely difficult and the community is rightly concerned that they will not be upheld.

Furthermore, these large retail spaces and especially the oversize non-conforming spaces create enormous amounts of trash that private carters are required to pick up. Frequently, these carters pick up trash at night in order to avoid daytime traffic. This creates even more noise for residents, and when private carters miss some trash it becomes litter the following day. The immense crowds of tourists drawn to the area further exacerbate this problem by overwhelming available trash cans, and the New York Department of Sanitation (DSNY) is forced to pick up what is left over. Additionally, light pollution from stores leaving on storefront lights, displays, LED advertising screens, and any number of other excessive illumination forms contributes to a decreased quality of life for residents. Overall, these large oversize retail spaces negatively affect the quality of life for residents who have made their home in this mixed use community.

Surrounding Oversize Retail Violations

As discussed above, in April five oversized retail establishments along Broadway south of Houston Street were given Environmental Control Board (ECB) violations by the New York City Department of Buildings (DOB) for exceeding retail square footage requirements and operating outside of the zoning code. These stores include Topshop (478-482 Broadway), Zara (503-511 Broadway), UNIQLO (546-548 Broadway), American Eagle (599-601 Broadway), and Hollister (600-602 Broadway). These stores received a "Category Code 92" ECB Violation relating to an illegal conversion of a manufacturing space where retail spaces exceeding 10,000 square feet of total area, and on multiple floors, were operating in an M1-5B district.

During the initial stage of the applicant's meetings with the Community Board, before these violations were made public to the larger community, the applicant cited some of these locations as examples justifying the Special Use Permit. The violating retail spaces are still in the process of making their oversized retail establishments legal, but it is clear that many stores along Broadway and even on the side streets do not conform to existing zoning requirements. These stores bypassed the required public community process that is being followed in this application and has allowed for specific concerns and issues to be aired by residents and the community at large. It has become clear through this process that these illegal spaces have had negative impacts on longtime residents, and that the efforts made by the Community Board, my office, and my colleagues to address non-conforming retail spaces in SoHo are sorely needed.

Conclusion

I appreciate that the applicant has made certain changes to the proposal in an attempt to satisfy the Community Board's concerns and is participating in the public Special Use Permit and ULURP process rather than illegally constructing a space like other Broadway tenants have done. However, the community's opposition to this proposal is strong, and has made clear the damage done by oversized retail to the quality of life of SoHo's residents is pervasive. In fact, except for the applicant themselves, and to another degree, the CPC, to my knowledge no entity has come forward in favor of this application. Furthermore, until the ECB violations for the five other SoHo spaces that are comparable to this location are decided within DOB, this application should not move forward as it will only provide justification for clearly non-conforming spaces to become legal. Because of these reasons and the aforementioned concerns, I urge the commission to deny this application.

TESTIMONY OF THE REAL ESTATE BOARD OF NEW YORK, BEFORE NEW YORK CITY COUNCIL ZONING AND FRANCHISES COMMITTEE IN SUPPORT OF THE MANHATTAN WEST TEXT AMENDMENT

July 27, 2017

The Real Estate Board of New York, Inc. (REBNY) is a broadly-based trade association with 17,000 owners, developers, brokers, managers, and real estate professionals active throughout New York City.

We support the zoning text amendment before you and urge the City Council to support this application.

When Manhattan West is completed, it will provide over 2 acres of publicly accessible open space for those who live and work in the community.

Arts Brookfield presents award-winning, world-class cultural experiences for free each year in public spaces at Brookfield's premier properties.

This zoning text amendment will bring exciting programming to Manhattan West in a manner that Arts Brookfield has expertly done in other locations throughout the City. Transforming this former rail yard into open space with outstanding programming is something that we fully support.

REBNY respectfully requests that the Committee vote in favor of the text amendment.



NYC Parks

TESTIMONY BY
NICK MOLINARI,
CHIEF OF PLANNING & NEIGHBORHOOD DEVELOPMENT
NEW YORK CITY
DEPARTMENT OF PARKS AND RECREATION
BEFORE THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
NEW YORK CITY COUNCIL

THURSDAY, JULY 27, 2017



**Hearing before the City Council Subcommittee on Zoning and Franchises
Downtown Far Rockaway Rezoning
July 27, 2017**

Good morning Chair Richards and members of the Zoning and Franchises subcommittee. My name is Nick Molinari, and I am Chief of Planning and Neighborhood Development at the New York City Department of Parks and Recreation. I am here to speak on the proposed rezoning of Downtown Far Rockaway.

NYC Parks recognizes the importance of our parks and open spaces in improving the quality of life for residents in Downtown Far Rockaway, and in supporting the revitalization of downtown as the commercial hub of the peninsula.

NYC Parks has been working closely with our partner City agencies and with local stakeholders to better understand the priorities and opportunities for improved parks and open spaces on the Rockaway Peninsula. We participated in the first public meeting associated with “Shaping the Future of Downtown Far Rockaway” in January 2016, and participated in follow up discussions and public open houses to update the community and gather additional feedback. Working closely with stakeholders, we have contributed to the “Roadmap for Action” published last summer, and in subsequent community meetings to present this report. We have been encouraged to see the emergence of creative ideas, the desire to prioritize quality of life issues, and to improve open space in Downtown Far Rockaway.

The Final Environmental Impact Statement published in June acknowledged that there would be a significant adverse impact on the overall ratio of active open space in the half-mile study area resulting from the proposed rezoning. NYC Parks has been working with agency partners to explore ways to improve open spaces, and we will continue to work with New York City Economic Development Corporation, City Council and the Administration to develop approaches to mitigate open space impacts and improve upon existing open spaces in the neighborhood. We will continue to collaborate with the New York City Economic Development Corporation and our sister agencies to examine opportunities to leverage city assets to best plan for parks and open spaces as Downtown Far Rockaway grows in the future. We also look forward to continued engagement with neighborhood residents and open space stakeholders to contribute to the successful revitalization of Downtown Far Rockaway.

I thank you for the opportunity to speak before you today.



CHAIRMAN

FREDERICK ISEMAN

PRESIDENT

ELIZABETH GOLDSTEIN

BOARD OF DIRECTORS

GABRIEL CALATRAVA

SANTIAGO CALATRAVA

LISA SMITH CASHIN

VIN CIPOLLA

ELIZABETH DILLER

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SUSAN K. FREEDMAN

FREDERICK ISEMAN

AMIT KHURANA

CHRISTY MACLEAR

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JOHN E. MEROW

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JANET C. ROSS

WHITNEY NORTH SEYMOUR, JR.

JERRY I. SPEYER

STEPHEN C. SWID

HELEN S. TUCKER

**MAS Comments for the City Council on the Downtown Far Rockaway
Redevelopment Project Uniform Land Use Review Procedure (ULURP) Nos. 170243
ZMQ, N170244 ZRQ, 170245 HGQ, 170246 HUQ, 170247 HDQ, and 170248 PPQ,
and the Final Environmental Impact Statement (FEIS), CEQR No. 16DME010Q,
Queens, NY**

July 27, 2017

Position

The Municipal Art Society of New York (MAS) commends Council Member Richards, the New York City Economic Development Corporation (EDC), the City, community stakeholders, and the Downtown Far Rockaway Working Group for their efforts to bring vibrancy to Downtown Far Rockaway. Far Rockaway has been in need of revitalization for generations, and we recognize the challenges that lay ahead for the success of the project.

However, MAS has a number of concerns that we urge the City to address before we can support the proposal. In addition to broader matters of feasibility and ways to better ensure success of the proposed Urban Renewal Area, we are concerned about the lack of proposed open space, potential displacement of local residents, and the unaddressed increasing need for childcare facilities.

Background

Far Rockaway has been long plagued by underperforming retail corridors, deteriorated buildings, and underutilized lots. At the same time, area residents have faced a chronic lack of community services, amenities, affordable housing options, and quality open space.

The City is proposing a series of land use actions, including zoning map and zoning text amendments, disposition and acquisition of property, and the designation and approval of an Urban Renewal Area (URA) and Plan (URP) as the centerpiece of the plan, designed to redevelop and revitalize an approximately 23-block area of the Downtown Far Rockaway neighborhood of Queens, Community District 14.

The proposal is expected to bring to the area approximately 8,500 new residents and 3,123 residential dwelling units, of which approximately 1,580 would be affordable.

Potential Indirect Residential Displacement

Mindful of the potential for the proposal to displace area low-income residents, MAS believes the City should define and evaluate a specific Mandatory Inclusionary Housing (MIH) option that reflects the actual income of the community's residents before the plan is approved. The median household income in the rezoning area ranges from \$20,865 to \$48,875, which is well below the median household income of Queens (\$60,422) and New York City (\$55,752).¹ According to the Final Environmental Impact Statement (FEIS), issued June 29, 2017, all

¹ 2011-2015 American Community Survey 5-Year Estimates. Household income in the past 12 months for: Block Group 1, Census Tract 1008.02. Block Group 1, Census Tract 1010.01. Block Group 1, Census Tract 1032.02. Block Group 2, Census Tract 1032.01. Block Group 3, Census Tract 1032.01. Block Group 4, Census Tract 1010.01. Block Group 4, Census Tract 1032.02



affordable units would be available to households at or below 80 percent of Area Median Income (AMI), which is currently \$72,480 for a family of four.

Business Displacement

Given the low income level of a significant portion of the area population and Downtown Far Rockaway's geographical isolation from other working centers in the city, MAS strongly recommends the Department of Small Business Services (SBS) reach out to the local business community and stakeholders to find equitable solutions to reduce potential business displacement under the proposal.

According to the FEIS, the proposed rezoning would result in the displacement of 30 businesses and 299 workers. Although the expressed displacement levels may not exceed City Environmental Quality Review (CEQR) thresholds deemed significantly adverse, these businesses play an important role in the local economy by providing needed goods, services, and jobs. MAS contends that displacement should be reduced to the furthest extent practicable.

Commercial and Transportation Hub

If Downtown Far Rockaway is to be the transportation hub envisioned under the proposal, EDC, the Metropolitan Transportation Authority (MTA), and the Department of Transportation (DOT) need to find feasible solutions to address the transit challenges identified by the MTA in its comments in the FEIS.

MAS believes the revitalization proposal will work in tandem with DOT's planned Downtown Far Rockaway Urban Design and Streetscape Project, which is expected to begin in 2020. The DOT's plan could greatly improve accessibility of the surrounding neighborhoods to the Far Rockaway MTA subway and Long Island Rail Road (LIRR) stations and area bus routes. However, as stated in the FEIS, the MTA has serious concerns about the projected relocation of the existing off-street bus stop and bus layover in the two lots on MTA and city-owned property (Block 15705) to an on-street site, removing the annexed parking facility, and unmitigated traffic impacts identified under the revitalization proposal.

Given the relative geographical isolation of Far Rockaway, the overall success of the proposal is dependent on the City arriving at feasible solutions to these issues.

Open Space

Downtown Far Rockaway is greatly underserved by open space. The area has about half of the citywide average of 2.5 acres of open space per 1,000 residents. With the addition of 8,463 new residents under the proposal, these conditions will undoubtedly worsen. According to the FEIS, approximately 11 acres of open space would be needed just to meet the citywide average.

We find that the proposal does not adequately provide quality passive and active public space. Therefore, the City should work with the community to come up with a plan that addresses the shortage. We suggest exploring opportunities to convert city-owned sites or create community gardens.

We also recommend changes to the planned public plaza in the URA. We believe the proposed Special Downtown Far Rockaway District zoning text amendment (Section 136-324) eliminates key design guidelines regarding permitted occupation and open air cafes, seating, planting beds, lighting, litter receptacles, and wayfinding signage regulations that we believe are vital for creating successful and welcoming public plazas.

Furthermore, MAS recommends that the plaza in the URA be subject to design guidelines found in the NYC Zoning Resolution² for privately owned public spaces (POPS) and plazas throughout the city, specifically with regard to seating design, water features, play areas, and artwork.

Community Facilities

According to the FEIS, the new residents expected under rezoning proposal would overburden publicly funded childcare facilities by almost 50 percent in an already vulnerable area. The rezoning would leave the community with a deficit of 209 child care facility slots. Therefore, we believe the Administration of Children's Services (ACS) and the Housing Preservation and Development (HPD) should work with the community to define a cohesive plan to address this problem. MAS also encourages HPD to mandate the inclusion of childcare facilities in any developments receiving public subsidies within the URA's boundary.

With the new residents in mind, the School Construction Authority (SCA) should explore the request by Queens Community Board 14 for a new school facility under the plan.

Urban Renewal Area (URA)

Given the importance of the URA to the proposal, it is critical that the City demonstrate the availability of sufficient funding to ensure its long-term success. Despite the best intentions, urban renewal projects often end up as cleared space that is left as large swaths of vacant land. As an example, the nearby Arverne East Renewal Area was cleared for development in the late 1960s and 81 acres remain vacant today.³ Therefore, MAS recommends that the City itemize and publicly disclose the allocation of \$91 million to the commitments described in the Downtown Far Rockaway Roadmap for Action.

Commitments

MAS points to the importance and the applicability of the proposal to Local Law 175, which is intended to promote transparency and accountability regarding City commitments.

The law requires the documentation of allocated funding and completion dates for every commitment by the City. Given the importance of the project and the level of investment, MAS believes commitments under the proposal for affordable housing, public space, community facilities and infrastructure should be subject to oversight protocols mandated by the local law.

ULURP Process

MAS agrees with concerns raised by Borough President Melinda Katz regarding the modifications made to the project area boundary after the Community Board had reviewed the project under ULURP. The ULURP process is designed to provide involved stakeholders with complete and detailed information on any particular proposed action. The late modification to expand the project boundary without being reviewed by the Community Board undermines the ULURP process. Therefore, MAS recommends that any relevant information about proposed land use actions should be fully disclosed and all involved parties should be given sufficient time to review any substantial changes.

² New York City Zoning Resolution, Article III Chapter 7 Section 70.

³ *Urban Reviewer Arverne* <http://www.urbanreviewer.org/#map=12/40.7400/-74.0104&sidebar=plans>



Conclusion

MAS recognizes the critical need for revitalization in Downtown Far Rockaway. The time has come for a committed, well-funded, and comprehensive plan to address the conditions that have long plagued the community.

We commend the efforts by the City and understand the significant challenges that lay ahead for the success of the proposal. However, we strongly urge the City Council to incorporate our recommendations. We promote a truly equitable approach to providing affordable housing that meets the needs of the community; facilitating collaboration with the MTA to see that Downtown Far Rockaway can become a transportation hub; exploring ways to create quality open space through collaboration with the community; implementing design guidelines to ensure that the proposed public plaza in the downtown will be the inviting focal point of the area; finding opportunities for new childcare facilities; demonstrating that sufficient funding will be provided for the URA to ensure long-term investment in the downtown; reducing the possibility of displacement of local businesses and jobs; and conforming with oversight and transparency protocols for City commitments under Local Law 175.

Thank you for the opportunity to comment on this critical project.



ST. JOHN'S EPISCOPAL HOSPITAL

EPISCOPAL HEALTH SERVICES INC.

**NEW YORK CITY COUNCIL
DOWNTOWN FAR ROCKAWAY REVITALIZATION
ULURRP HEARING
July 27, 2017**

ST. JOHN'S EPISCOPAL HOSPITAL TESTIMONY

Good Morning, my name is Renee Hastick-Motes, Vice President of External Affairs with St. John's Episcopal Hospital. As you know St. John's is the only hospital providing emergency and ambulatory care to the densely populated, culturally and economically diverse, and medically underserved populations of the Rockaways and Five Towns in southern Queens County and southwestern Nassau County, New York. Today, on behalf of St. John's Episcopal Hospital, I stand here to say, we support the proposal to invest in Far Rockaway including the proposed land use actions through ULURP and programming that has been set out in the action plan.

As a member of the downtown Far Rockaway working group and a participant in the public meetings, St. John's Episcopal Hospital has participated along with business owners, local community groups and residents on this community-driven proposal. We have been impressed by the openness and the extensive outreach effort of the City to reach all the stakeholders with in the area.

We understand the complexity of this project and what that means too many residents, business owners and even the hospital but we also understand the great need of the community associated with each component involved. With that said, St. John's stands in support, and we encourage you to support this application as well.

Sincerely,
Renee Hastick-Motes, MPA
Vice President, External Affairs

Peter Davies
548 Broadway #5A
New York, NY 10012

July 27, 2017

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

Re: 462 Broadway, Manhattan
LU 0716-2017; LU 0717-2017
ULURP No.: C 170192 ZSM
Council District 1; CB2
July 27, 2017 Public Hearing
Testimony in OPPOSITION

Dear Chair Richards and Councilmembers,

My name is Peter Davies, and I speak today in opposition to the applications for 462 Broadway. I urge you to deny the allowance for oversized and overbearing retail at this location. Many of my neighbors couldn't attend today, but included with my testimony is a petition signed by over 50 of those neighbors, stating opposition to the special permit applications for 462 Broadway. In addition, over 3-dozen statements in opposition have been submitted. This strong and unified community opposition is in line with the very thorough Resolution from CB2, Manhattan and the equally comprehensive Recommendation from Borough President Gale Brewer, both urging denial of these applications.

My written testimony goes into greater depth than is allowed under the 3-minute time allotment, so I will begin with an outline of my key points, explaining why this retail plan will bring multiple negative impacts to our mixed-use live-work community in SoHo, and why the applications should be denied.

- 1) Broadway in SoHo is overrun with non-permitted illegal oversized retail operations in violation of zoning. Claims that this unlawful situation should be the standard for allowance of additional oversized retail in our community fails to address the impact of such retail, most of which was installed without important community review. This is outlined in depth in the CB2 Resolution at paragraphs 8-11.
- 2) Oversized and high-impact destination retail has brought adverse impacts to our live-work neighborhood, altering the essential character of this mixed-use community. The negative effects of such retail are outlined in the CB2 Resolution at paragraph 16, a-d.
- 3) The applicant should be held to account for the long-term allowance of illegal, non-permitted retail within 462 Broadway. That unlawful retail allowed for self-enrichment of the applicant for the past two decades. This is noted in the CB2 Resolution, paragraph 19.
- 4) Failure of the applicant to fulfill the requirement for good faith marketing at 462 Broadway, including current marketing for illegal non-permitted retail in the building. For more detail see the CB2 Resolution, paragraphs 19-20.

- 1) Broadway in SoHo is overrun with non-permitted illegal oversized retail operations in violation of zoning. I am a 37-year resident of Broadway in SoHo, and I have direct experience with the negative impacts from oversized retail, as I live directly above one such huge retail operation, UNIQLO, which was served by the DOB with an ECB violation in April 2017 for illegal operation of retail in excess of 10,000 square feet without the required retail special permit, just one of six such non-permitted oversized retail operations along Broadway in SoHo and NoHo. The fact is that oversized retail along Broadway is not the norm, but is in fact illegal, and its presence negatively impacts our community.
- 2) Oversized and high-impact destination retail has brought adverse impacts to our live-work neighborhood, altering the essential character of this mixed-use community. Broadway in SoHo is home to many residents. Buildings in the vicinity of 462 Broadway have 80% or more of their space devoted to residentially occupied units (a far larger percent than the amount claimed by the applicant). This is essentially a mixed-use, live-work community, and the M1-5B zoning is meant to protect the unique character. However, the existence of huge retailer operations along Broadway, most of which have been installed during the past decade without the required permits, has introduced into our mixed-use neighborhood a series of adverse effects, all of which negatively impact the essential character of our neighborhood.

Noisy merchandise deliveries, six nights a week, 52 weeks a year disrupt our lives, our work and our sleep. These off-hours deliveries are so disruptive that DOT recently installed outside my building, where UNIQLO receives nighttime deliveries 6 nights each and every week, a motion & sound activated cameras to monitor that activity, made necessary by UNIQLO's on-going refusal to adjust delivery procedure so that it would be less impactful on nearby residents – all of whom were living here, many for decades, before UNIQLO overtook this block.

There are additional negative impacts from the rapacious retailers along Broadway, all the result of their attempts to attract customers: Illuminated displays, product drops, consumer-attracting special events, sidewalk encumbrances, and curbside marketing campaigns. Those of us who live and work in the loft spaces above Broadway are not against responsible retailers, but what we are now forced to live with are neither responsible to the community nor beneficial to a well-functioning mixed-use district. Unfortunately the applicant has not presented a plan that addresses the inherent problems of installing retail within this huge building at 462 Broadway.

- 3) The applicant should be held to account for the long-term allowance of illegal, non-permitted retail within 462 Broadway. Despite that lack of permit, the applicant allowed, for over 20 years, retail to operate there, recently seeking rent at over \$350,000 per month. Thereby the applicant has been illegally enriched for the past two decades. And now, in blatant disregard of the zoning requirements, is pushing for further enrichment.
- 4) Failure of the applicant to fulfill the requirement for good faith marketing at 462 Broadway. Addressing the required “good faith” marketing requirement: As noted by both CB2 and BP Gale Brewer, currently within the northerly portion of the building, at 466-468 Broadway, marketing is taking place for non-permitted retail. This is evidenced by huge posters inside the windows there, boldly proclaiming “RETAIL SPACE FOR LEASE.” Photos taken June 5, 2017 are included at the end of my testimony. Note that no special permit has been obtained for any sort of retail within that space.

In response to questions from BP Brewer about that retail marketing, the applicant's attorney recently claimed that the "current lessee ... was marketing the space without the owner's consent and it was not something that the owner can currently control." However, as photographs clearly show, the current and ongoing marketing of that space is taking place within the windows of the building. If the owner cannot control that activity, then it is specious for the owner to make any claim that it will be able to control future leaseholders in any reasonable way.

The plan for oversized and unfettered retail within any portion of the massive building at 462 Broadway is bad for residents and bad for SoHo. I urge the Council to deny these applications.

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

Sincerely,

Peter Davies

RESIDENTS OF [REDACTED] BROADWAY/Crosby/Mercer/Broome

On behalf of the hundreds of residents who live within the "Study Area" of the 400-foot radius to 462 Broadway, we oppose the Special Permit Applications for 462 Broadway.

462 Broadway has residential buildings circling its entire perimeter. One of the many concerns is that if these Special Permits are granted then the resulting large-scale retail will negatively impact the essential neighborhood character of this part of SoHo. Any retail establishment of this scale disregards the unique charm of the boutique style approach to shopping that SoHo has been known for, and will disturb the quality of life for the residents living nearby.

What SoHo doesn't need is to look and feel like every other corner of the City, with the exact same big box tenants. What is needed is for City Officials and the Department of Buildings to protect and enforce SoHo's small-scale retail zoning. There are numerous properties along Broadway within SoHo that have violated the 10,000 square foot retail zoning restriction, such as Uniqlo, Topshop, American Eagle, Hollister and Zara. The presence of those existing, non-permitted, oversized retail operations create negative impacts, on a daily basis, for those living above and nearby those locations.

Please work with us to oppose 462 Special Permit applications for the reasons cited below.

1. Excessive nighttime illumination.
2. The number of delivery trucks needed to support the business/es and the noise generated by lift gates, hitting the sidewalk.
3. The voices of employees working the deliveries.
4. The added pollution from idling trucks.
5. The increase in pedestrian traffic on presently crowded sidewalks and subways of SoHo.
6. The increased vehicular traffic on the one lane streets of Grand and Crosby... leading to frustrated drivers leaning on their car horns.
7. Trash! Garbage trucks, throughout the evening servicing the establishment/s and the loud constant beeping of them backing up.
8. Sidewalks piled with nightly bags of trash. Rats! and vagrants going through them and spilling their contents into the sidewalk!

Help stop oversized developments from overwhelming the historic nature and beauty of our community, and assist us in sending a message to owners and developers of the commercial spaces presently being "warehoused", that oversized retail is inappropriate for our mixed-use neighborhood and should not be permitted.

Respectfully,

Ronnie Wolf [REDACTED]
 Steve Leon [REDACTED]
 LINDA SCHARANK [REDACTED]
 SUSANNE Neumann [REDACTED]
 Dianne Festa [REDACTED]
 RYAN WONG [REDACTED]
 ERIC WONG [REDACTED]
 ASHAR WONG [REDACTED]
 MEG GATTUSO [REDACTED]
 JON FOWLER & OLIVIANE BRIGAN [REDACTED]

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Respectfully ,

NAME	EMAIL ADDRESS
DENEE MONROSE	[REDACTED] 542 BROADWAY
Betsy Burgess	[REDACTED] 430 Crosby St
ANDERS HOLST	[REDACTED] 434 Broadway
David Lawrence	[REDACTED] 138 Grand St.
Cynthia Chapin	[REDACTED]
MICHELLE ROXBURNE	[REDACTED]
STEPHAN WANTS	[REDACTED]
Greg Loman	[REDACTED] 30-017 COLISEUM
JANE NELSON	[REDACTED]
Gavin Albert	[REDACTED]
JAMES YOUNG	[REDACTED]

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Respectfully,
NAME

EMAIL ADDRESS

Jeannie Kiely	[Redacted] 121 Mercer #5
Jeff McMillan	[Redacted]
Tsipi Ben-Haim	[Redacted]
Louise Silverstein + Peter Lynch	[Redacted]
CHARLES FLOUISE MARBURG	[Redacted]
[Redacted]	[Redacted]
Michele MARIANO	[Redacted]
Rebecca Weller	[Redacted]

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Respectfully ,

NAME	EMAIL ADDRESS
Carlin Kelmer	[REDACTED]
Harrie Marshall	[REDACTED]
Henry Friedman	[REDACTED] 19 Crosby
Vukic Oltz	[REDACTED] 138 Grand St
BILL RABINOWITZ	[REDACTED] 159 Horley St
Steve Hamilton	[REDACTED] 33 Crosby
Katy Rice	198 6TH AVE #3, NY NY 10013 198th Ave
Elyssa Ackerman	473 Broadway [REDACTED]
Violet Wanta	[REDACTED] 121 Greene.
Jessica Wolff	[REDACTED]
Kim Lippman	[REDACTED] 30 Crosby

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Respectfully ,

NAME	EMAIL ADDRESS
------	---------------

MARC LAVIETES	[REDACTED] 35 Mercer #4W
SUSAN SHOELAKER	[REDACTED] 38 Crosby
SUSAN WITTENBERG	[REDACTED] 110 Greene
CLAIRE CHAPIN	[REDACTED]
OTTO ARR	[REDACTED] 29 Crosby
PIER CONSAGRA	[REDACTED] 542 BWAY
Jane Fisher	[REDACTED] 542 Broadway
Margo Margolis	[REDACTED] 16 Crosby
Susan Keith	[REDACTED] 16 Crosby
JACK KEITH	[REDACTED] " "

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Respectfully ,

NAME	EMAIL ADDRESS
MARCO R. GIOCCA	[REDACTED] 75 SULLIVAN ST
CRISTIA GRALIER	[REDACTED]
Gavin Albert	[REDACTED] 48 Crosby







*Queens Economic
Development Corporation*

*120-55 Queens Boulevard, Suite 309
Kew Gardens, NY 11424*

*Tel 718 263 0546
Fax 718 263 0594*

www.queensny.org

July 27th, 2017

Dear City Council Members,

My name is Sante Antonelli and I am the Director of Business Service for the Queens Economic Development Corporation.

As the public approval process for downtown Rockaway moves forward, it is important to consider the impact for the entire Rockaway peninsula. Over the last ten years significant economic development programs have transformed the central and western portions of the Rockaways while leaving behind the eastern part of the peninsula called Far Rockaway.

Through rezoning, new investments and a concerted focus to work with all sectors of the community, downtown Far Rockaway can be transformed into a vibrant mixed-use neighborhood that will bring new jobs and economic activity to the area and surroundings.

The positive impact of this project will ripple from the downtown area to include housing, retail, recreational and commercial space. This in turn will attract new residents and jobs, bolstering the local economy.

The QEDC has always been a supporter of development in The Rockaways and is active with many groups focusing on redevelopment and marketing. We believe this project can be balanced helping the existing community while attracting new residents and businesses.

The new development will also help Queens retain some of the millions of dollars in spending the City now loses to adjacent suburbs. As you know, the creation of housing is extremely important – especially affordable housing which is sorely needed if we are to provide for all sectors of our diverse population.

The QEDC urges the city to move forward with this plan.

Thank you,

Sante Antonelli



FOR THE RECORD

Queens Chamber testimony 07.26.2017

Good morning. My name is Tom Grech, Executive Director of the Queens Chamber of Commerce.

Far Rockaway has been a victim of decades of disinvestment that has long left this community struggling for access to healthcare, jobs and services. This proposal for downtown Far Rockaway will deliver a more equitable strategy for investment, resources, economic development, and infrastructure that will position the residents of this community to be competitive with the rest of the City. The land use actions and the larger Roadmap for Action represent the opportunity for change that the community has been seeking for decades—change that can only come with bold action

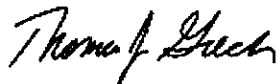
The Queens Chamber supports the proposal for downtown Far Rockaway for the following reasons:

- In order to support this key business corridor on the peninsula there needs to be a shift away from outdated uses to more neighborhood-friendly ground floor commercial and community-oriented uses.
- There needs to be a mix of incomes within close proximity of this corridor to sustain a vibrant, diverse mix of businesses that can more adequately service this community.
- Imagine a downtown Far Rockaway with recreation, food, shopping and healthcare that can service the local community while creating jobs.

Our goal as the Queens Chamber is to be a resource for the business community to ensure that we foster economic growth and prosperity throughout the Borough of Queens. This proposal provides a real path to deliver on over 500 jobs permanent jobs in this area and catalyze additional public and private investments in the area.

We look forward to supporting this proposal to its' successful completion.

Thank you,



Thomas J. Grech
Executive Director
Queens Chamber of Commerce

FOR THE RECORD

July, 27, 2017

Dear City Council Members,

I write in Opposition to **462 Broadway, SoHo M1-5B**,
Block 473, Lot 1 #CEQR 17DCP097M

NON-FORMING RETAIL USE & GOOD FAITH MARKETING

The problem of not finding conforming use tenants is a self-made problem. It has been made by the owners systematically raising rents beyond what manufacturing can support, thereby forcing out existing manufacturing tenants. The lack of enforcement of conforming use by DOB, allowed owners to market their spaces to higher paying retail tenants. Now even the retail tenants are being over-burdened with inflated and unsustainable rents, just as sales by retailers are flat-lining.

Good faith marketing by owners has been a sham. I own a Design Shop (mostly home goods) design and manufacture some of what I sell in addition to what has grown to be a selection of over 100 other mostly local designers. After 10 years in a ground floor space on Crosby St., my rent was doubled. There were many For Rent signs in the windows of ground floor spaces on Broadway below Grand Street. However, when I called these numbers, I was told the spaces I was enquiring about were not available. They tried to show me other spaces in buildings that they owned, but not the conspicuously empty ground floor spaces with For Rent signs. Those same spaces remained empty for years.

If you look up on Broadway, you will see that the 2nd and 3rd floors above many of the empty storefronts are also empty. Many have been empty for years. It seems as though there are many owners warehousing space either to keep rents artificially high or waiting in anticipation of zoning changes that will be friendly to big retail.

“Good Faith” Marketing and Ware-housing spaces in anticipation of more lucrative retail and even the acceptance of Big Retail has effectively kept big chunks of potential office and retail space off the market. This has contributed to astronomical rent escalations and in keeping those rents artificially high.

If these spaces were released onto the market, there would be less demand for available spaces, allowing the market to adjust to a more sustainable rate.

Mr. Meringoff has testified that he himself leased the northern ground floor portion of 462 Broadway to a non-conforming retailer and even though that retailer has gone bankrupt, he is still collecting rent on the space. He testified that he has no control over the fact that the holder of the lease (Aurora) is currently advertising the space for retail. If Mr. Meringoff cannot control what is being done with that space, I would like to understand how it is that he is including the basement that was a part of that lease in the application before us today.

PROTECTION POLICIES BY CITIES

San Francisco, Phoenix, Palm Beach, Ft. Collins, CO, and Seattle are all implementing regulations control of over-development in order to protect small businesses and the character of their cities. In Paris a program to combat "blandification" has been developed. New York should be the leader in this kind of policy. We are a city of innovation, and sometimes innovation is fostered by preservation and regulation.

RETAIL REALITY

The internet is not the reason for the current stress on retail. As of December 2016, the internet only accounted for 8.1% of gross retail sales in the US – not including cars and homes. The bulk of these sales are still going to business with brick and mortar stores. The internet is an additional portal for conventional retail, thus supplemental for most. The biggest threat to retail is over development. 30 years ago there were only 3 shopping districts in NYC. 20 years ago retailers began pioneering new neighborhoods. This led to a golden age of retail. 10 years ago, retail became the key income generator for new, big developments that were counting on huge and inflated retail income for every new building development. Today, there is hardly a neighborhood in NYC that does not have a comprehensive shopping district. However, gross retail sales have not increased at any where near a similar pace to support the enormous volume of retail square footage that has been developed. The retail sales pie has not gotten significantly bigger, but it is being cut into many, many more slices, which are not big enough to sustain the escalating over-head costs of retail. There is a massive disconnect between what has been allowed to develop and reality. Add to this, the fact that because of the internet, and all of us being tethered to a screen, we are all getting outside of our homes and walking around less.

CRUSHING SMALL BUSINESS, ENTREPRENEURISM AND OPPORTUNITY

The recent increases in the retail rental market have forced out many locally based businesses. It has also become a barrier to new small and local businesses to start here. This has been a neighborhood that traditionally had many businesses started by residents, like myself.

STRESS ON EXISTING CONFORMING TENANTS

Anticipation of a big payday has encouraged bad behavior by the more predatory landlords. Small and local businesses are not able to hire new employees or invest in growth. Instead they are paying all of what could be contributing to the local economy to their landlords.

Residential tenants are being harassed with falsified DOB work permit applications, after hour work, aggressive acts and intimidation.

LOSS OF AMENITIES

We are also losing many of our amenities – those things that separated a NYC lifestyle from that of other cities. This is a pedestrian city with the daily needs of locals within walking distance in most neighborhoods. We are losing our grocery stores, our delis,

our hardware stores, and now only have chain drugstores, that don't cater to the particular needs of the residents.

DUPED RETAIL TENANTS

After I moved my shop to Howard Street, many of the galleries on Mercer St were replaced with European retail stores. The managers of these stores didn't understand why they didn't have tons of sales. Most were paying considerably more per square foot than I was. They had made the assumption that the existing shops and showrooms were paying as much as the spaces that realtors were showing them. They thought that because the rents were so high and that there were longstanding shops and showrooms that they must be doing considerably more sales than they actually were. Within 2 to 3 years, most of the shops that opened after 2011 have since closed because they were earning no where near enough to pay the rent- VPL, Surface to Air, and Orla Kiely - All CLOSED, and that's just 1 block.

We need to protect the city that we love.

Michele Varian & Brad Roberts
496 Broadway - Residents
varianmichele@aol.com

Michele Varian Shop
27 Howard St. - Design Shop, Manufacturing Space & Showroom
(Previous shop was at 35 Crosby St for 5 years and at 33 Crosby St. for 5 years before.)



Reply



Reply All



Forward



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More ▾

Big Box retail in Lower Manhattan

From **Paulette Myers-Rich** pmrich22@hotmail.com [hide details](#)

Wed, Jul 26, 20

To **dgreenfield** dgreenfield@council.nyc.gov, **Rearley** Rearley@council.nyc.gov, **"Leonard, Paul"** pleonard@council.nyc.gov, **Rmendez** Rmendez@council.nyc.gov, **district3** district3@council.nyc.gov, **garodnick** garodnick@council.nyc.gov, **JVanBramer** JVanBramer@council.nyc.gov, **varianmichele** varianmichele@aol.com, **info** info@sohoalliance.org, **Mark Dicus** mdicus@sohobroadway.org, **drichards** drichards@council.nyc.gov

Dear Council Members,

As owners of a loft on Grand Street and Crosby, we are very concerned about livability issues resulting from retail developments in the neighborhood. The overwhelming scale is out of proportion with the needs of long-established residents and small businesses in Soho. The City Council and Mayor's Office must do more to protect existing businesses and residents who have enriched and stabilized the city long before the neighborhood was desirable. Large scale retail operations threaten the well-being of our cohesive and vibrant community that attracts millions of visitors from around the world each year for the character and variety that SoHo and Lower Manhattan has to offer.

In addition, we are adding to our request a neighbor's appeal to please stop the spread of big retail in SoHo because it:

- drives up rents for local and small business
- displaces small businesses and small shops
- drives out neighborhood amenities (groceries, delis, laundries, dry cleaners, hardware stores) because of high rents that only very large companies can pay
- sets a precedent for approval of MORE big retail in SoHo and lower Manhattan
- causes increased crowding and congestion on sidewalks
- promotes retail events that spill onto sidewalks and streets
- generates crowding from deliveries
- generates garbage beyond what the Department of Sanitation can manage.

Sincerely,

Paulette Myers-Rich
David Rich



Reply



Reply All



Forward



Delete



Spam

More ▾

Opposition to 462 Broadway, SoHo M1-5B, Block 473, Lot 1 #CEQR 17DCP097M

From **Lisa Fairstein** lisafairstein@mac.com [hide details](#)

To **drichards** drichards@council.nyc.gov, **dgreenfield** dgreenfield@council.nyc.gov, **Rearley** Rearley@council.nyc.gov, **pleonard** pleonard@council.nyc.gov, **Rmendez** Rmendez@council.nyc.gov, **district3** district3@council.nyc.gov, **garodnick** garodnick@council.nyc.gov, **JVanBramer** JVanBramer@council.nyc.gov, **varianmichele** varianmichele@aol.com

To Whom it May Concern,

I oppose the proposed retail project at 462 Broadway because of the impact to my neighborhood. Increased congestion on sidewalks, small businesses, displaced small businesses and loss of neighborhood amenities - all of these set a precedent for more big retail and contribute to my opposition of this project.

Thank you for your time,

Lisa Fairstein
917.912.1212
CB2 Resident

FOR THE RECORD

Rearley Rearley@council.nyc.gov, pleonard pleonard@council.nyc.gov, Rmendez Rmendez@council.nyc.gov, district3 district3@council.nyc.gov, garodnick garodnick@council.nyc.gov, JVanBramer JVanBramer@council.nyc.gov, varianmichele varianmichele@aol.com, Coral Dawson coraldawson@gmail.com, Danielle Nazinitsky danielle@sohostrut.com, Vincent Fang VFang@council.nyc.gov, Bob Gormley bgormley@cb.nyc.gov, Susan Needles sueneed@aol.com

As a resident of 115 Spring St (between Greene & Mercer) I also urge you to vote NO on the development of 462 Broadway.

Susan Posen
917 402 8856

Sent from my iPhone

FOR THE RECORD

On Jul 26, 2017, at 1:15 PM, Dianne Mendez <dgm@louismendez.com> wrote:

To the Zoning Committee of the NYC City Council:

Approval of this mega store would exacerbate an already disastrous commercial vacancy rate in SoHo and environs. Over the past construction as well as conversion of ground floor apartments into retail spaces has vastly increased the amount of available commercial space in the neighborhood. Consequently, we are already suffering from an extraordinary glut of retail space at the same time that such space has fallen dramatically and/or become financially unsustainable. 462 Broadway would only add to the already disastrous situation as has the recent plethora of other illegal oversized stores cropping up on Broadway. **I Urge you to Vote NO on the proposed development of 462 Broadway!!!**

Other Reasons for my opposition include:

- drives up rents for local and small business
- displaces small businesses and small shops
- drives out neighborhood amenities (groceries, delis, laundries, dry cleaners, hardware stores)
- sets a precedent for approval of MORE big retail in SoHo and lower Manhattan
- causes increased crowding and congestion on sidewalks
- promotes retail events that spill onto sidewalks and streets
- generates noise from deliveries & garbage pick-up
- generates excessive, sidewalk-blocking piles of trash and garbage

Dianne Mendez
421 West Broadway
dgm@louismendez.com
646-858-4598 (home)
212-334-4956 (service)
917-817-8758 (cell)
917-591-4625 (fax)

Oppose Soho Mega-stores!

From **Marc Hirschfeld** marc.hirschfeld@gmail.com [hide details](#)

Wed, Jul 26,

To **drichards** drichards@council.nyc.gov, **dgreenfield** dgreenfield@council.nyc.gov, **Rearley** Rearley@council.nyc.gov, **pleonard** pleonard@council.nyc.gov, **Rmendez** Rmendez@council.nyc.gov, **district3** district3@council.nyc.gov, **garodnick** garodnick@council.nyc.gov, **JVanBramer** JVanBramer@council.nyc.gov, **varianmichele** varianmichele@aol.com, **SoHo Alliance** info@sohoalliance.org

Cc **Elizabeth Kurtzman** lizkny@aol.com

FOR THE RECORD

To Whom it May Concern,

My name is Marc Hirschfeld, a longtime Soho resident, who has watched with dismay as the character of our charming neighborhood has been decimated by the influx of giant retail stores on Broadway which is zoned to a maximum of 10,000 square feet or less. The City Council, the DoE City Planning Commission and our own City Councilwoman, Margaret Chin, continue to turn a blind eye to the flagrant violation of these zoning and the destruction of our neighborhood.

This has resulted in driving up the cost of residential, commercial and retail rents, choking our narrow cobblestone streets with cars, and our sidewalk tourists and street vendors. It's displaced local and small businesses, driven out all of the local services that residents, like myself, rely on including stores, mom and pop delis, dry cleaners, and hardware stores. The over saturation of late night bars and restaurants with liquor permits insures noise on the streets until the wee hours. This additional foot traffic also generates massive amounts of trash that the City is incapable of keeping and excessive noise related to the commercial deliveries that happen around the clock to service these massive stores.

Walk down Broadway or any of our small streets and see how many 'for rent' signs and closed storefronts are in Soho because the landlords have the rents waiting for yet another national retail chain to rob whatever unique charm remains in our neighborhood. Let the massive amount of store vacancies on Bleecker Street in Greenwich Village be a warning to you. This growth is unsustainable and will destroy what makes Soho a desirable visitor's destination from around the world. THIS MUST STOP.

I implore you to reject the developer's request for a special permit at 462 Broadway and help us maintain what remaining charm makes Soho one of the most important neighborhoods in New York City.

Thank you for your consideration.

Marc Hirschfeld
182 Lafayette St.
New York, NY 10013

Bryan Wong <wongfam.nyc@gmail.com>

Date: Tue, Jul 25, 2017 at 4:59 PM

Subject: We oppose granting Special Permits to 462 Broadway

To: drichards@council.nyc.gov, dgreenfield@council.nyc.gov, Rearley@council.nyc.gov, pleonard@council.nyc.gov, Rmendez@council.nyc.gov, district3@council.nyc.gov, garodnick@council.nyc.gov, JVanBramer@council.nyc.gov

Cc: Ronnie Wolf <ronniewolf54@gmail.com>

To Whom It May Concern:

We are residents at 458 Broadway and we oppose the granting of Special Permits related to 462 Broadway. We are opposed for a host of reasons, including but not limited to:

- increased foot and vehicle traffic;
- noise, light and air pollution;
- the loss of the historical character of our neighborhood;

FOR THE RECORD

Sincerely,

Bryan Wong & Margaret Gattuso

IN OPPOSITION OG LARGE SCALE RETAIL AT 462 BROADWAY

From **Ronnie Wolf** ronniewolf54@gmail.com [hide details](#)

Wed, Jul 26,

To **drichards** drichards@council.nyc.gov, **NYC Greenfield** dgreenfield@council.nyc.gov, **Roxanne Earley** Rearley@council.nyc.gov, **Leonard, Paul** pleonard@council.nyc.gov, **Rmendez** Rmendez@council.nyc.gov, **district3** district3@council.nyc.gov, **garodnick** garodnick@council.nyc.gov, **JVanBramer** JVanBramer@council.nyc.gov, **Michele Varian** varianmichele@aol.com, **SoHo Alliance** info@sohoalliance.org

Cc **Ronnie Wolf** ronniewolf54@gmail.com, **Pete Davies** pdavies1@nyc.rr.com

Dear Councilwoman Chin,

I am writing in opposition to the proposed very large scale retail operation proposed at 462 Broadway as an owner at 458 Broadway. It's obvious that retail is coming (or has come) to dominate our mixed use neighborhood. And while that has mixed implications, allowi SoHo to be conducted on a scale proposed for 462 Broadway is a very disturbing prospect.

We've watched other large scale retail encroach--mostly illegally--to the very real detriment of non-retail neighbors. This cannot, as the Commission proposed, be adequately mitigated by simply restricting delivery hours. Large scale retail relies on large deliveries that ta execute; doing these during business hours isn't going to work well, if at all, given the congestion of our streets and sidewalks. The mixed use neighborhood of New York are special places. They are best served by having large buildings, like 462, have multiple tenants.

I urge you to limit any retail operations at 462 to 10,000 square feet and insist that the remaining space be committed to other comme Thank you, John POWELL

FOR THE RECORD

Mega-Store on 462 Broadway

From **Robert T Cohen** rc22@nyu.edu [hide details](#)

Wed, Jul 26,

To **drichards** drichards@council.nyc.gov, **dgreenfield** dgreenfield@council.nyc.gov, **Rearley** Rearley@council.nyc.gov, **pleonard** pleonard@council.nyc.gov, **Rmendez** Rmendez@council.nyc.gov, **district3** district3@council.nyc.gov, **garodnick** garodnick@council.nyc.gov, **JVanBramer** JVanBramer@council.nyc.gov, **varianmichele** varianmichele@aol.com, **SoHo Alliance** info@sohoalliance.org

As a 35 year resident of SoHo I forcefully object to the Planning Commission's Special Permit for a Mega-Store on 462 Broadway for the following

- it displaces small businesses and small shops
- it drives out neighborhood amenities (groceries, delis, laundries, dry cleaners, hardware stores) because of high rents that only very large comp pay
- it sets a precedent for approval of MORE big retail in SoHo and lower Manhattan
- it causes increased crowding and congestion on sidewalks
- it promotes retail events that spill onto sidewalks and streets
- it generates noise from deliveries & garbage pick-up

I strongly urge you to deny the permit.

Robert Cohen

Robert Cohen, Ph.D.
123 Prince Street
New York, NY 10012
phone 212.475.5682
fax 212.388.0861

FOR THE RECORD

Opposition to Box Store Permit

From **Frank Green** fvgreenhere@gmail.com [hide details](#)

Wed, Jul 26,

To **drichards** drichards@council.nyc.gov, **dgreenfield** dgreenfield@council.nyc.gov, **Rearley** Rearley@council.nyc.gov, **pleonard** pleonard@council.nyc.gov, **Rmendez** Rmendez@council.nyc.gov, **district3** district3@council.nyc.gov, **garodnick** garodnick@council.nyc.gov, **JVanBramer** JVanBramer@council.nyc.gov, **varianmichele** varianmichele@aol.com, **info** info@sohoalliance.org

Cc **chin** chin@council.nyc.gov, **Christopher Marte** cmarte@martenyc.com

Ladies and Gentlemen,

I write to express my opposition to the granting of a permit for a mega-store at 462 Broadway. As a resident of SoHo, this store will have a deleterious impact on my neighborhood as it will

- drive up rents for local and small business
- displace small businesses and small shops
- drive out neighborhood amenities (groceries, delis, laundries, dry cleaners, hardware stores) because of high rents that only very large companies can pay
- set a precedent for approval of MORE big retail in SoHo and lower Manhattan
- cause increased crowding and congestion on sidewalks
- promote retail events that spill onto sidewalks and streets
- generate noise from deliveries & garbage pick-up

Please vote against the special permit for this mega-store.

Frank Green
271 Mulberry Street
NYC 10012

FOR THE RECORD

Vote No on 462 Broadway

From **Jeannine Kiely** jeanninekiely@gmail.com [hide details](#)

To **richards** richards@council.nyc.gov, **David G. Greenfield** dgreenfield@council.nyc.gov, **Roxanne Earley** Rearley@council.nyc.gov, **Rosie Mendez** Rmendez@council.nyc.gov, **Councilmember Corey Johnson** district3@council.nyc.gov, **garodnick** garodnick@council.nyc.gov, **Margaret Chin** chin@council.nyc.gov, **JVanBramer** JVanBramer@council.nyc.gov, **Marian Guerra** mguerra@council.nyc.gov

Cc **Mark Dicus** mdicus@sohobroadway.org, **Michele Varian** varianmichele@aol.com, **Soho Alliance** info@sohoalliance.org

Please vote no on the 462 Broadway. If you want to maintain the beauty of a mixed use neighborhood, with residents, small tech and ground floor retail under 10,000 SF, please vote no!

If you want SoHo to become Times Square South, vote yes. And know that a yes vote will drive out residents who can afford to leave neighborhood unlivable for those who cannot.

- A yes vote will drive up rents for local and small businesses that serve local residents and employees, not tourists, furthering businesses and small shops.
- A yes vote will further drive out neighborhood amenities like grocery stores (i.e. Met Foods closed in December 2016) and December 2016), because only large companies with "marketing budgets" can pay high rents.
- A yes vote will set a precedent for approval of MORE big retail in SoHo and lower Manhattan.
- A yes vote will cause increased crowding and congestion on sidewalks...thankfully my children have long outgrown their strollers are too congested for the young and old, our most vulnerable neighborhood boys.
- A yes vote promotes retail events that spill onto sidewalks and streets.
- A yes vote generates crowding from deliveries
- A yes vote generates garbage beyond what the Department of Sanitation can manage.

Kind regards,

Jeannine

Jeannine Kiely
121 Mercer Street, #5
New York, NY 10012

FOR THE RECORD

From: Ronnie Wolf <ronniewolf54@gmail.com>

To: drichards <drichards@council.nyc.gov>; dgreenfield <dgreenfield@council.nyc.gov>; Roxanne Earley <Rearley@council.nyc.gov>; Leonard, Paul <pleonard@council.nyc.gov>; Rmendez <Rmendez@council.nyc.gov>; district3 <district3@council.nyc.gov>; garodnick <garodnick@council.nyc.gov>; JVanBramer <JVanBramer@council.nyc.gov>; Anita Brandt <anitabrandt@abbarchitects.com>; Terri Cude <tc@tcude.com>; BGerhards <BGerhards@manhattanbp.nyc.gov>; EBaptiste <EBaptiste@manhattanbp.nyc>

Subject: Fwd: Letter of objection to 462 Broadway

Date: Tue, Jul 25, 2017 7:22 pm

FOR THE RECORD

Dear Margaret Chin,

As a Resident and Commercial Owner at 458 Broadway, I oppose 462 Broadway's Special Permit applications.

Oversized Retailers conducting business within any mixed use community such as ours wreaks havoc on the well being and quality of life of thriving residential communities. Noise generated from trucks which "honk" on arrival and idle while making daily deliveries and sanitation pick ups goes on for 24 hours a day. Retailers leave lights on all night and when they need a financial boost, they plan events that extend onto the sidewalks, sometimes even close streets, bringing hoards of people to their event, blocking entrances and causes nuisances to adjacent buildings.

More noise, more congestion with no gains to the residents who pay enormous Real Estate taxes to the City.

SoHo residents used to coexist with Retailers, as they took over ground floor warehouse spaces in the late 70's through early 2000's BECAUSE these retailers limited their stores sizes to under 10,000 sq ft. It's only in the last 10 years or so that multiple Commercial Owners have gradually unlawfully decided to ignore SoHo's zoning size restriction; pushing out smaller tenants by raising rents to create oversized spaces.

Their illegal non conforming actions upset the balance of our neighborhood.

You are the only ones who can STOP and put an end to how Commercial Owners are exploiting the character of our neighborhood and keep others who have been warehousing their large empty spaces from seeking Special Permits for their properties. These owners selfishly ignore the well being of the extensive residential base of our neighborhood to squeeze enormous financial gains out of their properties.

Artist, Dancers and Actors need practice spaces. Architects, those in Tech, Fashion, Branding and Entrepreneurs need offices. These types of businesses and so many more would be a perfect fit for 462 Broadway and the neighborhood and would not require Special Permits.

Protect SoHo's sq footage limit for ground floor spaces. Meringoff Properties lists 462 Broadway's ground floor at over 8,000sq, excluding common area and the empty Retail; which is at least 10,000 sq that they are presently collecting rent on for the next 6 years and basement is noted as 16,000.00sq ft.

Please don't allow for Retail or Eating Establishments on the second and third floors. Stand in support of the Residents and Small Business Owners. Please vote No to 462 Broadway's SPECIAL Permit Applications.

Thank you

Ronnie Wolf
SoHo Residential BID Board Member

Please say NO to big retail in our mixed-use neighborhood

From **Wolff, Jessica** wolff@exchange.tc.columbia.edu [hide details](#)

Wed, Jul 26,

To **drichards** drichards@council.nyc.gov, **dgreenfield** dgreenfield@council.nyc.gov, **Rearley** Rearley@council.nyc.gov, **Leonard, Paul** pleonard@council.nyc.gov, **Rmendez** Rmendez@council.nyc.gov, **district3** district3@council.nyc.gov, **garodnick** garodnick@council.nyc.gov, **JVanBramer** JVanBramer@council.nyc.gov, **varianmichele** varianmichele@aol.com, **info** info@sohoalliance.org, **Mark Dicus** mdicus@sohobroadway.org

My family and I have lived in Soho for many years, but our neighborhood is becoming more and more unlivable. The reason is the escalation of stores. It is ruining our neighborhood. Please act to stop this now. All of the issues below are of great concern to us.

Please stop the spread of big retail in Soho because it

- drives up rents for local and small business
- displaces small businesses and small shops
- drives out neighborhood amenities (groceries, delis, laundries, dry cleaners, hardware stores) because of high rents that only very large companies can afford
- sets a precedent for approval of MORE big retail in SoHo and lower Manhattan
- causes increased crowding and congestion on sidewalks
- promotes retail events that spill onto sidewalks and streets
- generates crowding from deliveries
- generates garbage beyond what the Department of Sanitation can manage.

Yours truly,
Jessica Wolff and Stephen Wanta

FOR THE RECORD

Testimony

July 27 2017

Jonathan Gaska-District manager Community board 14

Good Morning,

I would first like to thank Councilman Richards for his efforts in revitalizing the Downtown Far Rockaway area.

I would also like to thank Mayor de Blasio for committing almost \$100 million for the project

Since the early 1960's the residents of Far Rockaway have been waiting for a project that would revitalize the Downtown shopping area.

The Board and the surrounding communities have been begging for commercial revitalization.

The board held numerous meetings and public hearings before the board voted on the ULURP application

The public has spoken and one thing that every speaker agreed on is this-

The project is too dense, too many residential units, the buildings are too tall and there is not enough parking.

The surrounding neighborhoods of this project are mostly low scale 1-3 family homes, the area directly adjacent to the commercial area the building height does not exceed 7 stories

Downtown Far Rockaway is not Long Island City nor is it Manhattan and the residents of the Far Rockaway want it to preserve the neighborhood character of the adjacent neighborhoods.

The Board conditionally approved the plan

We felt it was vital to cap the height of the proposed buildings at 105 feet and to limit two buildings at that height-

The board supports no more than 1100 units in total within the FRUA

Placing 1,700 units in an area that is only 13 acres is like trying to put 5 pounds of cheese in a one pound bag. The Arverne Urban renewal area is 305 acres and only 5,000 total units are proposed on a site that is 200% larger. Quality of life matters

We also object to the proposed R-6 up zoning in the areas outside the FRUA- we request an R-5 with a 40 foot limit. The homes directly adjacent to the proposed R-6 are one and two family homes- R-6 is completely out of context.

We also strongly believe that a new zoned elementary school be built within the scope or directly adjacent to the FRUA- asking 5,6,7 year old children to be bused to a school 7 miles away across the other side of the district is both bad educational and public policy

The board also has requested that within the special district of the FRUA 75 % parking be instituted for ALL units no matter what income level

The Board also opposed the sale of the vacant city owned lot on Nameoke street formerly a Dept. of Sanitation Satellite office- the DEIS identified the need for open space and active recreation. We would like this site to be a children's park with a park house with restrooms.

We believe that the project as the board recommend is a good compromise from what is proposed by the City and what the community wants and needs.

Remember whatever is finally built in the Downtown area the residents will have to live with forever.

Let's do it right,

Testimony of Leila Bozorg, Deputy Commissioner for Neighborhood Strategies
Department of Housing Preservation and Development
New York City Council Subcommittee on Zoning and Franchises
July 27, 2017

Good morning, Subcommittee Chair Richards, Chair Greenfield, and members of the City Council. I am **Leila Bozorg, Deputy Commissioner for Neighborhood Strategies** at the Department of Housing Preservation and Development. Today I am here in support of the proposed Downtown Far Rockaway rezoning and urban renewal plan, which if approved will rezone parts of the community and include the second neighborhood-scale implementation of the MIH program.

As one of the lead agencies of the Mayor's Housing New York plan, HPD is deeply invested in implementing housing policies that not only address our housing crisis through the creation of *new* affordable housing, but that also aggressively works to ensure that existing residents can stay in the neighborhood they love even as changes occur. In this way, HPD and our partner agencies are working to create diverse and livable communities through the new developments that re-zonings like the one before you will help enable, along with our proactive preservation work.

We know that to mitigate the tide of rising rents we must increase the supply of housing to better meet demand. In fact, HPD has already been very active in the Rockaways and we are optimistic about the potential that this re-zoning provides to improve upon that work and expand housing opportunities. Over the past three years alone as part of Housing New York, HPD financed the preservation and new construction of nearly 1,800 units of affordable housing in this Community District, 20% of which have been for homeowners. This includes 325 new construction units and 1,471 preservation units. This proposed rezoning presents an opportunity to build a substantial number of new affordable homes while also re-activating the downtown area through mixed-use,

mixed-income developments. We anticipate that approximately 3,100 units could be built under the new zoning, over the next 15 years.

As part of the City's commitment to providing the broadest and deepest affordability possible, HPD is already working with EDC on reviewing submissions to the Beach 21st Street RFP site, which will be a 100% affordable development that will provide approximately 170 units to a broad range of individuals and families.

Furthermore, the proposed urban renewal area will enable the transformation of a derelict shopping center and parking lot into an active mixed use downtown center with up to 1,700 units of housing that will be at least 50% affordable. This housing will include a broad range of affordability from extremely and very low to moderate and middle income households. And beyond Downtown Far Rockaway, in the wider Rockaways, HPD remains committed to continuing to invest in building new affordable housing in Edgemere, including exploring a Community Land Trust to help facilitate long-term affordable homeownership and resilient land management.

Mapping a new Mandatory Inclusionary Housing area here will ensure that 25-30% of all new housing units, whether on private or publicly owned land, will be permanently affordable. While we will continue to work together on the term and depth of affordability of new units, with this proposed action we will ensure that a significant portion of units on both public and private sites are by law locked in to permanent affordability. That's an amazing and progressive advancement in land use policy that I would again like to thank the Chairman and members of this Subcommittee and Committee for working with the Administration on.

We've heard the same concerns in Downtown Far Rockaway that we've heard in many other neighborhoods: that the people who stuck it out during tougher times want to be sure to reap the benefits of positive change in the community. Indeed, in many ways

HPD's focus in rezoning areas has become about how we effectively and proactively preserve existing affordable housing while also encouraging new development that meets a range of needs, including existing needs.

The Department has built a robust preservation toolbox and we plan to deploy all of them to do our best to ensure existing housing remains affordable to current and future Far Rockaway residents. These tools include: providing tax incentives to building owners to keep existing apartments affordable, and implementing an extensive outreach strategy to offer loans and tax exemptions that lock-in affordability when owners have buildings in need of physical repair or want to make green upgrades to their property. To continue to protect existing tenants, HPD will also partner with other agencies including HRA, which is providing free legal representation to tenants facing harassment or eviction and working with the Tenant Harassment Prevention Task Force to investigate and take action against landlords who harass tenants.

We will also increase access to affordable housing by making it easier for residents to understand, prepare for, and complete the affordable housing application process through the Housing Ambassadors program, which the Council has so generously supported.

Finally, HPD will continue to work with EDC and other partners to do more to promote economic opportunity by leveraging its investments in affordable housing to create local jobs and strengthen small businesses.

Thank you for the opportunity to testify today. I am now going to hand the floor over to my colleague Nick Molinari from the Department of Parks and Recreation, and will be happy to take any questions after testimony has concluded.

New York City Economic Development Corporation
Subcommittee on Zoning and Franchises
Testimony on East 34th Street Heliport
David Hopkins, Senior Director of Aviation
July 27, 2017

Good Morning Chair Richards and Land Use Committee Chair Greenfield and Councilmembers Garodnick, Williams, Reynoso, Torres and Gentile. I am David Hopkins the Senior Director of Aviation in the Ports and Transportation Department at the New York City Economic Development Corporation. I am joined by my colleagues Lydia Downing, Senior Vice President and Lynne Guey, Assistant Vice President in the Government and Community Relations Dept. and Johnathan DeVries, AVP in our Asset Management Department. We are here to provide testimony regarding the application for the special permit for the E. 34th St. Heliport.

EDC oversees the heliport on behalf of the Department of Small Business Services. EDC has an operating agreement with Atlantic Aviation which manages the heliport. That operating agreement expires in March 2018. EDC plans on issuing a request for proposals for a new operator this fall. The conditions of the special permit will be included in the RFP and reflected in the new operator agreement.

Three heliports provide service in Manhattan, distributing traffic associated with businesses in midtown and downtown. In addition to E. 34th St., EDC oversees the Downtown Manhattan Heliport. The Hudson River Park Trust oversees the W. 30th St. heliport. The downtown heliport is the only one that allows tourist flights. At E.34th activity is focused on corporate and charter traffic that serves the business community in Midtown. The heliport provides convenient access to these businesses. E. 34th St. also provides a critical role in emergency flights bound for the hospitals along First Ave.

EDC agrees with the proposed operating restrictions proposed for the heliport by the Community Board 6, including the following:

- No operations on the weekends
- Weekday operations limited to 8AM to 8PM (except for emergencies/public safety)
- No tour flights
- A maximum of 28,800 operations per year (equivalent to 14,400 flights)

We also discussed special events with the Community Board and noted that the existing and future operating agreement will require approval by EDC of any special events, with notification to the Community Board and Councilmember.

In addition we have agreed to conduct a review at the end of year five of the agreement to assess compliance with these terms and conditions and consult with the community on the operations. All these conditions also are consistent with those proposed by the Borough President in her May 22nd recommendation to approve the special permit.

On the recommendation of the Borough President and as reflected in her transmittal letter, EDC also has agreed to expand our reporting of activity at the heliport to include a quarterly report on operations and a report every six months on planned maintenance and improvements at the facility. We will also begin providing a copy of the monthly summary of 311 complaints to the Community Board and the Borough President.

The City Planning Commission reflected all the above provisions in its recommendation to the Council. EDC fully supports these conditions.

We believe that the proposed operating parameters strike a reasonable balance between community concerns and the need to continue to provide this vital facility to corporate and emergency users. We would appreciate your support of the special permit.

I would also like to take this opportunity to tell you about a pending upgrade to the facility. The current chain link fencing of the facility will be replaced with a more attractive and secure steel fencing. Additional lighting and security cameras are part of the program. These improvements will begin this summer and be completed by the fall.

Thank you for your consideration of the special permit request. We would be glad to answer any questions.

**TESTIMONY BY
JAMES PATCHETT, PRESIDENT
AND
NATE BLISS, SENIOR VICE PRESIDENT
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
BEFORE THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
REGARDING
DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN

NEW YORK CITY COUNCIL
JULY 27, 2017**

Downtown Far Rockaway
Hearing of the City Council Subcommittee on Zoning and Franchises
EDC TESTIMONY
July 27, 2017

Introduction (James Patchett)

Good morning, Subcommittee Chair Richards, Committee Chairman Greenfield, and City Council Members. I am James Patchett, President of the New York City Economic Development Corporation and I am pleased to present to you today the work we have been doing in Downtown Far Rockaway, in partnership with Council Member Richards, our sister agencies, and members of the Downtown Far Rockaway community. EDC's goal is to make New York City the global model for inclusive innovation and economic growth, fueled by the diversity of our people and our businesses. We are dedicated to bolstering the City's economy, strengthening its neighborhoods, and increasing economic opportunity for all New Yorkers. The proposed land use actions before you today very much exemplify these goals.

These land use actions are one part of the larger Downtown Far Rockaway Roadmap for Action, which is a comprehensive City plan for the neighborhood that was released last year. The Roadmap for Action is a set of strategies designed to bring Downtown Far Rockaway back to the thriving Village center that it once was, and improve it as a downtown hub to strengthen existing businesses and attract new ones, create jobs, and provide affordable housing and community services for this portion of the peninsula.

To present this work to you, I am joined by my colleagues, Housing Preservation and Development Deputy Commissioner of Neighborhood Strategies Leila Bozorg; New York City Department of Parks and Recreation Chief of Planning and Neighborhood Development Nick Molinari; and our Senior Vice President of Development at EDC, Nate Bliss. I am going to provide a brief overview of all the work we've been doing in Downtown Far Rockaway. Nate will go in to some more detail about the process, and the land use actions that we are proposing today. He will be followed by representatives from HPD and Parks, who will discuss other elements of the Downtown Far Rockaway Roadmap for Action. We also have Department of City Planning Queens Director John Young, Department of Small Business Services Deputy Commissioner for Neighborhood Development Michael Blaise Backer, as well as representatives from the Department of Education [AND OTHERS] available to answer any questions after the testimony.

The Downtown Far Rockaway Redevelopment Plan is the second neighborhood-wide rezoning under the de Blasio administration. This is an important milestone for the City. But, perhaps more importantly, this is a significant moment for the community of Downtown Far Rockaway, represented capably by Council Member Richards, who called on the City to invest in an area that has great needs and been ignored by past administrations.

In its heyday, Downtown Far Rockaway was the commercial, institutional, and transportation hub of the Rockaways. It was a place where residents of the peninsula came to shop and eat, take in a movie or a show, visit their doctor or accountant, and connect to other places in the City via the subway or Long Island Railroad. But since that time, this area has declined, and today Downtown Far Rockaway does not serve the community as effectively as it could.

Current zoning dates back to 1960, and does not allow for the mix of live/work/play uses that has been the hallmark of downtown main street revivals across the country. Infrastructure is outdated and does not support growth. Streets are auto-oriented and hinder the flow of people from place to place. Long underutilized properties interrupt the vibrant street life, creating areas that are uninviting and hinder growth and reinvestment.

Called to action by Council Member Richards, EDC has been leading an interagency effort – in close partnership with community stakeholders – to revitalize this portion of the peninsula. We've had 10 meetings of the Downtown Far Rockaway Working Group, four public meetings with over 100 participants at each, 6 meetings with the Community Board or committees, and over 30 one-on-one discussions with stakeholders. The input from this public outreach effort has been invaluable and is reflected throughout the plan's strategies and proposals.

Through this outreach, we've heard that the community is eager for change. There is a desire for diverse retail options and neighborhood amenities. There is strong interest in activating long-vacant, neglected properties in the area. A common concern is access to jobs, particularly for the significant local population that is younger than 35. And we have heard that there is a need for affordable housing at diverse income levels, to ensure that residents young and old can stay and grow in their community.

In response to the Council Member and community stakeholders' outreach and recommendations, in February of 2016, Mayor de Blasio pledged \$91 million in capital funding for the revitalization of Downtown Far Rockaway, and later that year, EDC and the interagency team released the Downtown Far Rockaway Roadmap for Action. Today, you are considering land use interventions that emerged from the Roadmap for Action—items that are crucial to activating this area and catalyzing investment. These actions include 1) the creation of an Urban Renewal Area, 2) zoning map amendments, 3) zoning text amendments, including the mapping of an MIH area, and 4) the disposition of City-owned property. These actions represent a comprehensive, bold land use strategy, to ensure that long vacant and underutilized properties can be activated.

Thank you for your attention, and thank you Council Member Richards again for your leadership. I'll now hand it over to my colleague Nate Bliss to go into more detail about the process, the Roadmap for Action, and the proposed land use actions. I look forward to answering your questions after the Administration's testimony.

Slides (Nate Bliss)

SLIDE 1: Cover

Thank you, James, and good morning, Subcommittee Chair Richards, Committee Chairman Greenfield, and City Council Members. I am Nate Bliss, Senior Vice President at the New York City Economic Development Corporation.

SLIDES 2: Downtown Far Rockaway Today

As James described, Downtown Far Rockaway played a key role in the history of the peninsula, and is situated at an important place today. It is connected to the subway and the Long Island Railroad; is close to the beach, bay, and the peninsula's largest employer and only hospital; and is one of the few places on the peninsula located outside of the floodplain. It was known – and indeed is still known – as “the Village.” However, the Village today barely resembles the Village of the past.

As the peninsula as a whole transitioned from a vacation community to a place of permanent residents, lower-income populations and public housing was increasingly concentrated in the eastern portion of the peninsula. Changing consumer preferences for retail, and an increasing reliance on the automobile, left the Village's commercial corridors struggling. With little access to jobs, goods, and services, and with absentee owners sitting on languishing properties, Downtown Far Rockaway was stuck in a cycle of decline.

Today, the larger area that surrounds Downtown Far Rockaway is home to almost half of the residents of the entire peninsula. Household income lags that of the City, with almost a quarter of the population living below the poverty line. While this area is connected to public transportation, there are limited local employment options, and residents endure long commutes to jobs. For too long, a lack of City attention compounded these problems, allowing stagnation without a framework for growth. And while this area is located outside of the floodplain, the effects of Sandy were felt here too, as months of transit service interruption and electricity outages highlighted neighborhood vulnerabilities.

The result is that almost no new development has occurred in Downtown Far Rockaway in the past 20 plus years. The lack of development has created an area that is not pedestrian-friendly, and there are few open spaces for people to gather. Large, underutilized sites have hindered opportunities for growth. Ultimately, Downtown Far Rockaway – once a bustling and vibrant gateway to Queens and New York City – does not optimally serve its residents as it exists today.

SLIDE 3: The Planning Process

As James described, the Downtown Far Rockaway Redevelopment Plan is the result of an extensive community planning process that spanned a number of years. Most recently, EDC began working with Council Member Richards in 2014, exploring opportunities for City investment in the peninsula post-Sandy. In late 2015, those efforts became focused on Downtown Far Rockaway, with the formation of the Downtown Far Rockaway Working Group, led by Council Member Richards. The Working Group –

composed of elected officials, as well as representatives from the business, nonprofit, and residential community – was charged with developing recommendations for reviving the area.

In February of 2016, the Working Group delivered a letter of recommendations to Mayor de Blasio, calling on the City to take action in this community. And the City responded: the Mayor pledged \$91 million in capital funding for the revitalization of Downtown Far Rockaway, and later that year, EDC and an interagency team released the Downtown Far Rockaway Roadmap for Action, a set of short-, medium-, and long-term strategies focused on bringing back the “Village.” The Roadmap includes strategies focused on land use and zoning, housing, transportation, public space, economic development, community services and culture, all of which were conceived to work together to improve the quality of life for Downtown Far Rockaway residents and unlock opportunity.

SLIDES 4-5: What We Heard

During all of our 50-plus meetings in Far Rockaway – whether with the Working Group, public open houses, or one-on-one discussions – we heard a lot of important feedback, and this input shaped the Roadmap for Action and the land use actions that you are considering today.

We’ve heard that residents want more and different types of retail, they want affordable housing options, and they want open space and community facilities to serve residents young and old. Residents and business owners spoke about areas in the downtown that feel secluded and unsafe, and their desire for vacant and underutilized lots to be developed with active uses.

We’ve also heard concerns about new development, and about density and height. We’ve heard about the need for parking. We’ve heard about the needs of Downtown Far Rockaway’s workforce and its existing businesses. We’ve heard that new development should be accompanied by infrastructure and services to support it.

Though opinions may differ, there is a common thread what we’ve heard – people remember a time that was better in Downtown Far Rockaway, and they are ready for change.

SLIDE 6: Roadmap for Action

The Roadmap for Action includes short-, medium-, and long-term strategies to address these concerns and to turn the tide for this community. As an example, already this year as part of the Roadmap for Action, SBS and EDC completed storefront improvements for 18 existing businesses, breathing new life into Downtown Far Rockaway’s retail corridors. In the mid-term, Downtown Far Rockaway will have a brand new state-of-the-art library that will accommodate expanded programming and create an iconic anchor for the downtown. \$57 million in DEP water and sewer improvements are planned to ensure adequate capacity for current and future residents, and a \$20 million DOT streetscape and public realm improvement plan will ensure new streets and plazas will better connect people to all that the Downtown has to offer.

While these investments will be crucial to the success of Downtown Far Rockaway, they alone cannot bring the change that is needed, nor are they guaranteed to result in activation of long-underutilized sites in the area. To that end, in December 2016, EDC released an RFP for the City-owned site at Beach 21st Street. This site occupies a key location in the downtown, and based on feedback from the community, could accommodate new retail, community facility space, and affordable housing. The responses to this RFP have been competitive and indicate that the market is ready to act, but the development cannot go forward without the land use actions that are before you today. These actions – which will facilitate mixed-use development throughout the community – are key to unlocking Downtown Far Rockaway’s potential.

SLIDE 7: Proposed Land Use Actions: Existing Conditions

On the Beach 21st Street site and throughout the downtown, current zoning does not provide a framework for growth. The ability of the market to respond favorably to City investment is constrained by zoning that dates back to 1961 and doesn’t allow for the type of development needed to sustain a vibrant downtown – large areas in the downtown don’t allow any housing today. Furthermore, there are long-underutilized City-owned and privately-owned properties for which a credible, actionable activation plan is critical to jumpstarting development activity in the district. As you can see here, these regulatory constraints have resulted in the type of auto-oriented, suburban-style, and dramatically underutilized properties you see today.

SLIDE 8: Overview of Land Use Actions

The proposed land use actions have been developed to directly respond to market opportunities and to the problems identified by the Working Group and voiced in numerous public meetings and discussions. The land use actions include:

- One, an area-wide rezoning, to allow for mixed-use development, and through a new Special District to guide new development on the large site known as the Thriftway Mall in the heart of downtown;
- Two, disposition of two City-owned sites in key locations in the downtown for redevelopment; and
- Three, the creation of a new Urban Renewal Area focused on the Thriftway Mall site to provide the City with the tools necessary to ensure that the false starts of the past are not repeated, and that activation of long-vacant sites can be assured.

SLIDE 9: Proposed Rezoning

The proposed rezoning would help unlock the Downtown Far Rockaway’s development potential by facilitating new mixed-use residential, commercial and community facility buildings at moderate densities. Much of the area would be rezoned to R6/C2-4 to allow 5-to-10-story buildings with commercial and community facility uses on the ground floor.

The area between Mott and Nameoke Avenues closest to the A train and LIRR stations would be rezoned to R7-1/C2-4 to allow primarily 6-12-story buildings (with limited opportunities for taller structures) with a mix of residential and commercial or community facility uses.

A small portion of the area would be rezoned from C4-2 to R5/C2-4 to provide a transition in height and limit the range of uses near the periphery of the rezoning area.

The proposed actions would also establish a Mandatory Inclusionary Housing (MIH) Area within the rezoning area. Under the City's MIH Program, a share of new housing will be permanently affordable. MIH seeks to reach a broad range of income levels and takes into consideration neighborhood conditions and affordability needs.

SLIDE 10: Proposed Land Use Actions: Conceptual Rendering

This slide shows you what the Village could become. The land use actions will encourage new, mixed-use development close to the A Train and the LIRR, out of the floodplain, and in the heart of the Village.

The proposed rezoning will also establish the Special Downtown Far Rockaway District, which will modify the underlying zoning for nearly all of the 22-block rezoning area, to ensure that new development blends into the existing neighborhood fabric. The proposed special district will:

- Require new open space and connections through the large block where Thriftway Mall is, knitting this large site into the surrounding community, and providing a new path between the A Train and the LIRR.
- Set consistent maximum densities for new developments, but adjust allowable street wall and building heights to reflect existing built scale. It will limit taller buildings (12 to 15 stories) to the very center of the downtown core and large development sites.
- In key areas, the proposed Special District would require active ground floors to fill in the gaps along the existing commercial corridors, and provide new open spaces to promote pedestrian activity and drive foot traffic.
- By tailoring parking requirements, we'll ensure that businesses and community facilities have ample parking to serve their employees and customers.

New development throughout the rezoning area will help activate vacant and underutilized lots. New housing will provide affordable options for current residents and allow the neighborhood's young professionals an opportunity to stay in Far Rockaway. A critical mass of housing of diverse incomes will ensure a captive audience for new and existing retailers. And new development will be supported by additional community facilities and open space.

SLIDE 11: Proposed Land Use Actions: Conceptual Rendering

Overall, the proposed rezoning could bring over 250,000 sf of commercial space, allowing for new retail space, jobs, and second floor office uses. About 86,000 sf of community facility space could be created, to allow for uses like daycare, medical, and nonprofit offices. Over 3,000 new residential units could be

built, providing much-needed affordable housing at a range of incomes. And new development will be served by 30,000 sf of required public open space, creating new gathering spaces and gateways to the downtown.

While this may seem ambitious, we believe the market will support a Downtown Far Rockaway that hosts sit-down restaurants, clothing stores, entertainment, medical offices, and other professional and community services. With the area's own history as our guide, we are confident that businesses will thrive in a growing downtown.

SLIDES 12-17: Unlocking Opportunity

With the proposed land use actions in place, new development can end the cycle of decline in Far Rockaway and allow the Village to better serve the peninsula. These views show what could happen in the future with the proposed land use actions in place.

Slide 12: This shows the existing view from the A Train across Mott Avenue.

Slide 13: New development will draw people in from the A Train to a strengthened retail corridor on Mott Avenue.

Slide 14: This shows the existing view looking east along Mott Avenue towards the library.

Slide 15: Housing and retail will line a new, programmable plaza space that opens up to the new library on Central and Mott.

Slide 16: This shows the existing view from Redfern and Hassock, right at the Redfern Houses campus.

Slide 17: The northern portion of the Thriftway Mall site will be transformed, and the Nameoke corridor will become an active area around the LIRR station.

In closing, I want to reiterate that this plan is about opportunity creation. We've heard from the community about the change they would like to see for Downtown Far Rockaway, and now is the time to build on unprecedented interagency coordination and community engagement to ensure that long-standing issues are addressed. We're confident that the land use actions before you today are part of an actionable framework for positive change in Downtown Far Rockaway that will vastly improve quality of life and create opportunity for residents. You'll hear more detail from our agency partners in the testimony that follows. I want to thank you for your time and consideration, and I'd like to hand it over to HPD's Deputy Commissioner of Neighborhood Strategies, Leila Bozorg.



Ebenezer Plaza

July 27, 2017

Ebenezer Plaza Owner LLC

Area Map

Land Use/Area Map
 Ebenezer Plaza, Brooklyn
 Block 3861: Lots 1 & 6
 Block 3862: Lots 1, 23, 24, 25 & 26
 Project ID # P2015K0526

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

Subway Entries

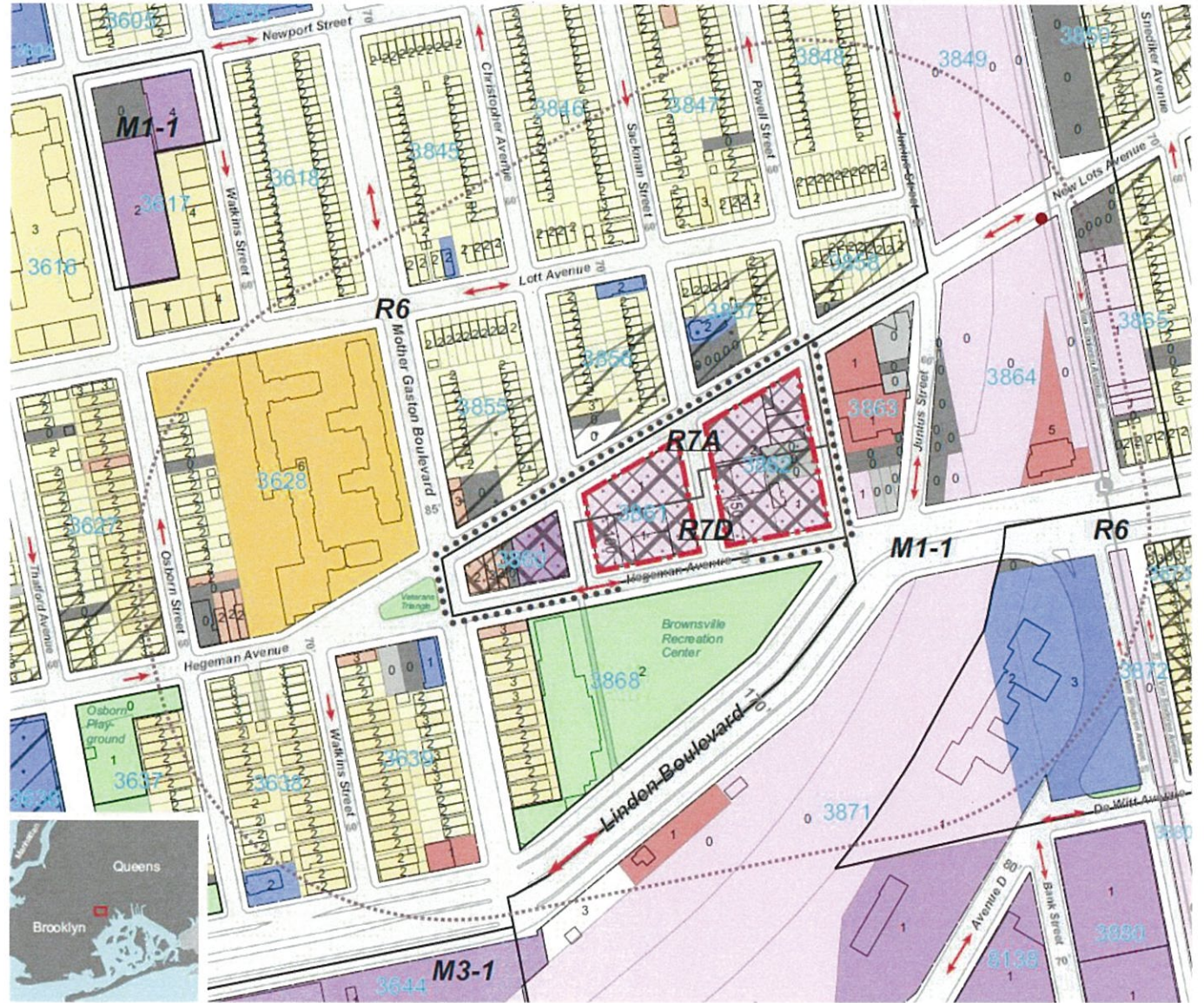
5037 Block Numbers

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



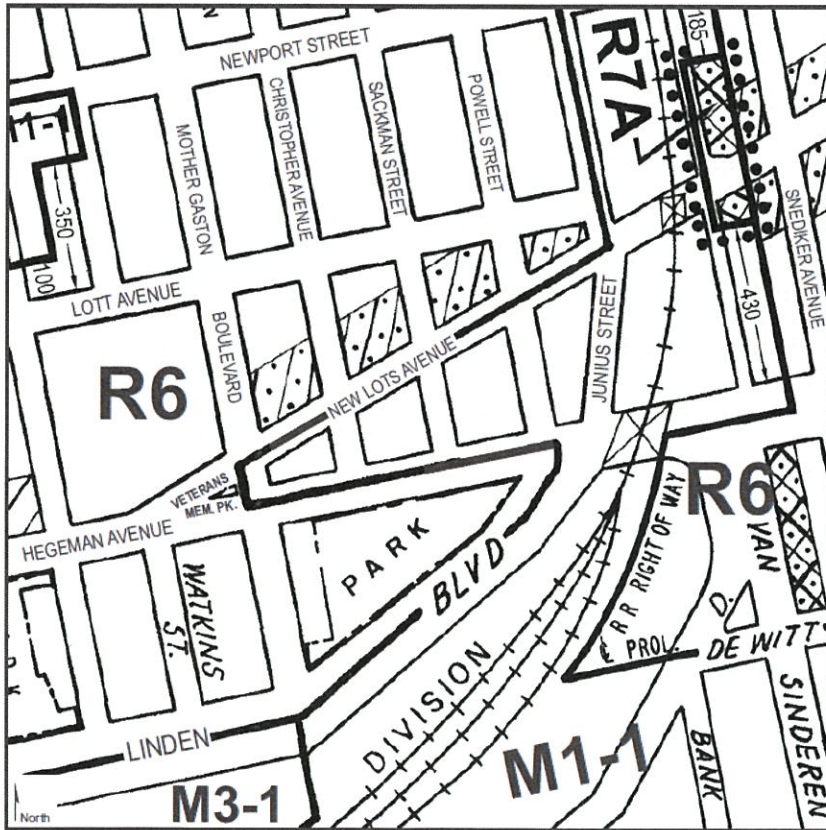
Prepared by Urban Cartographics May 2016

Land Use Action / Project Summary

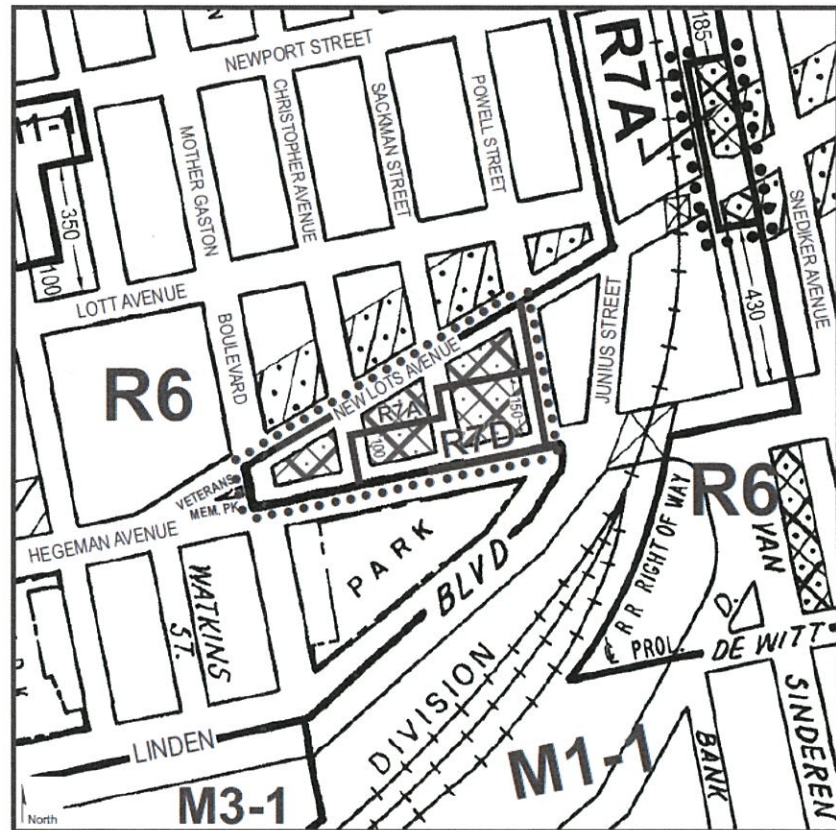
- Zoning Map Changes:
 - The proposed Zoning Map Amendment would change the zoning of Blocks 3860, 3861, 3862 that are currently zoned M1-1 to either R7A or R7D with C2-4 commercial overlay
 - The rezoning would map the R7D district on the southern portions of Block 3861 and 3862 and R7A on the northern portions of Block 3861 and 3862
 - An R7A would be mapped on the entirety of Block 3860
- Zoning Text Amendment:
 - Include Zoning Text Amendments to Zoning Resolution (“ZR”) Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Area for Community District 16
 - The proposed text amendment would establish the Project Area as an MIH Area
 - Facilitate the development of two 100 percent affordable mixed-use and transit oriented buildings in Brownsville neighborhood of Brooklyn.
- 315 units of affordable housing at Site A under the HPD ELLA Program
 - 100% of units targeted to households earning less than 60% AMI
- 216 units of affordable housing at Site B under the HPD Mix & Match Program
 - 50% of units targeted to households earning less than 60% AMI
 - 50% of units targeted to households earning less than 80% AMI

Zoning Change Map

Zoning Change Map



Current Zoning Map (17d)



Proposed Zoning Map (17d) - Area being rezoned is outlined with dotted lines

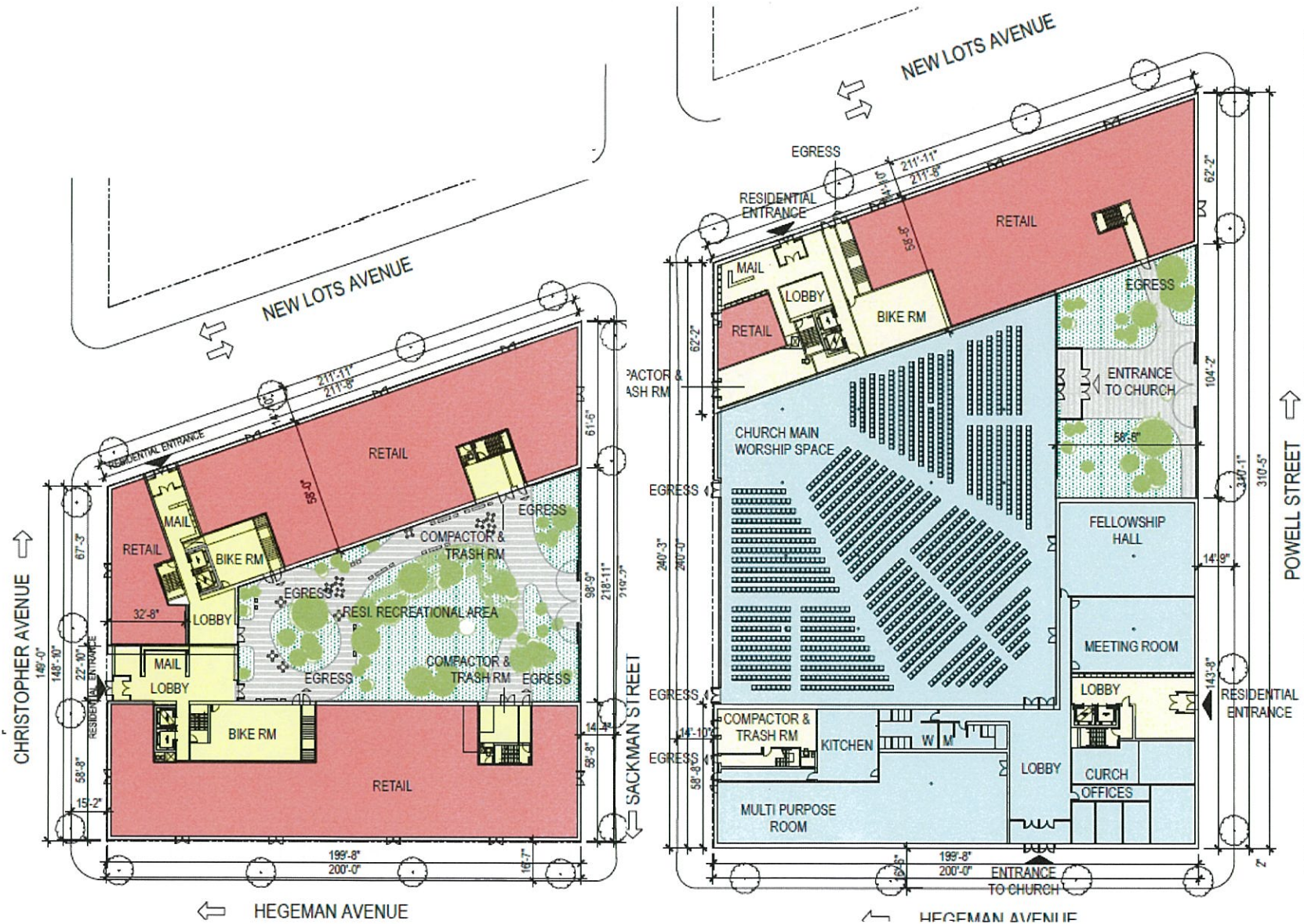
Rezoning from M1-1 to R7A with C2-4 overlay
 Rezoning from M1-1 to R7D with C2-4 overlay

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

Aerial View



Ground Floor Plan



Ebenezer Plaza – Unit Distribution

- Unit Distribution
 - 47 Studios
 - 318 1BR Apartments
 - 79 2BR Apartments
 - 85 3BR Apartments
 - 2 Super's Units (2BR)
 - Total 531 Units
- Site A – Block 3862
 - North Tower (New Lots) – 7 Stories with 2 set back floors for 9 total stories ~100' tall
 - South Tower (Hegeman) – 9 Stories with 2 set back floors for 11 total stories ~118' tall
 - 315 Units
 - ~322,000 GSF
 - ~44,000 GSF Community Facility
 - ~278,000 GSF Residential
- Site B – Block 3861
 - North Tower (New Lots) – 7 Stories ~75' tall
 - South Tower (Hegeman) – 9 Stories with 2 set back floors for 11 total stories ~118' tall
 - 216 Units
 - ~193,000 GSF
 - ~20,000 GSF Retail
 - ~173,000 GSF Residential

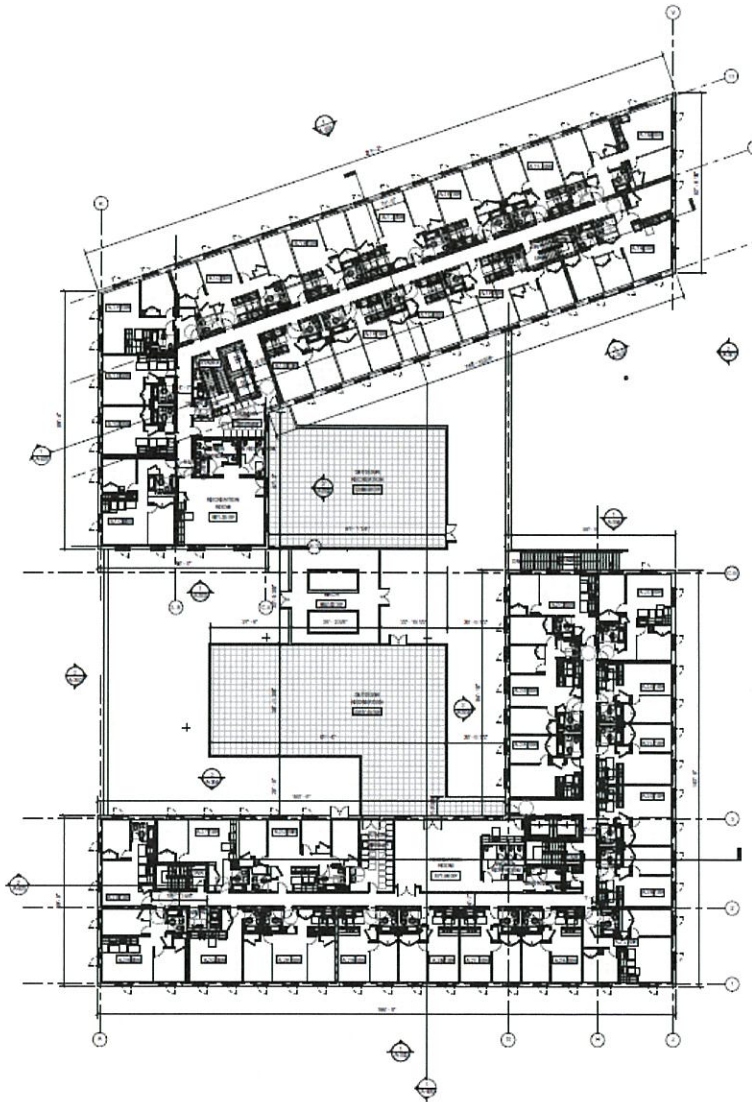
Ebenezer Plaza – AMI

% of AMI	1-person	2-person	3-person	4-person	5-person	6-person
30%	20,040	22,920	25,770	28,620	30,930	33,210
40%	26,720	30,560	34,360	38,160	41,240	44,280
50%	33,400	38,200	42,950	47,700	51,550	55,350
60%	40,080	45,840	51,540	57,240	61,860	66,420
70%	46,760	53,480	60,130	66,780	72,170	77,490
80%	53,440	61,120	68,720	76,320	82,480	88,560

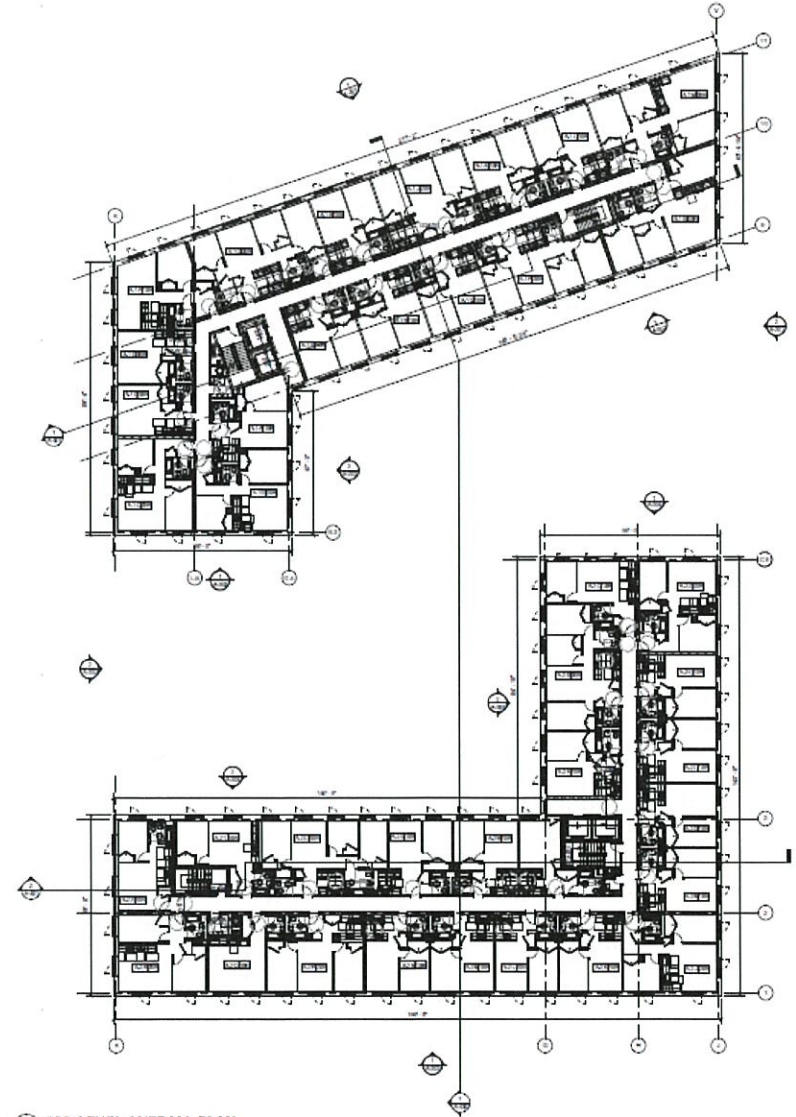
- Phase I will have tiers of affordability all below 60% of AMI
 - Units will be available to:
 - Formerly Homeless Households
 - Households Earning 30% of AMI
 - Households Earning 40% of AMI
 - Households Earning 50% of AMI
 - Households Earning 60% of AMI

- Phase II will have tiers of affordability all below 80% of AMI
 - The exact breakdown is still being worked out with HPD
 - Approximately 50% of units will be available to Households Earning 60% of AMI and below
 - Approximately 50% of units will be available to Households Earning 80% of AMI and below

Site A – Typical Floor Plan



1 2ND LEVEL OVERALL PLAN
1/8" = 1'-0"



1 3RD LEVEL OVERALL PLAN
1/8" = 1'-0"

Northeast View – New Lots & Powell



Southeast View – Hegeman & Powell



Ebenezer Plaza – Church of God Programing

- Ebenezer Plaza will bring the Church of God of East Flatbush (the “Church”) to Brownsville
- The Church has a 1,500 member congregation which includes residents from East Flatbush, Crown Heights, Brownsville & other areas of Brooklyn
- Once Complete the Church Plans to continue its community outreach through its Hope Center Development Corporation
- Currently serves the community of East Flatbush providing services including but not limited to:
 - Soup Kitchen (serves 1,500 meals monthly)
 - Food Pantry (3,000 monthly)
 - Clothing/Coats Drive
 - GED Program
 - Computer Training
 - Family Counseling
 - Health Screening
 - Snap recruitment
 - Crisis Invention
 - Family Restoration Prison Re-Entry
 - Annual Community health fair

Ebenezer Plaza – Church of God Parking

- In light of the vital issue of parking within New York City, a growing number of congregations have found creative ways to address this issue by partnering with adjoining parking agencies and garages to provide congregants with parking space on Sundays
- Large congregations such as Times Square Church, Brooklyn Tabernacle and others have found this arrangement to be fruitful for its congregations as well as neighboring residents
- Church of God of East Flatbush took steps in anticipation of its move to the Ebenezer Plaza location by entering into an agreement with Brookdale University Hospital
- Brookdale will provide the Church of God of East Flatbush an adequate number of parking spaces to be reserved in its parking garage for Sunday worshippers
- The Church will provide shuttle service between the Church and the parking garage
- While the main campus will be at the Ebenezer Plaza location, Church of God of East Flatbush will continue to store all church owned vehicles at its current location, 409 East 95th Street

East 34th Street Heliport: Special Permit Renewal

New York City Council Subcommittee on Zoning and Franchises
July 27, 2017



Basic Aerial



East 34th Street
Heliport

~26k SF
M2-3 Zoning
Community District 6

FDR Drive

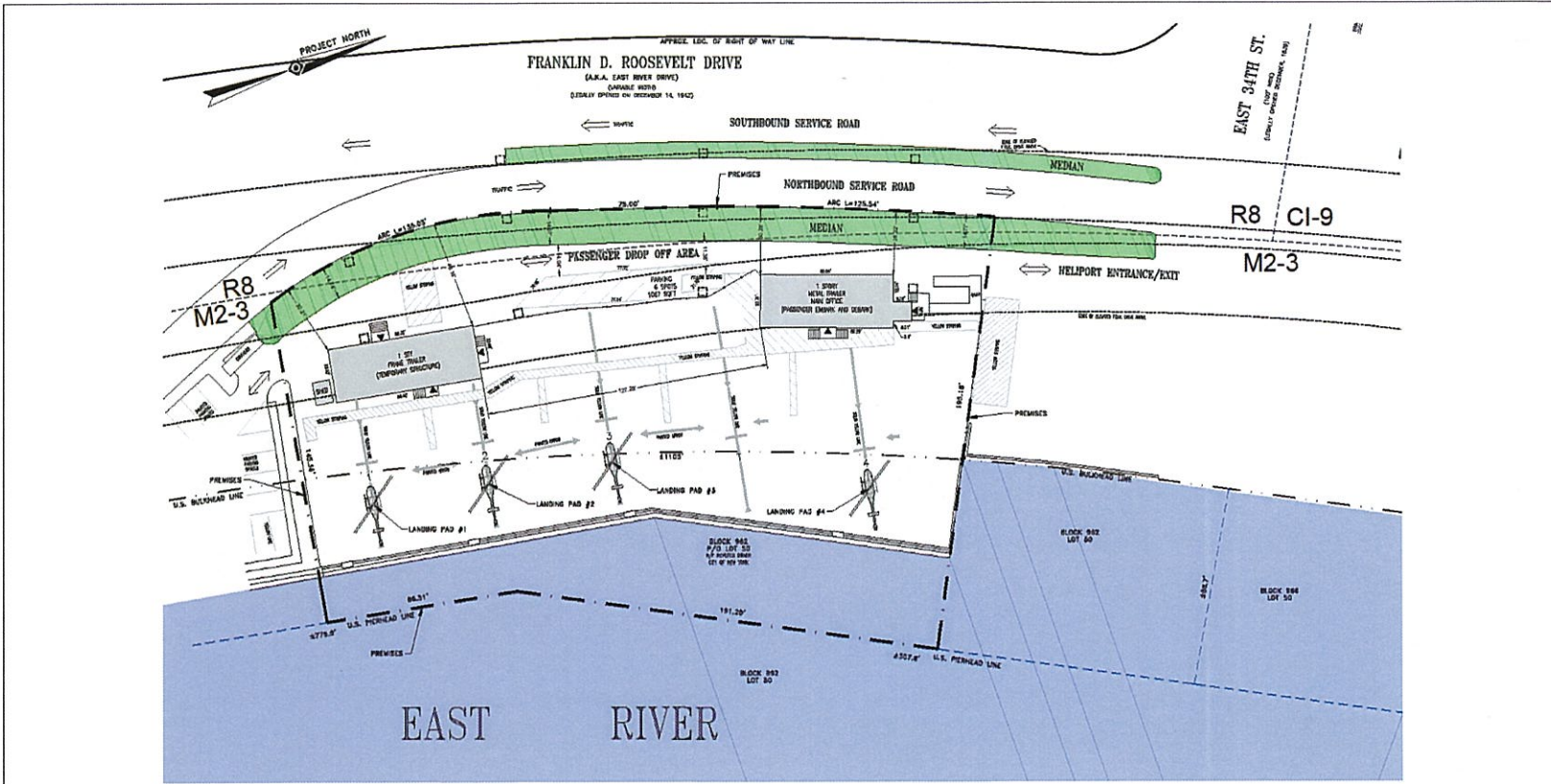
34th Street

34th Street
Ferry Dock



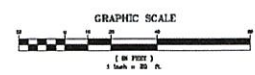
North →

Google



LEGEND

	BUILDING FOOTPRINT		LANDING PAD NUMBER
	BUILDING ENTRANCE		TRAFFIC DIRECTION
	ZONING LOT		EAST RIVER
	TAX LOT		MEDIAN
	ZONING DISTRICT BOUNDARY		HELICOPTER
	FDR BOUNDARY & COLUMNS		



Note: Information outside of the boundaries of the zoning lot is for illustrative purposes only, and may not be exact. Stantec bears no responsibility for inexact information on surrounding properties.

Stantec
 Stantec Consulting Services Inc.
 50 West 23rd Street
 New York, NY
 10010
 212-366-5600
 212-366-5829

EAST 34TH STREET HELIPORT	
Borough: Manhattan	Block: 982
Lot: 50	ULURP: N/A
SITE PLAN	
Date Prepared: April 27, 2016	
Last Revised: December 6, 2016	
Z-01	

East 34th Street Heliport Current Operating Parameters

- Helicopter operations are permitted only between 8am and 8pm, Monday through Friday
- No weekend helicopter operations
- No tour/sightseeing operations
- Cap on total number of annual flights (28,000 operations, or 14,000 landings)

Downtown Far Rockaway

City Council Subcommittee on Zoning and Franchises

July 27, 2017



Downtown Far Rockaway Today

Downtown Far Rockaway is the commercial, institutional, and transportation hub of the peninsula, but has suffered a cycle of decline

The area presents a **unique opportunity**:

- Close to transit, beach, and bay
- 2.5 miles to JFK, < ½ mile to St. John's Hospital
- Outside of the flood zone
- History as gateway to the Rockaways

It has also faced many **challenges**:

- Distance/geographic isolation
- Lack of local employment options
- Almost no new development in past 20+ years
- Lack of open space, poor pedestrian circulation
- Revitalization limited by large underutilized sites



The Planning Process

EDC, in partnership with Councilmember Richards, has been leading a community driven interagency effort to transform Downtown Far Rockaway

2014

- Interagency effort to coordinate City investment in the Rockaways

2015

- Feb: SOTC commitment to acquire underutilized properties in Rockaways
- October: Downtown Far Rockaway Working Group formed

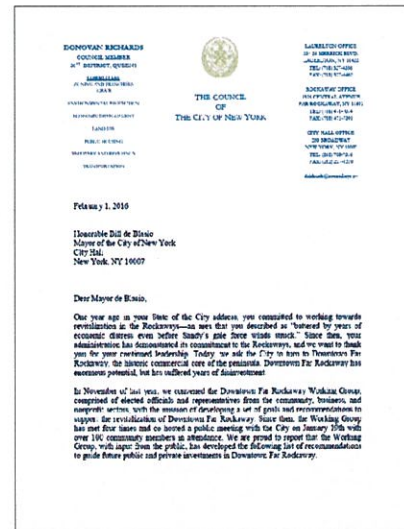
- January: Public Meeting
- February:
 - Working Group Letter delivered to Mayor
 - SOTC: \$91M for Downtown Far Rockaway

2016

- May: Public Open House
- August:
 - Roadmap for Action Released
 - Draft Scope of Work Released
- December: Beach 21st Street RFP release

2017

- January 30: ULURP Certification



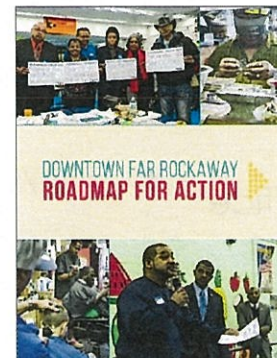
Letter of Recommendations from the Working Group



Downtown Far Rockaway Working Group



May Open House

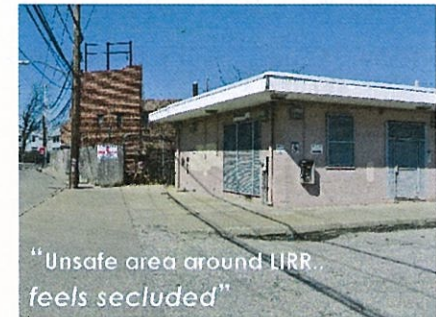
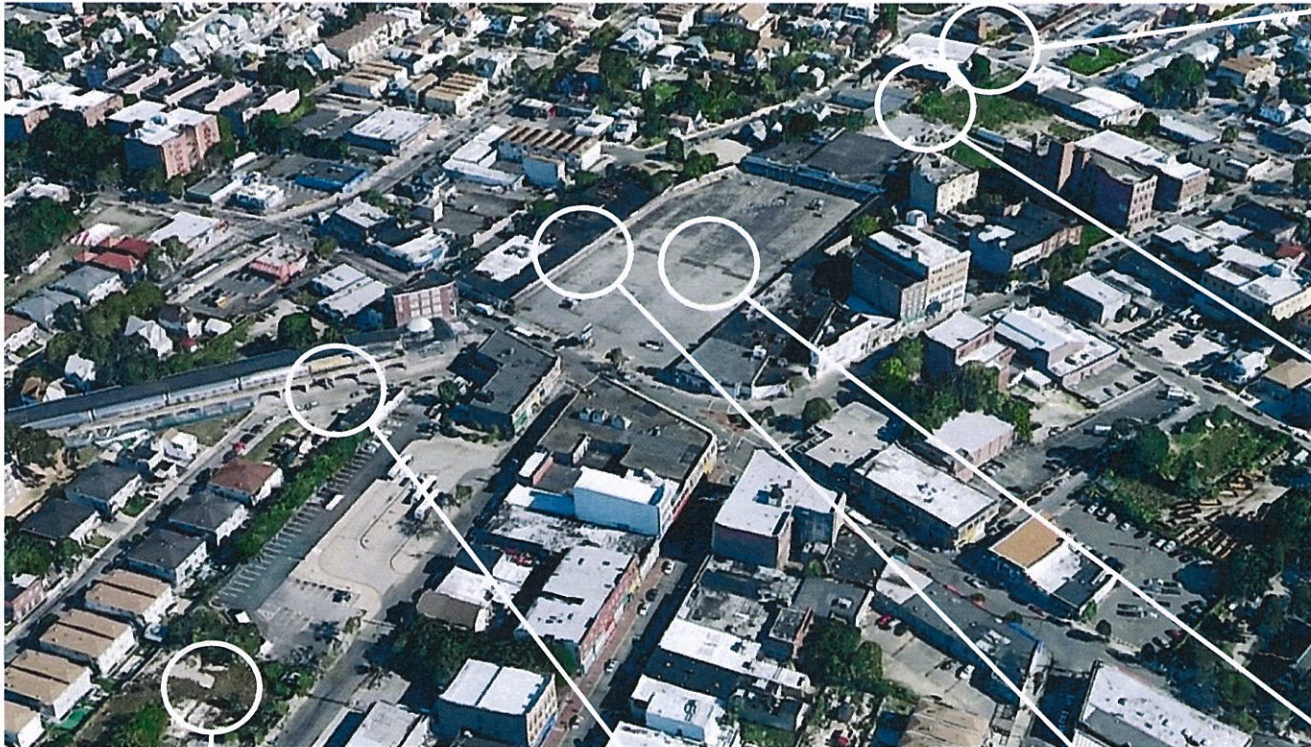


Public Announcement of Roadmap for Action

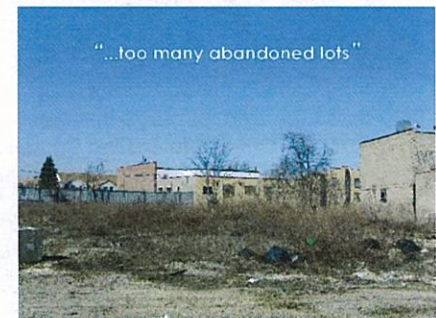
What We've Heard

- Community space
- Arts and culture
- Restaurants
- Healthcare
- Mix of incomes
- Sabbath schedule for elevators
- Safety
- Lighting
- Different types of retail
- Entertainment/recreation activities
- Use vacant second floor office space
- Fix abandoned buildings and develop vacant lots
- Units for growing families
- Affordable commercial rents
- Housing rent protections
- Market rate housing
- Kosher: Kitchens with dual sinks
- Jobs
- Lots of parking
- Bike lanes
- Educational services
- Daycare
- Youth services and activities
- Better transportation
- Access to fresh produce
- Education to career pipeline
- Support for businesses
- Step-out start-up business space
- Parks and open space
- Playground
- School & programming
- Multi-cultural center
- Maintain village feel
- Green roofs

What We've Heard



LIRR train station



Vacant lot along Augustina Avenue



Beach 21st



Beach 22nd Street adjacent the A Train station



Shopping Center



Shopping Center

Roadmap for Action

The Roadmap for Action includes short-, mid-, and long-term investments for the revitalization of Downtown Far Rockaway, and we're already starting to see progress

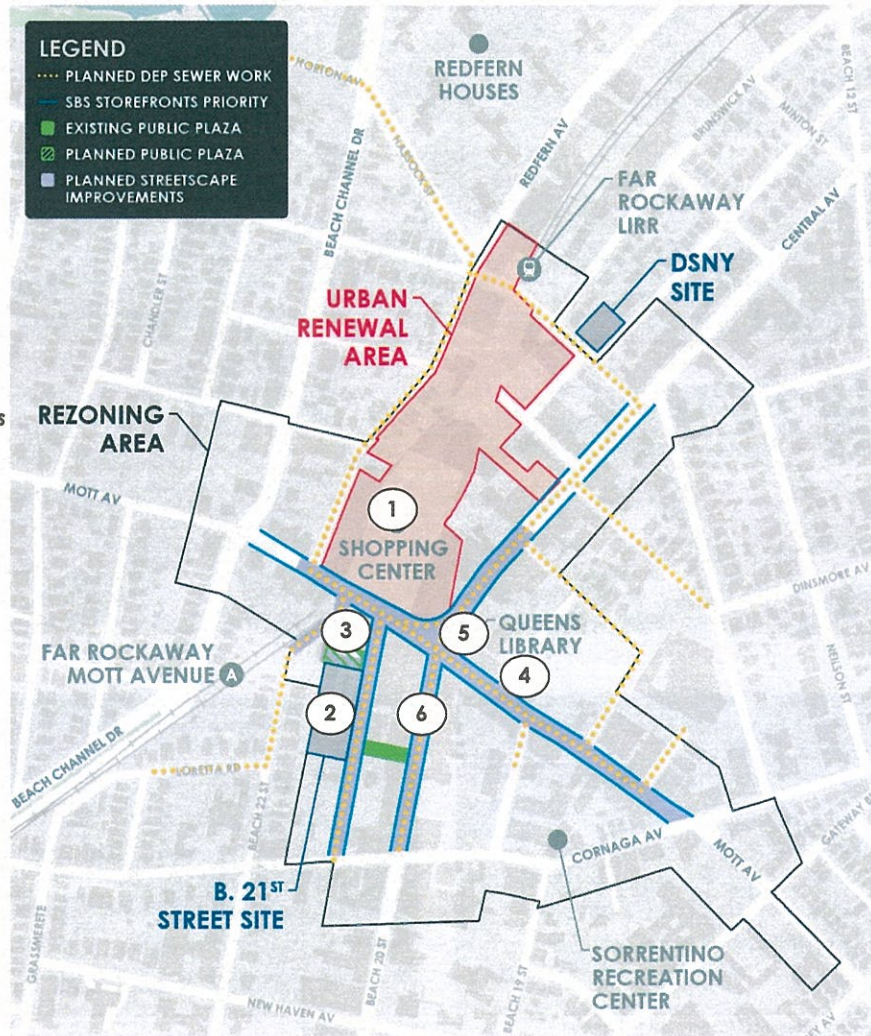
1) Rendering of Urban Renewal Area and DOT/MTA RFP Site



2) DOT/MTA-Owned Site Existing Conditions



3) DOT Plaza



4) Tino's Before and After SBS Storefront Improvements



5) Proposed Queens Public Library



6) B 20th St Streetscape



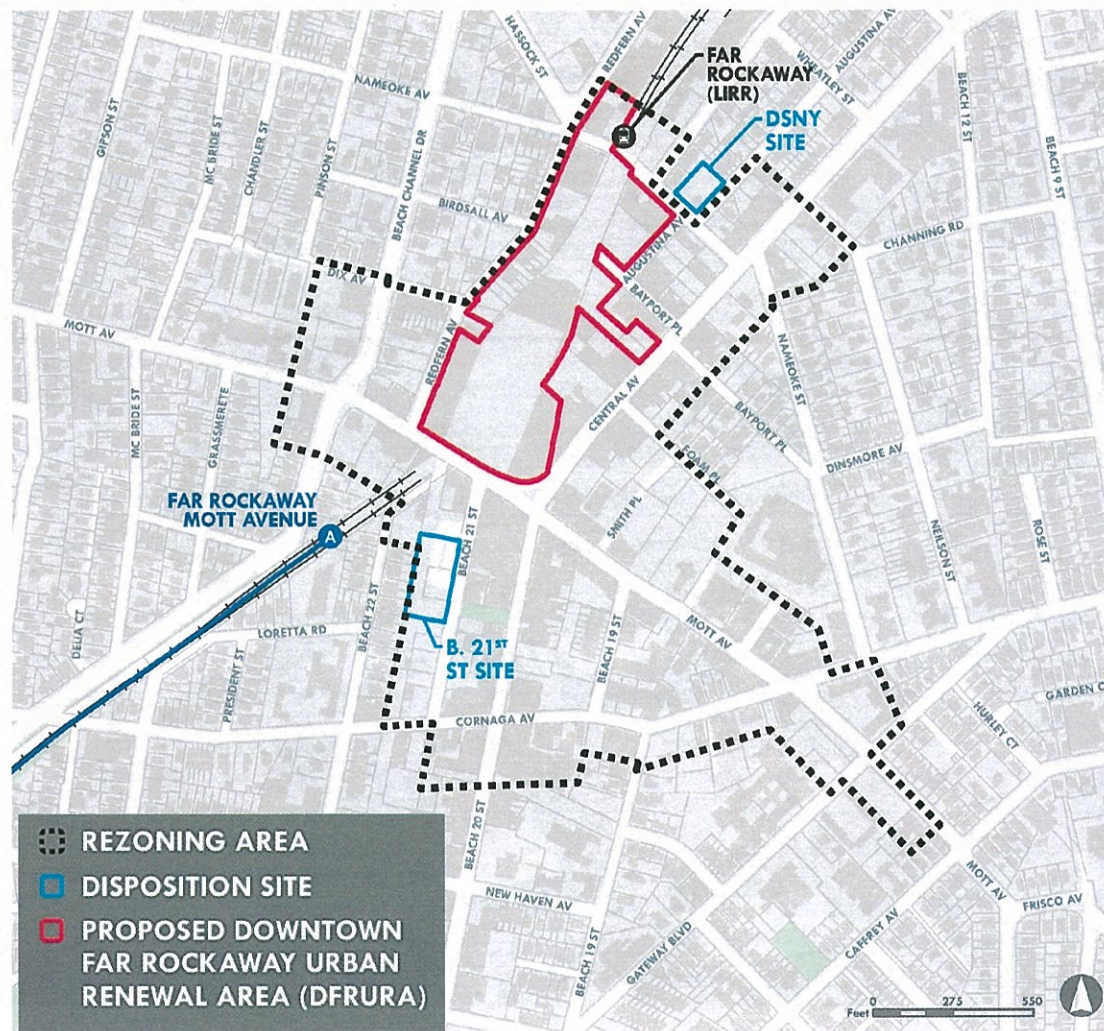
Proposed Land Use Actions

The proposed land use actions will unlock development opportunities and other strategies in the Roadmap for Action



Proposed Land Use Actions

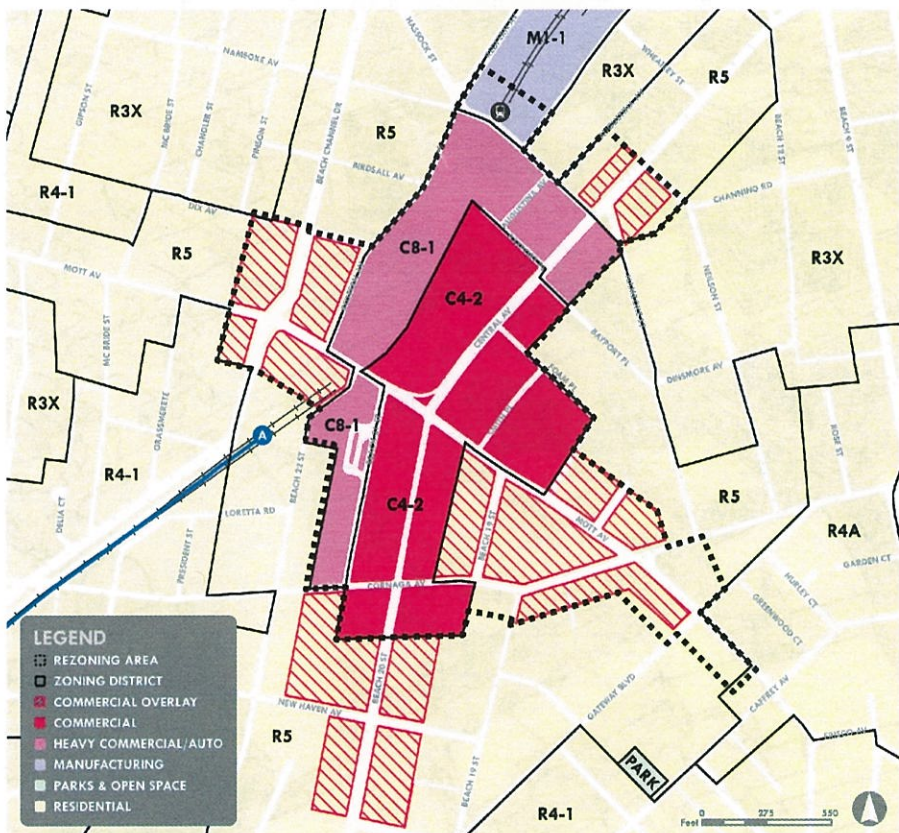
The land use actions will allow for new mixed-use, transit-oriented development on underutilized sites



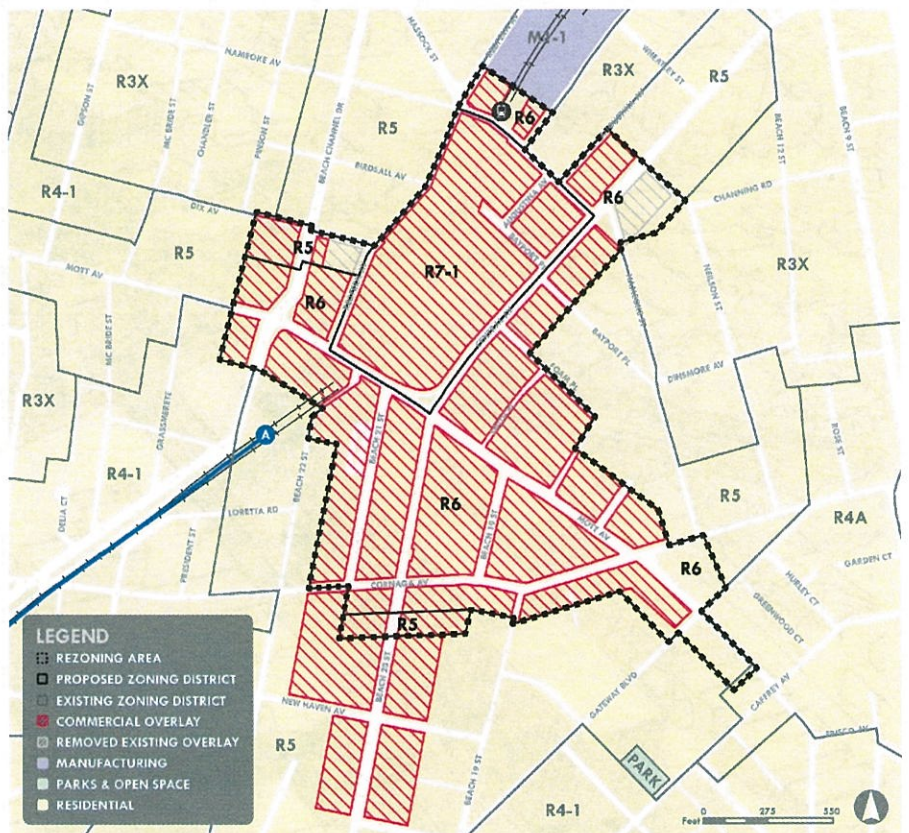
Land Use Actions: Proposed Rezoning

Existing zoning has not changed in 55 years (since 1961) and it no longer provides the tools for Downtown Far Rockaway's beneficial growth and vitality

EXISTING ZONING

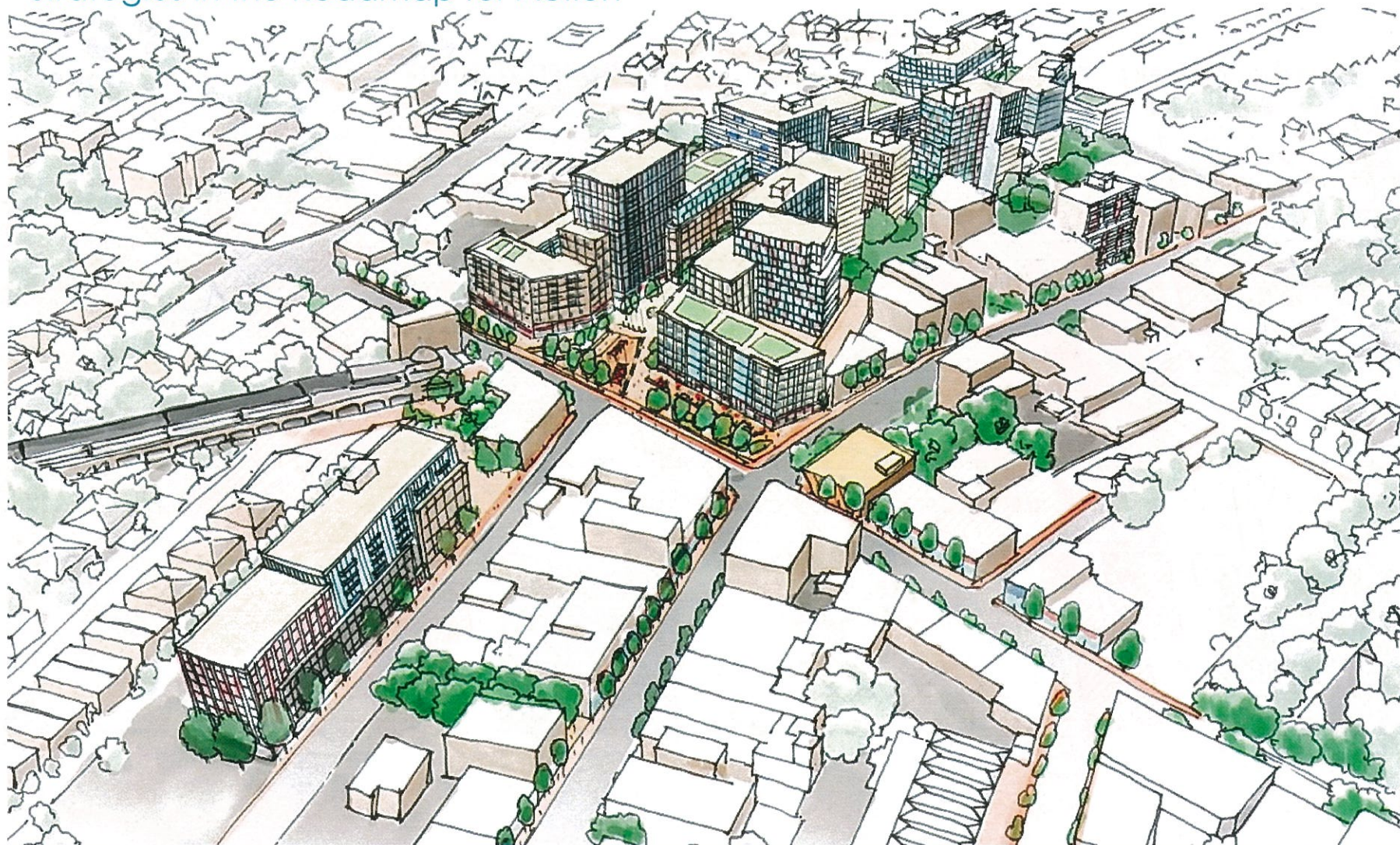


PROPOSED ZONING



Proposed Land Use Actions

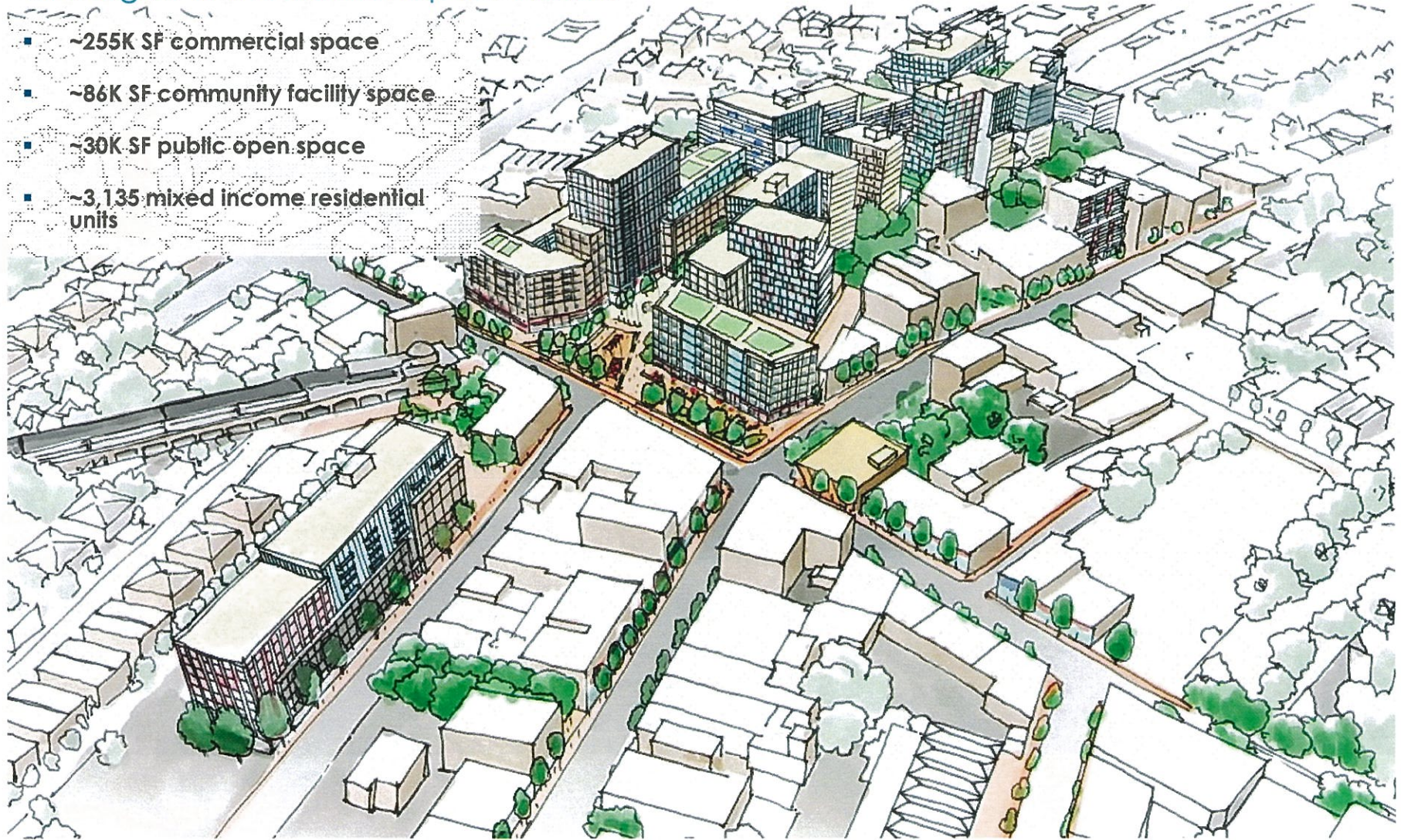
The proposed land use actions will unlock development opportunities and other strategies in the Roadmap for Action



Proposed Land Use Actions

The proposed land use actions will unlock development opportunities and other strategies in the Roadmap for Action

- ~255K SF commercial space
- ~86K SF community facility space
- ~30K SF public open space
- ~3,135 mixed income residential units



Unlocking Opportunity

VIEW FROM THE A TRAIN (EXISTING CONDITIONS)



Unlocking Opportunity

VIEW FROM THE A TRAIN (CONCEPTUAL RENDERING)



Unlocking Opportunity

VIEW WEST ALONG MOTT AVE (EXISTING CONDITIONS)



Unlocking Opportunity

VIEW WEST ALONG MOTT AVE (CONCEPTUAL RENDERING)



Unlocking Opportunity

VIEW FROM REDFERN AND HASSOCK (EXISTING CONDITIONS)



Unlocking Opportunity

VIEW FROM REDFERN AND HASOCK (CONCEPTUAL RENDERING)



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Thank you. Questions?

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Appendices



- | | | | |
|--|------------------------------|--|---|
| | PROJECT LIMIT | | PROPOSED CITY BENCH |
| | ENHANCED TRANSIT FACILITIES | | PROPOSED CITY LIGHT |
| | DESIGNATED COMMUTER VAN STOP | | PROPOSED FLUSHING MEADOW PEDESTRIAN LIGHT |
| | REZONING AREA BOUNDARY | | STANDARD 5'x5' CONCRETE PAVING |
| | DISPOSITION SITE | | PROPOSED PERMEABLE PAVERS |
| | EXISTING TREE | | PROPOSED CONCRETE W/ EXPOSED AGGREGATE |
| | PROPOSED TREE | | PROPOSED IN-GROUND PLANTER |
| | | | PROPOSED GRANITE PLANTER |
| | | | PROPOSED COMMUTER VAN STANDING AREA |



New Greenstreet at Mott and Central Avenues



Beach 20th Street Looking South



New DOT Plaza View Towards A-Train Station



New DOT Plaza at Beach 21st Street RFP Site

REV	DATE	DESCRIPTION
-	9/1/16	"PROGRESS SET"
-	9/19/16	"PROGRESS SET"
-	10/5/16	"PROGRESS SET"

PROJECT
PRET A MANGER
LANDMARKS SIGNAGE & OUTDOOR SIDEWALK CAFE
121 CHAMBERS ST.
NEW YORK, NY 10007

SIDEWALK CAFE

SEAL & SIGNATURE: DATE: 09.01.16
PROJ. No.: 102-16-XXX
DRAWN BY: mc
CHK BY: rw
DWG No.

SK-1.0
1 OF 1

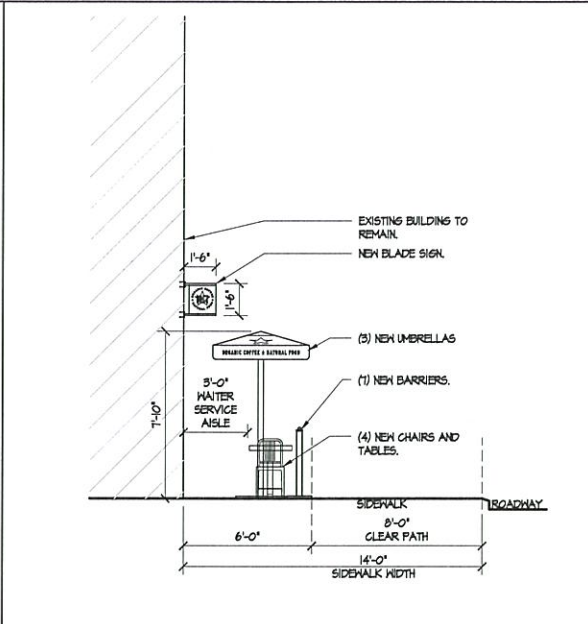
ZONING INFORMATION
ADDRESS: 121 CHAMBERS ST, NEW YORK, NYC 10007
SIDEWALK CAFE TYPE :
CHAMBERS : UNENCLOSED CAFE
LOT : 12
BLOCK : 145
COMMUNITY DISTRICT : MANHATTAN I
COMMERCIAL DISTRICT : C6-3A
HISTORICAL DISTRICT : TRIBECA SOUTH

STANDARD CLEARANCES

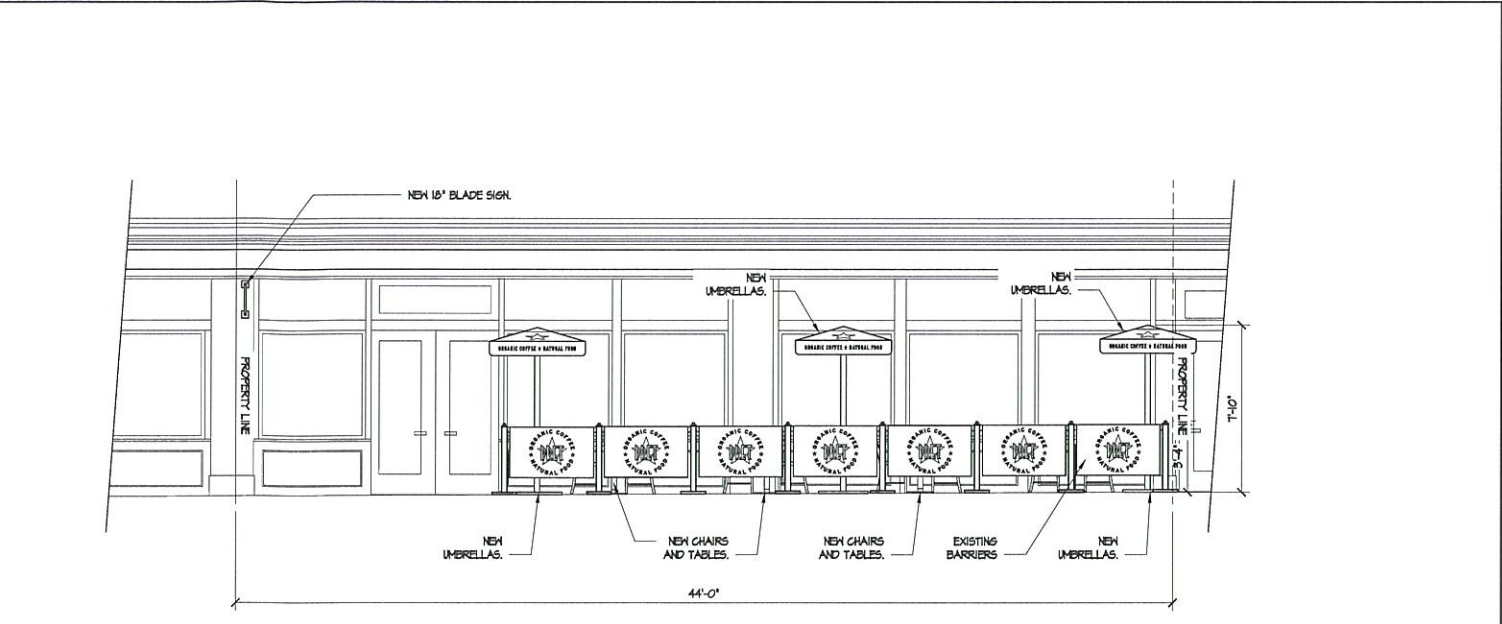
FIRE HYDRANTS	-	10'-0"
TRAFFIC LIGHTS	-	8'-0"
MAIL BOXES	-	8'-0"
LAMP POST	-	8'-0"
STREET TREES	-	8'-0"
BICYCLE RACK	-	8'-0"
CELLAR DOOR	-	3'-0"
TRANSFORMER/ SUBWAY GRATE	-	3'-0"
SIAMESE CONNECTIONS	-	3'-0"

PROGRAM

3 - NUMBER OF NEW UMBRELLAS
6 - NUMBER OF NEW SEATS
4 - NUMBER OF NEW TABLES
7 - NUMBER OF NEW DIVIDERS
2'-0"x2'-0" - SIZE OF NEW TABLES
4'-6"x4'-6" - SIZE OF NEW UMBRELLAS
3'-4" - HEIGHT OF NEW DIVIDERS
170 TOTAL SQ.FT. OF OUTDOOR SIDEWALK CAFE



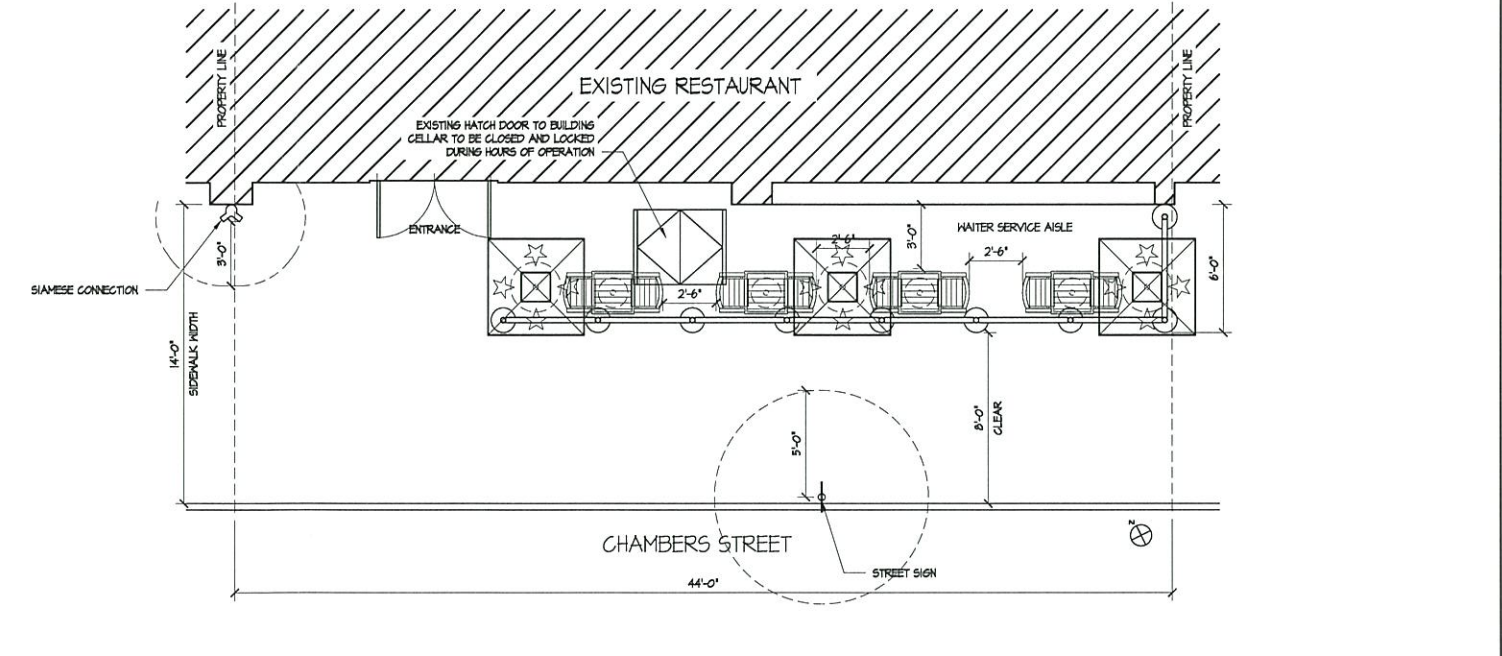
5 SECTION
SCALE: 1/4"=1'-0"



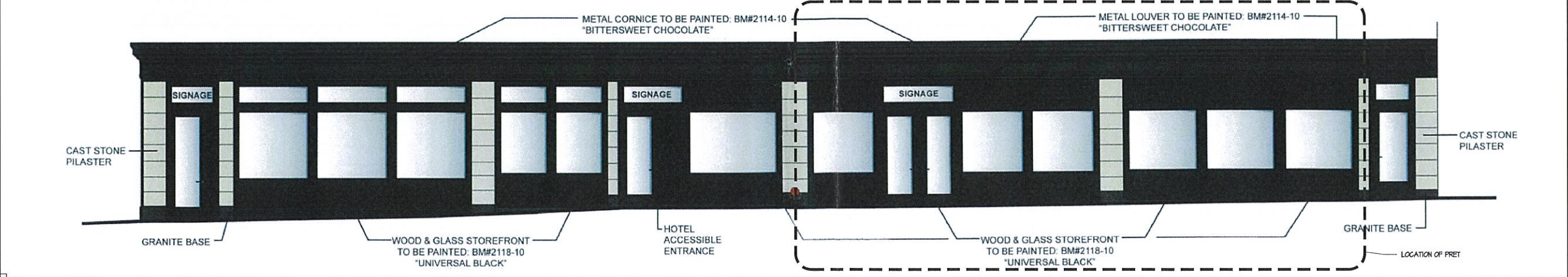
4 ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING SITE PHOTO
SCALE: N.T.S.



2 PLAN
SCALE: 1/4"=1'-0"



1 APPROVED LPC CHAMBER STREET ELEVATION
SCALE: 1/4"=1'-0"

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: Rahn Wade

Address: _____

I represent: Local 32 b J

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

Q+A
721-726

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

Date: 7/27/2017

(PLEASE PRINT)

Name: Nicole Garcia

Address: _____

I represent: NYC DOT

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

Q+A
721-726

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

Date: 7/27/2017

(PLEASE PRINT)

Name: John Young

Address: _____

I represent: NYC Department of City Planning

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

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

ULURP #170248 in favor in opposition

Date: July 27, 2017

(PLEASE PRINT)

Name: Mara Kravitz

Address: _____

I represent: 596 Acres

Address: 540 president St. #540 Brooklyn, NY

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

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

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Renee Hastick Motes (Rebecca Gavrett to read on behalf)

Address: _____

I represent: St. John's Episcopal Hospital

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

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

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Tom Grech (Cali Williams to read on behalf)

Address: _____

I represent: Queens Chamber of Commerce

Address: _____

THE COUNCIL ^{Metro Manhattan District}
THE CITY OF NEW YORK ^{+ Lot Cleanings Unit}

Appearance Card

LU 727

I intend to appear and speak on Int. No. 10 Res. No. _____

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: William Wang Metropolitan Hospital

Address: 1901 First Ave

I represent: Metropolitan Hospital

Address: 1901 First Ave

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU

I intend to appear and speak on Int. No. _____ Res. No. 721-726

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: CELIA BROWN

Address: 324 BEACH 59TH ST, #5J

I represent: RESIDENT OF NORDECK

Address: _____

THE COUNCIL ^{for Rockaway Redevelopment}
THE CITY OF NEW YORK

Appearance Card

LU 7-13
721-726

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

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Karin Alexander

Address: _____

I represent: Rockaway Development's Reutilization Corp

Address: 1920 10th Avenue For Rockaway NY 11691

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

7169717

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

in favor in opposition

Date: 7/29/2017

(PLEASE PRINT)

Name: ERICA BAPTISTE

Address: 1 Centre Street

I represent: Manhattan Borough President

Address: Gale A. Brewer's Office

THE COUNCIL
THE CITY OF NEW YORK Q+A

Appearance Card

721-726

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

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Michael Blaise Backer

Address: _____

I represent: SBS

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

I intend to appear and speak on Int. No. 701726 Res. No. _____

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Stacey Pneller Amato

Address: 95-16 Rockaway Beach Blvd

I represent: Assemblywoman

Address: _____

THE COUNCIL Downtown For
THE CITY OF NEW YORK Rockaway
Rezoning

Appearance Card

721-726

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

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Suzanne Kahn

Address: 25 W. 18th Street

I represent: SEIU 32BJ

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

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

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Phyllis Rudnick

Address: _____

I represent: Far Rockaway, Baywater Resident

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

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

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Enid Glabman

Address: _____

I represent: Baywater FR Resident

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

DTR

Appearance Card

721-726

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

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Rev. DR. ARTHUR W. DAVENPORT

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: CHARLES BARRON

Address: 669 Vermont St. Bklyn. N.Y. 11207

I represent: NYS ASSEMBLY

Address: _____

**THE COUNCIL Downtown For
THE CITY OF NEW YORK Rockaway**

Appearance Card

721-726

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

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Bryant Brown

Address: 25 W. 18th Street

I represent: SEIU 32BJ

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

DTFR

Appearance Card

721-
LU 6726

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

Date: _____

(PLEASE PRINT)

Name: SANTE ANTONELLI

Address: 120-55 QUEENS BLVD, QUEENS BLVD NY

I represent: QUEENS ECONOMIC DEVELOPMENT CORPORATION

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Downtown Far Rockaway

Appearance Card

721-726

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

Date: 07/27/2017

(PLEASE PRINT)

Name: Manuel Silva

Address: 557 Beach 66 Street

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

DTFR

217

Appearance Card

721-726

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

with conditions Date: July 27th

(PLEASE PRINT)

Name: Khateel M. Anderson

Address: 2263 Battery Road #11F Far Rockaway New York

I represent: Community Board 14

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

I intend to appear and speak on Int. No. 721-726 Res. No. _____

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Jeffrey Williams-Maisonet

Address: 141 Beach 50th Place

I represent: Resident/Intern for Councilman Richards

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

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

ULURP #70248 in favor in opposition

Date: July 27, 2017

(PLEASE PRINT)

Name: Allison ~~Jeffrey~~ Jeffrey

Address: _____

I represent: Neighborhood resident of downtown Far Rockaway

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Downtown Far Rockaway

Appearance Card

L.U.S 721-726

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

in favor in opposition

Date: 7-27-17

(PLEASE PRINT)

Name: Denem Ferguson

Address: 2816 Deerfield Rd. Far Rockaway

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK *Down town FAR ROCK*

Appearance Card

LUS 721-726

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

Date: 07/27/2017

Name: LA'Vada JERVIS (PLEASE PRINT)

Address: 169-16 110 AVE NY 11433

I represent: R-E M-A-

Address: FAR ROCKAWAY

THE COUNCIL *DTFR*
THE CITY OF NEW YORK

Appearance Card

721-726

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

Date: 7/27/2017

Name: Khaleel Anderson (PLEASE PRINT)

Address: _____

I represent: _____

Address: _____

THE COUNCIL *DTFR*
THE CITY OF NEW YORK

Appearance Card

721-726

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

Date: _____

Name: Sante Antonelli (PLEASE PRINT)

Address: _____

I represent: REDC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

I intend to appear and speak on Int. No. 721-726 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Lavida Jervis

Address: _____

I represent: Rockaway East Merchants Association

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

I intend to appear and speak on Int. No. 721-726 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Kevin Alexander

Address: _____

I represent: Rockaway Development + Revitalization Corp

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

I intend to appear and speak on Int. No. 721-726 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Jonathan Easka

Address: _____

I represent: Queens Community Board 14

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

I intend to appear and speak on Int. No. 721-726 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Nick Molinari

Address: _____

I represent: NYC Parks

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

I intend to appear and speak on Int. No. 721-726 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Leila Bozorg

Address: _____

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

DTR

Appearance Card

721-726

I intend to appear and speak on Int. No. 721-726 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Nate Bliss

Address: _____

I represent: NYCEDC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

DTR

Appearance Card

721-726

I intend to appear and speak on Int. No. 721-726 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: James Patchett

Address: _____

I represent: NYCEDC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 716+717 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: PETER DAVIES

Address: 548 BROADWAY 10012

I represent: RESIDENTS OF SOHO

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

78/719

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Brenda Thompson-Duchene

Address: 150 Amboy Str

I represent: 93 New Lodge Ave ←

Address: Green Valley Farm →

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. 462 BROADWAY Res. No. L.I.U.S

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: MICHELE VARIAN

Address: 27 HOWARD ST. (SHOP)

I represent: RESIDENTS + SMALL BUSINESS

Address: 496 BROADWAY (HOME)

THE COUNCIL
THE CITY OF NEW YORK

E 34th St.
Heliport

Appearance Card

I intend to appear and speak on Int. No. 720 Res. No. _____

in favor in opposition

Date: July 27, 2017

(PLEASE PRINT)

Name: David Hopkins, Senior Director of Aviation

Address: _____

I represent: NYCEDC

Address: 110 William Street

THE COUNCIL
THE CITY OF NEW YORK

462 BWAY

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 7/27/17

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: PIER LUIGI CONSAGRA

Address: 542 BROADWAY 4F

I represent: 542 BROADWAY HOLDING CORP

Address: ~~542 B~~ RESIDENT 542 BWAY 4F

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

THE COUNCIL
THE CITY OF NEW YORK 462 Broadway

Appearance Card

L.Us 716,
717

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

in favor in opposition

Date: 7/27/17

Name: Jane Fisher (PLEASE PRINT)

Address: 542 Broadway 5F

I represent: Sotto residents & 542 Holding Corp.

Address: 542 Broadway

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

712

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

in favor in opposition

Date: _____

Name: Mark Smith (PLEASE PRINT)

Address: 853 Broadway

I represent: Pret A Manger

Address: 853 Broadway

THE COUNCIL
THE CITY OF NEW YORK

34th St. Heliport
Q+A

Appearance Card

I intend to appear and speak on Int. No. 1720 Res. No. _____

in favor in opposition

Date: July 27, 2017

Name: Lynn Guey (PLEASE PRINT)

Address: 302B West 125th St, NYC NY 10027

I represent: NYCEDC

Address: 110 William Street

THE COUNCIL
THE CITY OF NEW YORK

462 Broadway

Appearance Card

LU
716
717

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

in favor in opposition

Date: 7/27

(PLEASE PRINT)

Name: Kai Lawrence

Address: 138 Grand St

I represent: Self

Address: 138 Grand St

THE COUNCIL
THE CITY OF NEW YORK

462 B'way

Appearance Card

LU
716
717

I intend to appear and speak on Int. No. LU7167 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: David Lawrence

Address: 138 Grand St. #4wF, NYC, 10013

I represent: Self

Address: "

THE COUNCIL
THE CITY OF NEW YORK

462 B'way

Appearance Card

L. U.
716
717

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

in favor in opposition

Date: 7-27-2017

(PLEASE PRINT)

Name: Lora Tenenbaum

Address: 423 Broome St. NYC 10013

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

462
BROADWAY
+ ALL BIG RETAIL

Appearance Card

LU #716+

I intend to appear and speak on Int. No. _____ Res. No. 717

in favor in opposition

Date: 7/29/17

(PLEASE PRINT)

Name: SARLENE MONROSE

Address: 547 BROADWAY NYC

I represent: Real Estate Board of New York

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

462
BROADWAY

Appearance Card

LU 716-717

I intend to appear and speak on Int. No. _____ Res. No. LU 716-717

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Steve Leon

Address: 458 BROADWAY

I represent: Residents

Address: SOHO -

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

716717

I intend to appear and speak on Int. No. 716717 Res. No. _____

in favor in opposition

Date: 7/27/2017

(PLEASE PRINT)

Name: Terri Cude

Address: 77 Bleeker St

I represent: CB2 Manhattan (Chair)

Address: 3 Wash

THE COUNCIL
THE CITY OF NEW YORK

462
Bway
LU

Appearance Card

716
717

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

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Maria J Feliciano

Address: 543 Broadway 8 FL

I represent: Broadway Residents Coalition

Address: see above

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

716717

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

462 Broadway
716717

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Jeannine Kiely

Address: 121 Mercer St #5 10012

I represent: myself

Address: n/a

THE COUNCIL
THE CITY OF NEW YORK

462 BWAY

Appearance Card

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

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: ANA VILARRASA

Address: 476 BROADWAY 9M

I represent: NYC 10013

Address:

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

THE COUNCIL *Manhattan West*
THE CITY OF NEW YORK

Appearance Card

715

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SAM LEVY

Address: _____

I represent: REBNY

Address: _____

THE COUNCIL *opposed to*
THE CITY OF NEW YORK *462 Broadway*

Appearance Card

I intend to appear and speak on Int. No. 716 Res. No. _____

in favor in opposition

Date: 7-27-17

(PLEASE PRINT)

Name: Leigh Behnke

Address: 543 Broadway

I represent: Broadway Residents Coalition

Address: above

THE COUNCIL *138 Grand*
THE CITY OF NEW YORK *462 B Way LU*

Appearance Card

716
717

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

in favor in opposition

Date: 7/27

(PLEASE PRINT)

Name: WENDY R FRIEDMAN

Address: 138 Grand St (134-140 Grand)

I represent: Ironclad Artists - A.I.R -

Address: live workcoop - 18 units

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

THE COUNCIL
THE CITY OF NEW YORK

Pret A Manager

Appearance Card

LU712

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

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Justin Birchard

Address: 853 Broadway, 7th Fl. NY, NY 10003

I represent: Pret A Manager

Address: 125 Chambers St. NY, NY

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. CA16-2017 Res. No. _____

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Charles Anderson

Address: 4102 Broadway

I represent: Assemblymember Deborah J Glick

Address: 853 Broadway

THE COUNCIL MANHATTAN
THE CITY OF NEW YORK WEST

Appearance Card

715

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

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: HENRY CASO

Address: 450 W. 33rd ST.

I represent: BROOKFIELD

Address: 250 VESEY ST.

THE COUNCIL MANHATTAN
THE CITY OF NEW YORK WEST.

Appearance Card

715

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

Date: _____

(PLEASE PRINT)

Name: KEW LOWENSTEIN

Address: 31 W. 52ND ST.

I represent: BROOKFIELD

Address: 250 VESEY ST.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU 715

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

Date: _____

(PLEASE PRINT)

Name: Sam Levy

Address: _____

I represent: Real Estate Board of New York

Address: Manhattan West Phase III

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 2625-2017-ASWC Res. No. _____
 in favor in opposition

Date: 7/27/15

(PLEASE PRINT)

Name: Jaffrey Ehrlich

Address: 14th Chambers St #2, NYC

I represent: CBI

Address: (Municipal Building) Sidewalk Cafe
125 Chambers

THE COUNCIL
THE CITY OF NEW YORK

Downtown
Far Rockaway

Appearance Card

721-726

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

in favor in opposition

Date: July 27th 2017

(PLEASE PRINT)

Name: FERNANDO CANTELI - MUNICIPAL ARTS SOCIETY

Address: 488 MADISON AVE #1901 NEW YORK CITY

I represent: MUNICIPAL ARTS SOCIETY

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

462 BROADWAY

Appearance Card

716-717

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

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: Cynthia Chapman

Address: 480 BROADWAY

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Item 6

Appearance Card

1

I intend to appear and speak on Int. No. _____ Res. No. 718/19-17

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: FRANK ST. JACQUES

Address: SHELDON LOBEL PC

I represent: EBENEZER PLAZA

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Item 6

Appearance Card

2

I intend to appear and speak on Int. No. _____ Res. No. 718/19-17
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ERICKA KETLER WALLA

Address: _____

I represent: EBENEZER PLAZA

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Item 6

Appearance Card

3

I intend to appear and speak on Int. No. _____ Res. No. 718/19-17
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PETER PROCI DA

Address: _____

I represent: EBENEZER PLAZA

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Item 6

Appearance Card

4

I intend to appear and speak on Int. No. _____ Res. No. 718/19-17
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: BISHOP HUGH NELSON

Address: CHURCH OF GOD OF EAST FLATBUSH

I represent: EBENEZER PLAZA

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Item 6

Appearance Card

5

I intend to appear and speak on Int. No. _____ Res. No. 718/19-17

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SUMMER ALTMASH

Address: _____

I represent: EBENEZER PLAZA

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

ITEM 5
462 Broadway

Appearance Card

LO 716/717

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

in favor in opposition

Date: July 27, 2017

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL P.C.

I represent: 462 BDWY LAND LP (APPLICANT)

Address: 462 Broadway, Manhattan

THE COUNCIL
THE CITY OF NEW YORK

ITEM 5
462 Broadway

Appearance Card

LO 716/717

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: STEVE MERINGOFF

Address: OWNER / APPLICANT

I represent: 462 BDWY LAND LP (APPLICANT)

Address: 462 Broadway, Manhattan

THE COUNCIL
THE CITY OF NEW YORK

ITEM 5
462 Broadway

Appearance Card

LU 7/6/17

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

in favor in opposition

Date: July 27, 2017

(PLEASE PRINT)

Name: JASON VACKER

Address: MERINGOFF PROPERTIES

I represent: 462 BOWY LAND LP (APPLICANT)

Address: 462 Broadway, Manhattan

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

THE COUNCIL
THE CITY OF NEW YORK

ITEM 5
462 Broadway

Appearance Card

LU 7/6/17

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

in favor in opposition

Date: July 27, 2017

(PLEASE PRINT)

Name: SANDY HORNICK

Address: SHELDON LOBEL PC

I represent: 462 BOWY LAND LP (APPLICANT)

Address: 462 Broadway, Manhattan

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