



October 10, 2017

**Written testimony submitted by the Brooklyn Chamber of Commerce to the New York City Council Subcommittee on Zoning and Franchises re:**

Good Morning Chair Richards and Committee Members:

I am Varun Sanyal, Vice President of Economic Development at the Brooklyn Chamber of Commerce and I am delivering testimony on behalf of Andrew Hoan, President and CEO of the Brooklyn Chamber.

With over 2,100 active members, the Brooklyn Chamber is the largest Chamber of Commerce in New York State. We promote economic development across the borough of Brooklyn, as well as advocate on behalf of our member businesses. The Brooklyn Alliance is the not-for-profit economic development affiliate of the Brooklyn Chamber, which works to address the needs of businesses through direct assistance programs.

We respectfully urge that you lend your formal support for the development proposed by Harrison Realty at 200 Harrison Avenue. As you are aware the project, which at last would revitalize a former Pfizer site that has sat vacant for decades, won the approval of Community Board 1.

As the leading voice of Brooklyn's business community, we see this project as a tremendous opportunity to address one of the greatest obstacles to doing business in the borough: finding available commercial and affordable residential space. This project will help satisfy this demand, with its proposed 1,146 residential units and 64,807 square feet of neighborhood retail space.

When completed, this project will add nearly 300 much needed affordable apartments to Brooklyn's housing stock. With demand for housing for low income New Yorkers on the rise in Brooklyn, this is a chance to help fulfill the City's ambitious vision to create more affordable housing, an objective that is critical to our borough's continued growth and vitality. Our members tell us repeatedly that our talented, diverse workforce is one of the key factors in their decision to do business here, so we must continue to make every effort to ensure Brooklyn remains a place where that workforce can afford to live.

The neighborhood retail component of the project will be a welcome addition for businesses looking to re-locate and/or expand, as well. This will not only offer community residents new shopping options, but also will create job opportunities, together with the hundreds of construction jobs that this project will create.

On behalf of the members of the Brooklyn Chamber of Commerce, we respectfully ask that you support this project, which will support our collective goal of a strong, vibrant Brooklyn. Thank you for the opportunity to testify in this matter.

## TESTIMONY OF THE REAL ESTATE BOARD OF NEW YORK BEFORE THE CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES IN SUPPORT OF THE REZONING OF THE PFIZER SITES

October 10, 2017

The Real Estate Board of New York (REBNY) is a trade association with 17,000 members comprised of owners, builders, residential and commercial brokers and managers, and other real estate professionals active in New York. REBNY supports the plan proposed by Harrison Realty LLC to redevelop the long-vacant former Pfizer site at 200 Harrison Avenue as a mixed-use project with 1,146 units of mixed-income housing.

The project area is bounded by Harrison Ave, Union Ave, and Gerry St and is well-served by the G, J, and M trains. The proposed action will rezone the area from M3-1, which allows for low-performance manufacturing, to R7A/C2-4, R7D/C2-4, and R8A/C2-4, which allows for midscale residential development with one or two floors of commercial.

This rezoning addresses several key and interrelated issues that our city faces today. The proposed development will produce approximately 1,146 residential units. 287 of the units would be affordable, complying with the City's new Mandatory Inclusionary Housing policy. This large residential development will help address our city's chronic housing crisis. The development will also include 26,000 square feet of dedicated publicly-accessible open space, nearly 65,000 square feet of local retail and 405 parking spaces.

The applicant has included the community and made sure that neighborhood residents benefit from the project. This project will generate hundreds of construction jobs and at least 25% of the value of the contracts will go to local companies. Additionally, all building service workers will be paid the prevailing wage. The applicant will also sponsor a number of community-based workshops to assist neighborhood residents through the process of qualifying for affordable units and make sure that the Community Board and residents are notified about all available units prior to the launch of the lottery.

This project would be among the first privately-owned, privately-financed developments to comply with the City's Mandatory Inclusionary Housing (MIH) program, creating nearly 300 new units of affordable housing. It is important that you continue to support and encourage projects like this, that advance the City's goal of creating more affordable housing.

###

**CONTACT:**

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Good Morning council members,

My name is Mary Walsh, and I am an Asset Control Manager with BJ's Wholesale Club since March of 2013. I am also a resident of Staten Island for more than half of my life. I have raised my kids here, and I expect that they will raise their kids here too.

For many years, I worked in supermarkets on Staten Island, working my way up from a cashier out of high school and on into the management level. When the company I was with went bankrupt, I went to a place where I found comparable work; a company I was only barely familiar with, BJ's Wholesale Club. I joined the company as a Customer Service Manager when the brand new club opened in North Brunswick, NJ in April, 2013. Over my years with the company, I have worked my way through positions including Receiving and Inventory Control Manager, and on to my current position. I have also been admitted to the Assistant Manager Development Program, which I expect to complete this fall. I went from barely knowing this company, to knowing what a wonderful place it is to work and grow. BJ's is more than an employer, it is a company that cares about its team members. We have work/life balance that is rarely found in retail, and we have many programs that not only show our support and appreciation for our team members, but also opportunities to advance from entry level positions up to supervisory and management positions.

When I first heard the news of plans for a BJ's on Staten Island, I became excited on so many levels; now I would have the possibility of working in a club near my home in Staten Island, but more than that, I was excited by the idea of what this club would mean to the community in which it is planned to be built.

The first home that my husband and I lived in together was on Wolkoff Lane, in walking distance to the proposed club. On the corner, to be enveloped by the new club development is the United Cerebral Palsy day program center that my brother attended when I was younger. And not far away are the schools that my kids and my nieces and nephews attended growing up. Knowing this neighborhood intimately, I know the neighborhood would embrace the opportunity to have wholesale club shopping in walking distance to their homes; and BJ's would embrace this community with our community outreach programs which would benefit the area schools and organizations.

In my time with BJ's, my current club has sponsored a number of schools with our Adopt-a-School program, and we have been a regular sponsor of the humane society's annual Dog-Walkathon. We have donated water and non-perishable snacks to many community events, and have had team members volunteering their time within the community. I would be overjoyed to see BJ's bring these same benefits into my home community.

It's no secret that the only wholesale club with a foothold in Staten Island is Costco, and though it is centrally located, it is not always an easy destination for residents of the North Shore to reach. Richmond Avenue is a very busy thoroughfare, and traffic backs up for many hours a day along the route. Add to this a poorly designed parking lot, and the inevitable long lines and heavy crowds that are found when one does reach Costco, it makes sense that another option be offered to island residents. So many on the north shore will be thrilled to save the toll money they currently have to spend to reach the nearest BJ's in Linden, NJ and those who do not currently travel to New Jersey to shop BJ's will now have the option to choose between Costco and BJ's

right on the island. Competition is a healthy thing, and BJ's will show the community how well we treat our members, bringing in a lower priced yearly membership fee, and a wide variety of well known name brand and private label products, not only in larger club sizes, but also in family friendly sizes to meet the needs of every household size.

At BJ's our Member's First philosophy is bound to make raving fans not only of north shore residents, but of residents of the entire island, who will find the club easy and convenient to reach, right at the junction of the Staten Island Expressway and the West Shore Expressway, and convenient to both South and Forest Avenues.

I realize that I sound like an advertisement, but I truly believe in the benefits of BJ's wholesale Club in my home community, and I look forward to being present at the grand opening, and welcoming all of my friends and neighbors to the BJ's club experience.

I thank you for taking the time to allow me to speak on behalf of the company that I not only love, but that I believe in.

Sincerely,

Mary Walsh

Asset Control Manager

BJ's Club 210

2451 US Highway 1

North Brunswick, NJ

Testimony of Beginning with Children Charter School  
New York City Council  
Subcommittee on Zoning and Franchise  
October 10, 2017

Thank you for the opportunity to speak regarding the Pfizer Sites Rezoning. My name is Sonia Gulardo, Director of Parent Engagement and Community Outreach at the Beginning with Children Foundation, serving students in Williamsburg, Bedford-Stuyvesant, and throughout Brooklyn. As the founding principal of the first Beginning with Children School over 25 years ago at one of the Pfizer sites, I have been involved in education in the Williamsburg community since 1992.

Beginning with Children Charter School 2, like the original school, is located at 11 Bartlett Street, directly across the street from the sites proposed to be rezoned. This school was recently approved to grow from K-5 to a much needed middle school. Our site includes the school building, which fronts on Bartlett Street, as well as a playground, which fronts on Gerry Street. Our school does not have an indoor gymnasium; the play yard is the only area that can accommodate exercise, which we know is critical to our students' physical development and educational attainment. It is crucial that, if a large-scale development is approved on the neighboring lots, our school community is protected from truck traffic, emissions, dust, noise, and other adverse construction impacts. In addition, our parents are concerned about safety precautions when doing construction on an environmentally compromised site.

Furthermore, as a community based organization working to increase educational opportunities for local families for more than twenty-five years, we have seen rapid changes in the demographics of the neighborhoods we serve. Our students are **68%** Latino, **23%** English Language Learners, and **93%** qualify for free or reduced lunch. Our students have achieved remarkable success – nearly 100% graduate high school on time and are accepted to college.

As our neighborhood continues to be a prime target for high-end residential construction, it is important to our school community that our families are able to remain, and thrive, in Williamsburg, in close proximity to our school and alumni programs. To that end, Beginning with Children supports the creation of a comprehensive zoning framework for the Broadway Triangle greater area that maximizes opportunities for affordable housing throughout the area—not just on the sites under discussion today—and addresses community facility and infrastructure needs.

Thank you for your consideration.

**Testimony of Anthony Beam, Store Clerk at Bensonhurst BJ's, before City Council Sub-Committee on Zoning and Franchises. Honorable Donovan Richards, Chairperson.**

Good Morning, Chairperson Richards, Council Member Rose, and members of the committee,

I want to thank you for the opportunity to speak to you this morning and explain the tremendous opportunity a BJ's in Mariners Harbor would mean to me and hundreds of other Staten Island job seekers and shoppers.

I grew up in Brooklyn and have been living in Bulls Head, with my wife Eleanor and our two teenagers, both students at Wagner High School. My daughter Melanie is 18 is hoping to attend college at St. John's next year and our son Anthony, Jr., is 16.

In order to pay our mortgage and provide for our children my wife and I both work, Eleanor is a member of SIEU 1199 and works at Staten Island University Hospital. I work two jobs. I work in maintenance at a building in Union Square; and also as a part-time Stock Clerk at BJ's in Bensonhurst.

I love both my jobs. More importantly I need both jobs. Juggling those two jobs is a full-time job in itself. With a 9 to 5 job in Manhattan and 11 pm -to 7 am job at BJ's I have at least 2 and a half to 3 hours of commuting every day. Two buses and a subway from BJ's to Manhattan and a subway and two buses home to Staten Island.

Sunday is our day for family.

A BJ's on Forest Avenue would not only eliminate a big portion of that commute, it would allow me to work more, hours and still spend more time with my family.

A BJ's on Forest Avenue would also provide opportunity for so many others on Staten Island. People who must endure a commuting nightmare like mine or who have no opportunity to work at all.

I know how much a BJ's on Staten Island would mean to me. I also know how many Staten Islanders need an opportunity to work. A job where they pay a good wage, and opportunities for advancement,

Thank You.

**Anthony Rose 184 Pelton Avenue Staten Island NY 10310 (917) 604-5581**

My name is Tony Rose. I am a nurse, an educator and an environmental activist. I serve as a member of the Board of Directors of the Natural Resources Protective Association. We have been following activity related to the Graniteville site for over a decade. Native Americans said we don't inherit the earth from our parents. We borrow it from our children.

I am here today to ask you to deny permission to developers to destroy a valuable natural area in Staten Island. Graniteville Swamp has been recognized for over twenty years as a significant, integral part of the drainage system of the Northwest corner of Staten Island.

There is a 4-minute video, *the Wetlands of Staten Island*, available on YouTube which shows how this area quietly saved a number of communities during hurricane Sandy.

Graniteville Swamp is composed of a low-lying marsh and a forested area that feeds the creeks and streams that eventually empty into the Arthur Kill. It has historically been classified as wetland. A similar attempt to develop the site was turned down in 2011 because the wetland and its natural drainage was seen to be unsuitable for development. Sea levels have risen, not fallen since that time.

The New York City Parks Department has viewed the area as deserving protection for its ecological importance. The Harbor Estuary program identified it as a significant niche in need of protection. The Trust for Public Land wrote about it extensively nearly 20 years ago in its book, *An Islanded Nature*, a compendium of natural spaces on Staten Island. Other properties had more pressing needs. Goodhue Woods, Pouch Camp.

The owner initiated prolonged litigation against the state and as a compromise settlement, he was informed he could build in the forest, but he must have no impact on the remaining wetland. You cannot build on the upland site without impacting the entire area. Let us always remember, the Graniteville forest was deprived of its wetland designation not by scientists, but by lawyers.

We don't need to invoke Houston to talk about the folly of thoughtless overdevelopment in wetlands. Forty New Yorkers died in Hurricane Sandy. Twenty six of them lived in Midland Beach, Fox Beach, Oakwood and the many other wetland areas of Staten Island where developers relied on short memories and the naïveté of strangers to make a fast buck.

And let's be clear here. There is no need to clear cut thousands of trees for another strip mall. We all want jobs, jobs, jobs and low, low prices, but the goal here is for people with money to use that money to make more money. The city has used a lot of taxpayer dollars to plant a million trees, and every one was needed. Now, we want to clear cut a forest in an environmental justice neighborhood to put in pizzerias, tanning salons and another Bed, Bath and Beyond? A three-minute walk from the site will reveal dozens of similar establishments already in place and struggling to survive.

It is true that Mariners Harbor is a food desert and one can hardly be against additional food options for an economically deprived area. That said, is a members-only, pay to get in operation one we want to see here. Perhaps, a food co-op.

**As important as ecological components may be, the risk of flooding overrides any other concerns. The forest drains the many underground springs that lie beneath housing developments in the area.**

When the land is compacted, filled and asphalted an impermeable parking lot will either drain anti-freeze and motor oil dripped from cars into the marsh or into the overburdened storm sewers. The Port Richmond sewage treatment plant, built with a life expectancy of **thirty years is almost fifty years old and regularly overflows fecal material into the harbor. The winter brings salt.** The developers are charged with not impacting the streams and creeks along with their accompanying life. They cannot.

**When the next hundred year storm arrives, as we know it will, will these developers come to city government looking for taxpayer money to make them whole in response to this “unexpected (lie), unprecedented (lie) unpredictable (another lie) natural event.”**

**And, should lives be lost, enraged citizens will storm the council with torches and pitchforks demanding to know who let this happen. Who was responsible for eliminating the absorptive action of thousands of life-giving trees? Look left, look right. Who shall we tell them?**

**Fact Sheet**

***131-10 Guy Brewer Boulevard  
Block 12277, Lot 1***

**REZONING APPLICATION: R3x to R6**

**For new 10-story AIRS building annexed to existing 12-story senior building**

	<b>Existing 12-story Development</b>	<b>Proposed 10-story Annex</b>	<b>Total Development</b>
<b>Floor Area</b>	90,881 square feet (.80 FAR)	128,078 (139,487 gross square feet)	218,959 square feet of zoning floor area (1.98 FAR)  (232,095 square feet of gross floor area)
<b>Height</b>	110'	106.5'	
<b>Dwelling Units</b>	110 (+1 for super) = 111	146 (+1 for super) = 147 • 37 studios • 109 1-bedrooms • 1 2-bedroom (for the resident super)	258
<b>Stories</b>	12 stories	10 stories	N/A
<b>Parking</b>	43; 39 is required	47	90; 60 is required
<b>Use</b>	Use Group 2 - Senior apartment building	Use Group 2 - Senior Apartment Building	Use Group 2 - Senior apartment building
<b>Lot Area</b>	113,133 square feet	N/A	113,132 square feet
<b>Area to be rezoned</b>	98,400 square feet (35' buffer along northern portion of lot 1)		

Testimony of Pat Smith Vice President of Real Estate before City Council Sub-Committee on Zoning and Franchises. Honorable Donovan Richards, Chairperson.

Chair Richards, Council Member Rose and members of the sub-committee, Good morning.

My name is Pat Smith and I'm the Vice President of Real Estate for BJ's Wholesale Club.

While our Home Office may be in Massachusetts, we are in actuality a NY City company. For instance, we have 8 Wholesale Clubs in New York, much more than any other city and we boast more than 2,000 Team Members which is many times more than any of our other locales can claim.

We have clubs in The Bronx, Queens and Brooklyn but none in Staten Island. Obviously, we are very excited to have an opportunity to finally land on that historic and prestigious Island. Although we aren't currently in the borough, Staten Islanders find their way to our clubs in Linden and Edison spending over \$15 million per year in those New Jersey locations. Another \$5 million leaves the borough in the other direction shopping at our Brooklyn club in Bensonhurst. The demand for a BJs Wholesale Club on Staten Island is clear and unambiguous.

With me today are a couple team members from our Brooklyn club and they will talk about their experiences working for BJs. I have also submitted to the committee copies of a statement from another team member - Mary Walsh - who could not be here today, but she is long time Staten Island resident who works in our North Brunswick club and is very supportive of the project in this location. She also shared her experience as being a valued BJs team member over the years.

I would like to talk briefly about BJ's as a good corporate neighbor. This year BJ's Charitable Foundation made a 1 million dollar donation

to Feeding America. Nine local food banks including City Harvest right here in New York City received grants of 100 thousand dollars. On top of that we donate food. Lots of food. Through our partnership with City Harvest, Our NY City clubs will donate nearly 600,000 pounds of food this year. This translates into 500,000 meals annually to our fellow New Yorkers in need. Chain wide we have invested in more than 2,300 local community organizations and positively impacted more than 250,000 students across our footprint.

But what makes BJ's special is what we do at the club level. Whether its Adopting Schools, donating Thanksgiving turkeys for events hosted by local officials, sending a stockpile of Halloween candy to the Bronx Overall Economic Development Corporation or partnering with the Red Bulls Football Club to build mini-soccer pitches , BJ's will become your go-to partner for community events. Every club has a Community Captain whose job it is to work with the Council member and community leaders to find worthwhile endeavors for BJ's to participate. Working locally means working best.

At BJ's our team members are our greatest strength. A new club on Staten Island will add 150 team members to our growing NY City family. We will support their growth, and prepare them for greater opportunities in the Clubs, Distribution Centers and the Home Office. We strive to promote from within and almost all of our Store Managers started out working in the clubs, starting out as part time or hourly workers. For instance our head of club operations started as a cashier and all of her direct reports come from similar backgrounds. We pay livable wages and provide comprehensive benefits that protect our Team Members' health and ensure that they have opportunities for professional and personal growth.

Furthermore we are committed to working with Council Member Rose and the local community board to insure that local residents get first crack at all new positions. We will run job fairs and implement early

notification procedures in her district just as we did with Council Member Gentile when we opened our club in his district.

I will now turn it over to Anthony who will talk about his future prospects with the company and Luca who will touch on the benefits and other aspects of working inside our clubs.

**Subject: Graniteville Wetlands and Forest**

Honorable City Council Members,

October 10, 2017

This letter is to support the grassroots community's effort to protect and preserve the 18 acres of rare and valuable Woodlands located near the intersection of Forest Avenue and South Avenue on Staten Island. Staten Island is the smallest of the city's five boroughs in population with about 500,000 residents living on an island only 59 square miles. The island is traditionally divided into three sections. The South Shore is less populated with a homogenous population living a suburban affluent lifestyle. The mid-island is more of a mixture of various ethnic populations but also suburban in nature. The North Shore is a combined suburban and urban environment with a population ethnically diverse.

Throughout the North Shore only two unprotected parcels of Woodlands remain vulnerable to destruction by Builders. The unique natural 18 acres of Graniteville Woodlands is in immediate danger of destruction to be replaced by a BJ Store. A Coalition of Environmental and Civic Organizations joined together to fight against the Bulldozing of thousands of trees in an effort to urge the City of New York to reconsider the approval by City Planning for the construction of the BJ Store. Community Board 1, voted against De-mapping the streets which is an indication the project was not popular. We hope that sufficient funds can be appropriated from the city and state to purchase the natural land from the owner at Fair Market Value to create a Natural Preserve.

The owner was fully aware that the land was a Wetlands / Woodland site which had environmental restrictions when he purchased it years ago. The economic crises and the need to create jobs and increase revenues supported by City Planning influenced a court decision in 2012 permitting the owner to build on previously restricted areas.

Why is a Natural Preserve desperately needed? Three communities are in close proximity to this rare natural landscape. They are called Graniteville, Arlington and Mariners Harbor containing a total population of 154,500 residents as of the 2010 census. Many children live throughout these neighborhoods which are ethnically diverse. The neighborhoods have a population which are more than 50% minority. These statistics indicates that a great social injustice is being perpetrated against the minorities and many recently arrived immigrants residing in these communities. In the more homogenous affluent communities of the South Shore the destruction of 18 acres of rare Woodlands would not be tolerated. Woodlands and Wetlands coexist as one ecosystem throughout the South Shore neighborhoods offering adults and children easy access to nature.

This was made possible over the last 30 years through aggressive conservation policy's enacted jointly by the NYC Department of Environmental Protection and the NYS Department of Environmental Conservation. Many acres of Wetlands and adjoining Woodlands were purchased by the city and state to preserve under the successful Blue Belt and Conservation Programs. Natural landscape was protected which avoided the need to build expensive infrastructure projects. The Preservation of the Wetlands helped reduce flooding following massive storm surges. These policies were never enacted on the North Shore of Staten Island.

It is imperative that the City Council takes a hard look at permitting these 18 acres of rare Woodlands to be destroyed. The Wetlands and these adjoining Woodlands are one fragile eco-system dependent upon each other to maintain a healthy balanced environment. Wildlife and Plant life depend on this natural landscape which has existed for hundreds of years.

Only a mile and a half away located in New Jersey is one of the heavily industrialized areas of the

country where many Chemical Plants emit dangerous pollutants into the atmosphere. This pollution is carried eastward by the prevailing wind to Staten Island and these three neighborhoods are in the direct path of exposure to carcinogenic substances. Childhood Asthma and respiratory health issues are not uncommon.

Destruction of the Woodlands will adversely damage the Wetlands and flooding will be a problem to local area homeowners. The BJ Store will be built on top of an artificially raised landfill nearly 16 feet high to avoid flooding. Homeowner insurance rates could increase and property values could decline. A once pristine natural area will be replaced with concrete structures and an asphalt parking lot. The aesthetic value of the neighborhoods will decrease. A BJ Store will put many Mom and Pop Shops out of business on Forest Avenue because they cannot compete. It's true a BJ Store will create some jobs and increase the city's Tax Base but at what cost?

The value of a BJ Store is minimal when compared to the destruction of rare 18 acres of Woodlands. The trees share more than a natural purpose. They help purify the air reducing some of the pollution. One of the nation's most busiest highways, the Staten Island Expressway, is adjacent to the Woodlands and also emits high quantities of pollutants from the traffic into the neighborhoods.

The welfare of thousands of children from these ethnically diverse neighborhoods should be of primary importance. These children deserve the right to live in proximity to a natural area where they can experience and enjoy Nature just as other children from more affluent neighborhoods who now have that right and privilege. It's a form of discrimination.

A BJ Store can be built but not at the expense of sacrificing 18 acres of rare Woodlands. Build the store somewhere else in an area not environmentally sensitive or important. The existing Woodlands can be cleaned of debris where Illegal dumping has occurred. The land must become a Park as a Natural Preserve.

I recommend that Members of the City Council please visit the site in danger of being destroyed and also meet the people in the three neighborhoods. Many feel powerless and the newcomers are not aware of what is at stake and how the Quality of their Life will be decreased if the forest is destroyed. Many residents have come from third world nations where traditionally it was dangerous to speak up and voice your opinions. Many newcomers never had the basic necessities of life such as indoor plumbing. They should not be taken for granted nor abused by bureaucrats at City Planning whose purpose is to increase the tax base at their expense. All citizens have a right to a safe environment and a good Quality of Life. Thank you.

Sincerely,

Jack Bolembach  
President of The Friends of Mount Manresa  
Deputy Plant Chief for the NYC DEP, now 37 years employed and know the immense value of preserving the Wetlands and adjoining Woodlands.  
[marathon92@aol.com](mailto:marathon92@aol.com)

Comments for City Council committee hearings: Graniteville Tree Swamp  
October 10, Zoning and Franchise subcommittee

October 1 Land Use Committee

Thank you, Mr chair.

My name is Andrea McArdle, Professor of Law at CUNY School of Law. I teach and write on urban land use and climate resilience.

I'm speaking to register concerns about the proposed development.

Just last Friday my colleague Rebecca Bratspies and I organized and hosted a conference at CUNY Law on Climate Change, Environmental Justice, and Urban Resilience: Incorporating Community Voices, **at which the city's Chief Resilience Office Dan Zarrilli spoke.**

Among the eloquent community voices we heard at the conference were residents of the North Shore of Staten Island, including Beryl Thurman, a panelist at the conference and president of the North Shore Waterfront Conservancy of SI. We learned a great deal about this north shore area, an EJ community that has suffered from unremediated contamination from prior industrial uses, and limited green space.

Because the construction will **remove 1700 trees in a mature woodland and implicate adjacent wetlands there is a very real danger that the area's ecological balance will be disturbed, stormwater management will be compromised, and public health and safety will be at risk.** It's well recognized that **wetlands, woodlands, and parkland serve as natural barriers to storm surges and absorb excess rainfall**, providing significant protection against flooding. The proposed retail development **will add impermeable surfaces that will inhibit flood water absorption.** We've already seen the effects of storm surges on coastal areas after Superstorm Sandy and we see the increasing intensity of storms in other parts of the country from the influence of climate change. It would be **misguided to remove natural protections against flooding** from this area and precious greenspace that benefits this community in light of climate scientists' projections of increasing sea level rise and the accompanying risk of storm surges.

I appreciate the general benefits of economic development but, when balanced against the disturbances to ecosystems, and the risks to health and safety posed by this construction, I think the presumed benefits are being overvalued.

Whatever evidence of mitigation has been incorporated into the proposal does **not square with the conclusions of NYC DEP engineer Bolembach who noted the disturbance that remains to wetlands adjacent to the project area.** For all of these reasons I concur with the objections raised by conservation groups and the NYC DEP *engineer*

*AMcA 10/10/17*

# South Ave Development Challenges and Recommendations

## Overlooked Challenges

### ***Traffic Load Underestimated w/ Ineffective Safety Mitigations***

- FEIS Traffic underestimated by at least 15% given that trip generation for a member only gasoline facility was not estimated
- Several key intersections have major pedestrian crash risk, Forest and South, Forest and Richmond/Morningstar, Forest and Grandview, Forest and Maple, Forest and Barbrant. This will only be exacerbated with traffic increases
- The FEIS incorrectly measures these risks and provides basically ineffective traffic and safety mitigations
- See Fournier Robson Traffic Study for additional details

### ***Extensive Environmental Risk to the Community***

- Storm water management and Flood Risk exacerbated by development across Mariner's Harbor over the last 10 years
- Environmental Contamination Risk with Gas Station and Storage of approximately 100,000 gallons of gas storage (DEC spill numbers already cite nearby contamination from gas facilities)
- Mariner's Harbor residents have history of Environmental issues, including lead and industrial contamination
- See report and testimony by North Shore Waterfront Conservancy of Staten Island (NSWCSI) for additional details

### ***Local Economy Struggling – At best this will be job neutral***

- Existing major vacancies on Forest Ave. facing vandalism and tenancy challenges
- *BJ's gas will uproot 10 neighboring gas stations operated by small business owners, sacrificing approx. 100 jobs and add vacancies on Forest and South*
- *2 existing supermarkets (Western Beef and Shop Rite) and multiple small businesses on Forest Ave at risk for over 100 jobs*
- *2 additional neighboring developments already coming on line with competing retail*
- *Over development will at best transfer permanent jobs, not create them for Mariner's Harbor*

## **FOURNIER, ROBSON & ASSOCIATES, LLC.**

100 E. Hanover Ave, Suite 305, Cedar Knolls, NJ 07927 | Tel:973.683.0777 | Fax:973.683.0883 | www.fournierrobson.com

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### **Review of South Avenue Retail Development FEIS from a Traffic Perspective**

Rev. October 10, 2017

Prepared by: Gordon Meth, PE, PTOE, PTP

#### **Summary of Traffic Issues:**

- **Trip Generation Under-estimated** (pg. 2-3) – inappropriate sources of data and lack of consideration of gasoline component mean trips could be 15% or higher than presented in the FEIS
- **Existing safety deficiencies not appropriately reviewed** (pg. 4) – several locations, including one 150 feet away from the site, have vehicle-pedestrian related crash problems, as well as high crash rates in some instances
- **Traffic Mitigations Inadequate** (pg. 5) – Forest Avenue and South Avenue, 150 feet from site, was not evaluated. Other mitigations are not real changes but tweaks of factors in analysis such as 1-2 seconds of green time or widening left turn lanes by 1-2 feet at the expense of medians and through lanes.

#### **Conclusion**

Before the proposed South Avenue Retail Development is approved, the traffic analysis contained within the FEIS for the project should be revisited, taking into account better studies of the potential traffic generated by the wholesale club use, including gasoline component, and restaurant use. Traffic safety, particularly for pedestrians, should be revisited. Lastly, appropriate, tangible mitigation strategies should be developed.

### Trip Generation Under-estimated

#### FEIS Estimate

Table 7-3 of the South Avenue Retail Development FEIS summaries travel demand assumptions. The proposed project is split into four components. Below are those components and the source for the travel demand estimates:

1. 92,000 square foot Wholesale Club – trip estimate based on *Brooklyn Bay Center FEIS (2011)* and *Gateway Estates II FEIS (2009)*.
2. 51,000 square foot Destination Retail – trip estimate based on *2014 CEQR Technical Manual*
3. 67,000 square foot Supermarket – trip estimate based on *2014 CEQR Technical Manual*
4. 15,000 square foot “Quality Restaurant” - trip estimate based on *St George Waterfront Redevelopment FEIS (2013)*.

#### Wholesale Club

Wholesale club trip generation estimate was based on the “Destination Retail” trip generation estimates contained within the *Brooklyn Bay Center FEIS (2011)*. Those trip generation rates were in turn obtained from the *Gateway II Center FEIS (2009)*. The Gateway II Center FEIS estimated “Destination Retail” trip generation rates based on a count of the driveways for the Gateway Center complex in Brooklyn (which was a key part of the background growth for that study). This center contains a **wholesale club**, but that component comprises less than 10% of the total 640,000 square feet of the center. As well, that particular wholesale club does not have a gasoline component.

The gasoline component of the wholesale club is an entirely separate element. It is physically separated from the rest of the facility. Based on the size of the canopy, it will have 12 fueling positions. Based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition, as 12 fueling position gas station can be expected to generate 2,064-2,186 trips per day, and up to 173 trips per hour. Whereas ordinary gas stations draw heavily from pass-by traffic, the proposed gas station is a member-only facility. Consequently, this gasoline fueling facility will generate destination trips primarily rather than pass-by traffic.

Studies of gas-station/convenience stores indicate that only 20-25% of gasoline customers will also use the convenience store. This factor for wholesale clubs would be intuitively less, due to the longer shopping times involved than convenience stores.

Given the unique nature of member-based gas-stations, it would be appropriate to conduct new surveys of similar facilities before acting favorably on this project

“Quality Restaurant”

The restaurant component of the project was described as a “Quality Restaurant”. From a traffic engineering perspective, “Quality Restaurant” implies that the restaurant is not usually part of a chain, typically requires reservations, and has an average stay generally greater than one hour. Most chain restaurants that are found in retail plazas are “High Turnover Sit-Down Restaurants”, and these have higher trip generations than “Quality Restaurants”.

The restaurant trip generation rates were taken from the *St. George Waterfront Redevelopment FEIS (2013)*. The trip generation rates in said FEIS were taken from the publication *Urban Space for Pedestrians (Pushkarev & Zupan, 1975)*. This data in turn was obtained from a single 12,000 square foot restaurant in Times Square, counted in the early 1970’s. Surely, New York City Planning could look to collect restaurant trip generation data that is more current and relevant, rather than accept such dated information.

Conclusion

Given the above information, we expect trip generation for the site could be **at least** 15% higher, and maybe even more. That could translate into far greater impacts at already impacted locations, and could trigger the need to study additional locations. Most notably, the intersection of South Avenue and Forest Avenue was not studied in the FEIS, despite the fact that it has known problems and is most proximate to the site. It was not required to be analyzed due to the intersection being found to have less total traffic than a no action scenario. The higher trip generation could change this factor.

**Existing safety deficiencies not adequately reviewed**

The FEIS for this project summarized 3 years of crash data at all locations in the area in Table 7-19. The data covers the period of August 1, 2013 to July 31<sup>st</sup>, 2016. The table itself is misleading, as the columns for 2013 and 2016, which are partial year data, are presented next to 2014 and 2015 data. If someone did not read the text closely, they could mistakenly assume that the data is full year data for all four years, and form the mistaken opinion that crashes are going down in 2016. Table 7-19 identified 210 crashes, with 35 pedestrian/bicyclist-related crashes and a total of 224 injuries. The FEIS concluded that no location was a high crash location, based on a rolling average (given the organization of the data, I don't see how that conclusion can be reached – the data should have been organized into three complete years to perform this analysis). We disagree. Generally, any intersection with 3 or more pedestrian crashes in 3 years warrants specific attention. Also, any club with one crash per million entering vehicles or higher deserves attention. Below are locations that should be of concern:

- Forest Avenue and South Avenue had 20 crashes in 3 years, which is about 0.85 crashes per million entering vehicles. Three of them were pedestrian-related crashes. This intersection is close to the proposed site, and it can be anticipated that many of the pedestrians generated by the site will traverse this intersection. Incidentally, this intersection was excluded from analysis contained in the FEIS study.
- Forest Avenue and Richmond Avenue-Morningstar Road had 41 crashes in 3 years, which is about 1.15 crashes per million entering vehicles. Ten of them were pedestrian-related crashes. This intersection is the key location identified in the FEIS for mitigation measures, including physical intersection changes.
- Forest Avenue and Grandview Avenue had three pedestrian-related crashes in 3 years. This intersection is close to the proposed site, and it can be anticipated that many of the pedestrians generated by the site will traverse this intersection.
- Forest Avenue and Maple Avenue had four pedestrian-related crashes in 3 years.
- South Avenue and Brabant Street had three pedestrian-related crashes in 3 years.

### **Traffic Mitigations Inadequate**

The FEIS studied 10 intersections, and found that 7 of them needed mitigations under the process outlined in the *2014 CEQR Technical Manual*. With higher trip generation, more locations could warrant analysis.

Six of the seven proposed mitigations consisted of adjusting traffic signal timing by 1-3 seconds. The final one consisted of increasing left turn lane widths by 1-2 feet (by narrowing through lanes and medians) and adjusting traffic signal timing by 1 second. **These are not real solutions.** Each through vehicle at an intersection uses 2-2.5 seconds, so a 1 second change effectively means nothing to traffic operations. Changing left turn lane widths changes one factor of analysis. In reality, the operations of these lanes depend more on finding gaps in opposing traffic. These solutions may work on paper, as they are based on tweaking factors in an analysis program, but they are not likely to make any changes in actual operation.

Given our previous point regarding traffic volumes, the impacts can be greater.

Traffic volumes on South Avenue in particular will change substantially. Even with the traffic volumes in the FEIS, PM and Saturday peak hour volumes on South Avenue will increase by 50-70% over existing traffic volumes.

The intersection of South Avenue and Forest Avenue wasn't studied in the FEIS. This intersection has operational problems, based on my observations. This intersection is very proximate to the site (the frontage starts within 150 feet of said intersection), and problems at it may spill back and impact traffic operations at driveways and other locations. The driveways are proposed to be approximately 200 and 500 feet from this intersection. Accordingly, this location could impact traffic safety at driveways through traffic stacking. There is a newly proposed traffic signal located 200 feet from the intersection of Forest Avenue and South Avenue, and this is within the area of influence of it. Consequently, having no analysis of the intersection of Forest Avenue and South Avenue is a significant fatal flaw of the FEIS. As noted earlier, this location has both a crash problem and a pedestrian safety problem. For this reason, it needs to be studied.

The intersection of Forest Avenue and Richmond Avenue-Morningstar Road was found to have significant traffic problems that could be exacerbated by the aforementioned trip generation shortcomings. Backups at this location could impact the entire Forest Avenue corridor. As noted earlier, this location has both a crash problem and a pedestrian safety problem. A higher order solution for this location needs to be investigated, since simply restriping a few lanes to make them one foot wider is unlikely to improve traffic operations.

The intersection of South Avenue and Goethals Road North was found to have traffic problems that could be exacerbated by the aforementioned trip generation shortcomings. A higher order solution for this location needs to be investigated.

10/10/17 - City Council Subcommittee on Zoning and Franchises  
LU 0759-2017 and LU 0760-2017

I am opposed to this project and the zoning changes that the developer is requesting. I came here today because I witnessed some of the Devastation of Superstorm Sandy on the South Shore of Staten Island and I feel that there are lessons from Sandy that are important here on the North Shore.

The site of this project is known as Graniteville woods, an area containing a forest and 7 wetlands. For many years, DEC would not allow the owner to build here because of the wetlands, but that changed in August of 2012, a couple of months before Sandy, when DEC settled with the owner.

Across the street from Graniteville Woods is a diverse neighborhood of thousands of residents. During Sandy, the storm surge flooded Graniteville Woods and came to the edge of South Ave which separates the woods from the residents. The waters did not cross over South Ave to the residences. These Graniteville Woods saved the neighborhood homes from flooding.

Having witnessed some of the devastation that occurred on the South shore of SI from Sandy, I believe in saving wetlands, because many studies show that they are the best way to slow down storm surge. Many of those affected on the South Shore, blamed excess development in coastal areas. Since there were not enough undeveloped areas to contain the waters, homes flooded even more.

This BJs project will call for cutting down about 1800 mature trees and paving over more than 18 acres. It will also raise the land with many feet of fill. All of this will cause more water to go towards residents. While the developers claim that they will give us alternatives that are better than what nature provided, I have yet to see that work. It certainly did not work on the South Shore during Sandy and it did not work in Houston during <sup>Harvey</sup> ~~Irina~~. Assertions are being made by the developers that by planting many new trees, and shrubs and supplying retention basins, that those will suffice to stop flooding. But those are poor substitutes compared to what nature has supplied.

Now that sea-levels are rising and storms are more frequent and intense, the Dept of City Planning should have more stringent rules. Many recent studies since tropical storm Harvey in Texas show that preserving coastal wetlands reduces property losses. DCP should consider that when writing zoning regulations.

I understand that Debi Rose may support this project because she is interested in providing jobs for her constituents. The effort to provide jobs is very appreciated, but the location here is not. Graniteville woods is the wrong place for this project.

In a couple of weeks, it will be the 5<sup>th</sup> anniversary of Superstorm Sandy. I would hope that city council members have learned some of Sandy's lessons regarding saving wetlands and coastal zones. Therefore, please do not allow for any of the zoning changes that the builder is requesting. Please do whatever you can to keep these Graniteville Woods intact so that they can continue helping North Shore residents during storms.

Thank you,

Linda Cohen  
81 Oakdale Street  
Staten Island



The North Shore Waterfront Conservancy of Staten Island, Inc.  
P.O. Box 140502  
Staten Island, New York 10314

October 9, 2017

To: Chair, Donovan Richards

To: Zoning & Franchise Subcommittee Members: Antonio Reynoso, Barry S. Grodenchik,  
Daniel R. Garodnick, Jumaane D. Williams, Ritchie J. Torres, Vincent J. Gentile

Reference: File No: LU 0759-2017 (C160174ZSR) and LU 0760-2017 (C150359MMR)

Address: 543 South Avenue, Mariners Harbor, Staten Island, NY

Block 1707/Lots 1 and 5

Owner/Developer: Josif A LLC

On behalf of the North Shore Waterfront Conservancy of Staten Island, Inc., and the Waterfront and Environmental Justice Communities on Staten Island's North Shore that we advocate on behalf of. We are respectfully submitting this letter of opposition to the developers' request to demap and map streets within the above properties.

We are asking that the Zoning and Franchise Committee deny the Developers request for the demapping and mapping of streets because of his ultimate intentions. And because the Final Environmental Impact Statement is flawed and full of environmental omissions that are relevant to the Impacted Community.

Environmental Justice Community:

This is the very first Environmental Impact Statement that we have ever seen where the demographics of the proposed Impacted Community was never mentioned. The Mariners Harbor Community just like the entire North Shore of Staten Island is an Environmental Justice Community as per the U.S. Environmental Protection Agency.

<https://www.epa.gov/environmentaljustice/environmental-justice-showcase-communities-region>

## Overview

“EPA Region 2 is working with the North Shore of Staten Island, a former industrial community that contains abandoned, contaminated, and regulated properties along the waterfront, because the neighborhood has seen an increase in the number of kids with elevated lead levels in their

blood. EPA, in consultation with key community members, state and local health agencies, is developing a community-based health strategy for the area.”

However, not nearly enough has been done on the parts of local, state and federal government to mitigate these environmental conditions mentioned and the many others that exist in these communities. Staten Island’s air quality is one of the worst in New York City as our air pollution is not just from our industrial waterfront and expressways. The air pollution that we are breathing in comes from New Jersey’s industrial waterfront, and as far away as Pennsylvania and Ohio. (see Cancer map)

The developer has stated in his Environmental Impact Statement that he plans to destroy 1,850 mature trees and fill in 6 fresh water wetlands on this 27.8-acre property for the building of a strip mall and his “No Action Plan” is almost identical to his proposed plan. Both would mean the destruction of this natural resiliency buffer and habitat for this community.

#### Bioswales:

The developer has stated in his plans that he will put in bioswales to catch, filter and contain storm water. And although we believe that what he will be putting in is no way comparable to the 6 fresh water wetlands that he plans to destroy. He will be putting in a Green Infrastructure that does not exist in the adjacent Environmental Justice community at all. The City has not provided the surrounding Environmental Justice Community with an adequate stormwater management system.

Many of the existing structures in the area were built on wetlands and if the Graniteville Tree Swamp (as this property is called by residents) is developed it will cause the existing homes and businesses to flood. Due to NYC DEP’s slow approach to establishing a connective Green Infrastructure in the borough. The Developer’s bioswales on the property will be the only ones within a 5- mile radius. In a community has long complained that its current storm water infrastructure is inadequate, as catch basins quickly reach capacity and the water runs out of them. And the few stormwater sewers that we have become blocked and the stormwater runs over them too.

#### Bioswales, DEP Green Infrastructure Program Map

<http://www.nyc.gov/html/dep/html/stormwater/rain-gardens.shtml>

Every time it rains it leads to streets and intersections flooding. Due to the lack of proper stormwater drainage and retention, the stormwater easily jumps the curbs and runs into the yards of surrounding properties that are downhill. Urban flooding also known as Flash Floods are common on Staten Island.

#### Deforestation:

As mentioned earlier the developer is planning to cut down 1,850 mature trees and in their place put in saplings and bushes. The saplings if they survive the emissions from the vehicles will not mature for 85 years or more. The sapling and shrubs will not create the same amount of oxygen or provide the necessary shade to cool the area as the mature trees do. To be clear what the

developer is offering the community in mitigations concerning the trees won't be experienced for another 85 years. We won't be here!

The owner/developer cried hardship if he is not allowed to build. But it will be a huge hardship for thousands of low income residents if he can build. Many of the residents will now have to purchase flood insurance which is not affordable and they are at risk of having their homes flooded losing their possessions and even perhaps their lives.

This forest and wetlands has been used for decades and even generations as a public park because of its expansive green natural areas. And NSWC along with many other organizations are advocating that it becomes one of NYC Parks. This is one of those moments that places us on the brink. We believe so strongly in combating Climate Change, that we have encouraged a major land conservation organization to speak with the owner about purchasing these parcels.

But the owner will have no incentive to take their offer seriously if you approve his application. If the City Council is genuine about combating Climate Change and Global Warming and having New York City be environmentally safe, sustainable and resilient for all its people, then we encourage this committee to deny the approval of this application. And encourage the owner to work with the community for a result that would be mutually beneficial to all.

Thank you for your time and consideration and we hope that you side with the community on this Climate Change issue.

Sincerely,  
Beryl A. Thurman, Executive Director/President  
NSWC  
[www.sinorthresilience.org](http://www.sinorthresilience.org)

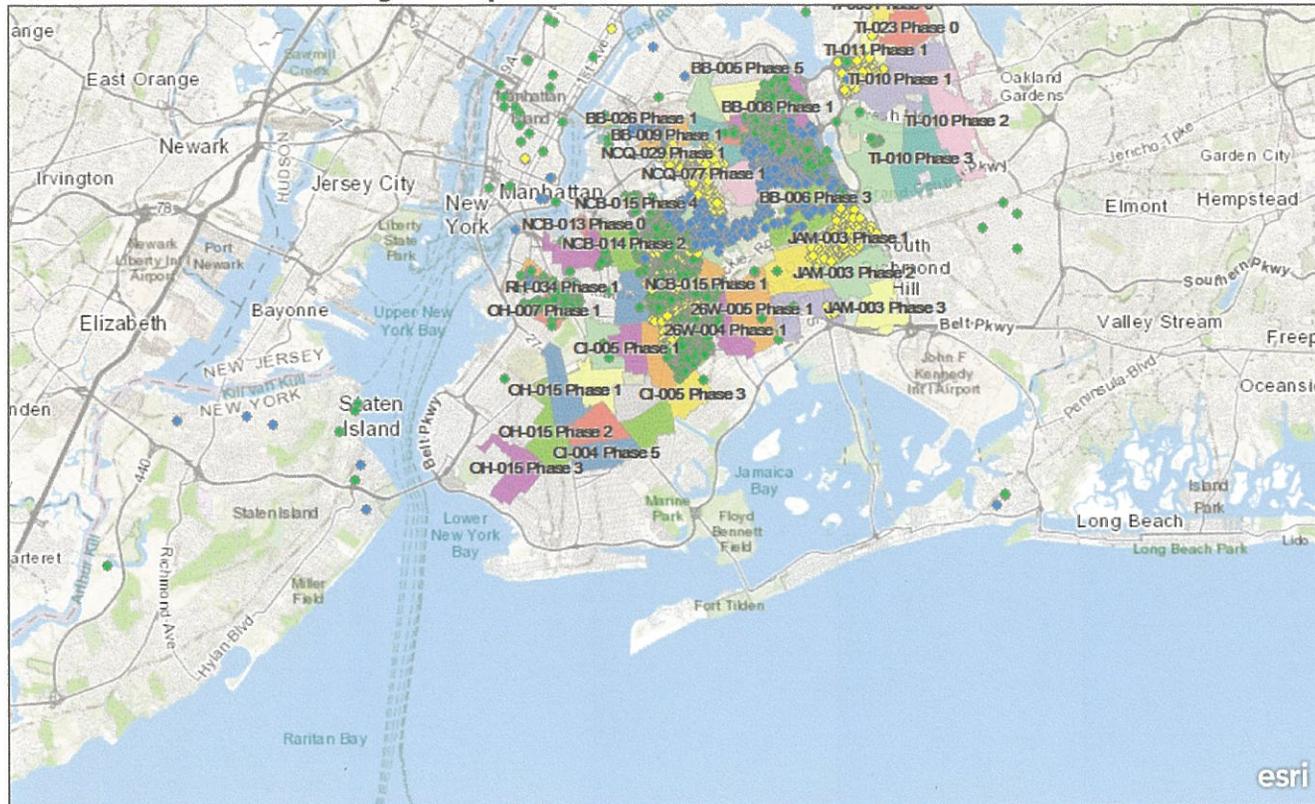
Cc: NSWC, Mayor Bill deBlasio, Council member Debi Rose, Borough President James Oddo, Senator Diane Savino, Assembly Michael Cusick, Senator Andrew Lanza, Assemblyman Matthew Titone, Coalition for Forest & Wetlands, and any other interested parties.

\*DEP Green Infrastructure Map, Staten Island Locations for City Bioswales:

Blue Dots, Final Design (unbuilt): East Shore Streets: Major Avenue, Tompkins Avenue, North Shore: Myrtle Avenue, Castleton Depot, Grandview & Continental Place vicinity.

Green Dots, Constructed: East Shore: Cotton Street, Van Duzer & Targee Street, 2 at Swan Street & Bay Street, Victory Blvd. West Shore: Muldoon Avenue

# DEP Green Infrastructure Program Map



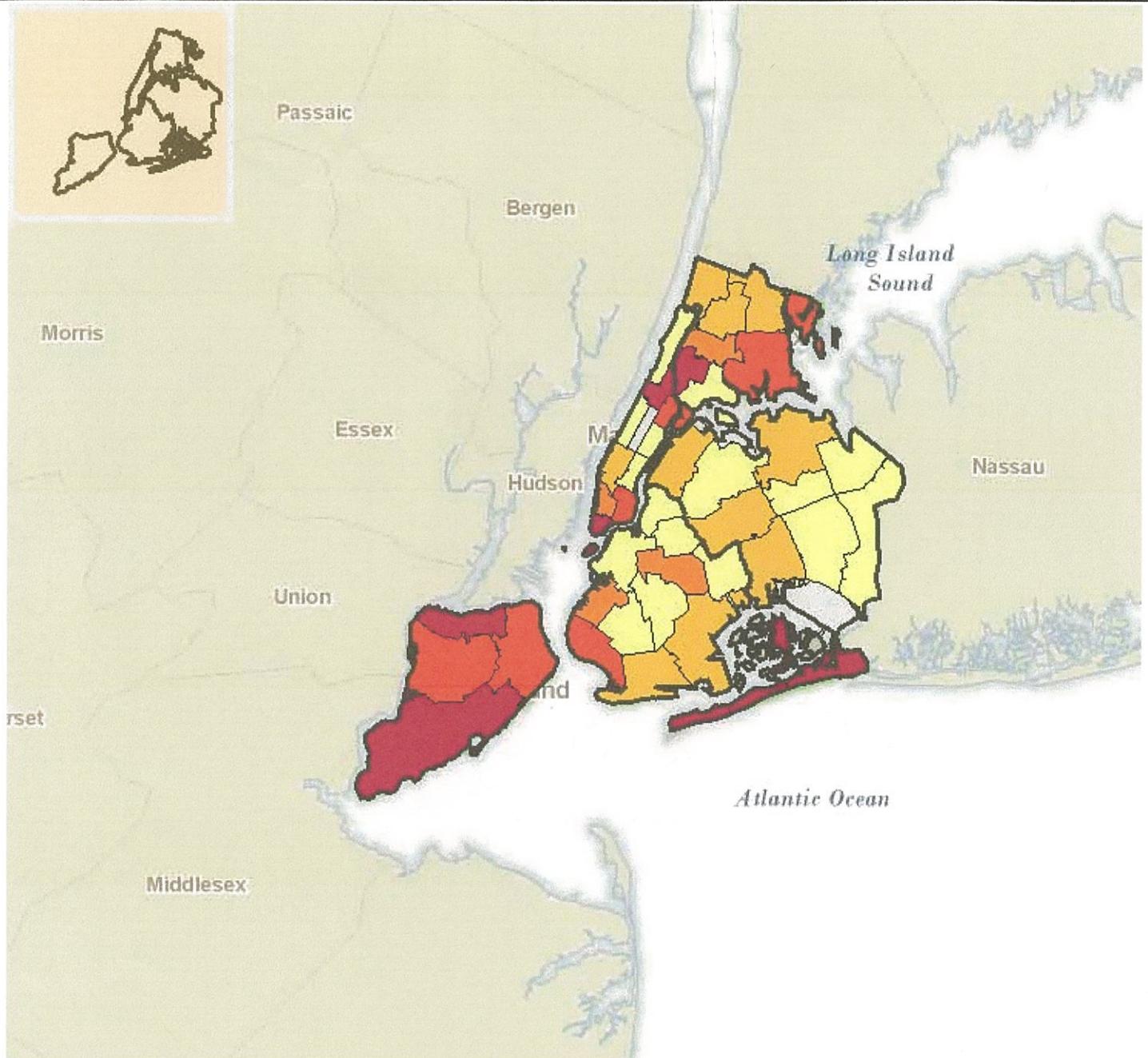
Public

NYC OpenData, State of New Jersey, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

# Lung and Bronchus Cancer by Neighborhood (UHF 42), 2003-2007

Age Adjusted Rate - Males (per 100,000)

- < 65
- 65 to < 70
- 70 to < 75
- 75 to < 80
- 80 or more
- NO DATA



# South Avenue Retail Development

City Council  
Zoning Subcommittee Public Hearing  
October 10, 2017

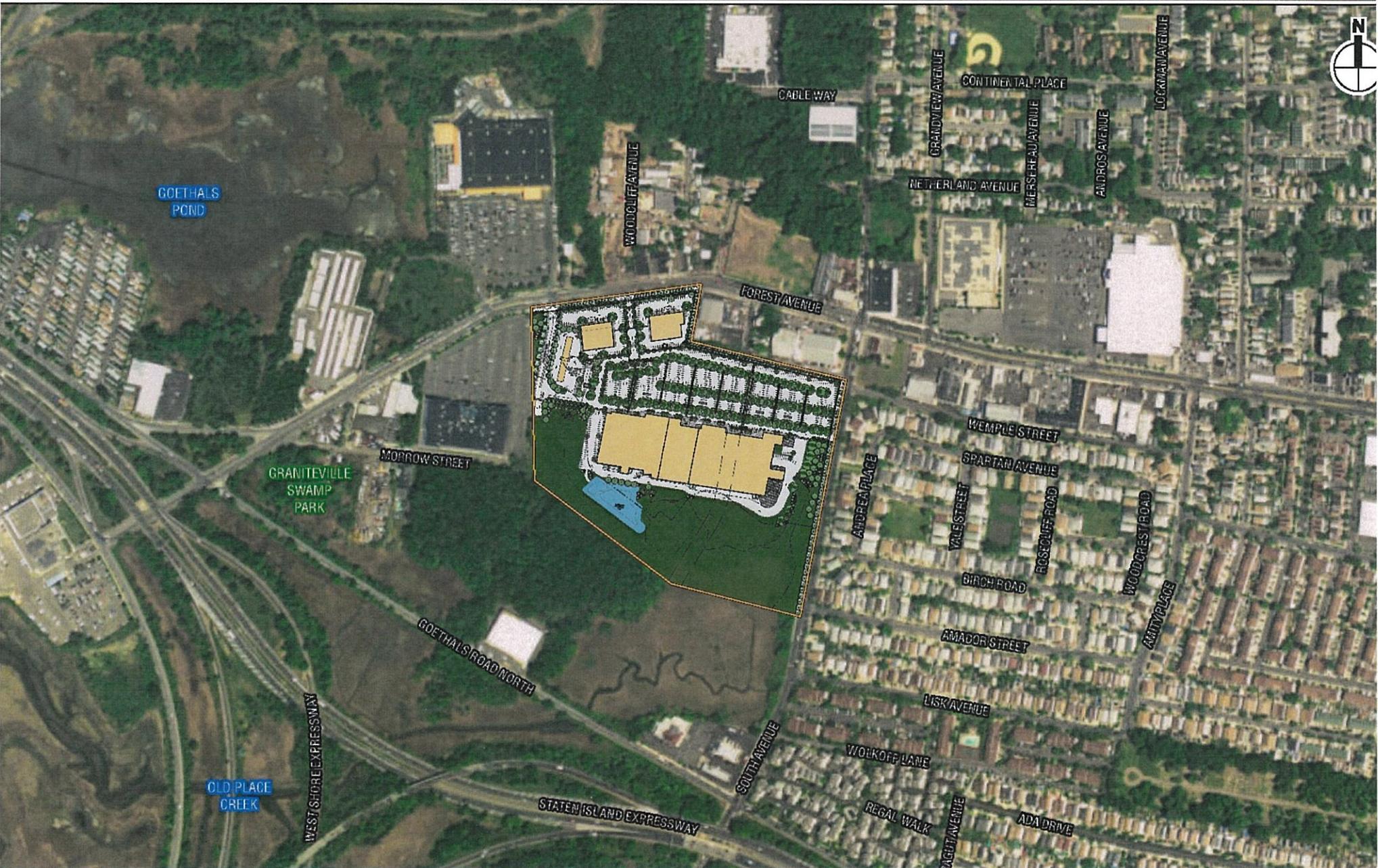


*View South of Main Entrance from Forest Avenue*

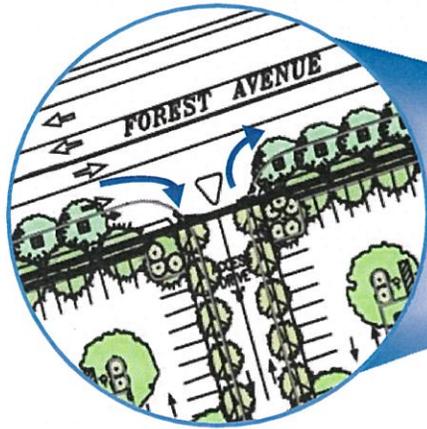
Herrick, Feinstein LLP  
AKRF, Inc.

Rampulla Associates Architects LLP  
Capital Environmental Consultants, Inc.

# Project Site



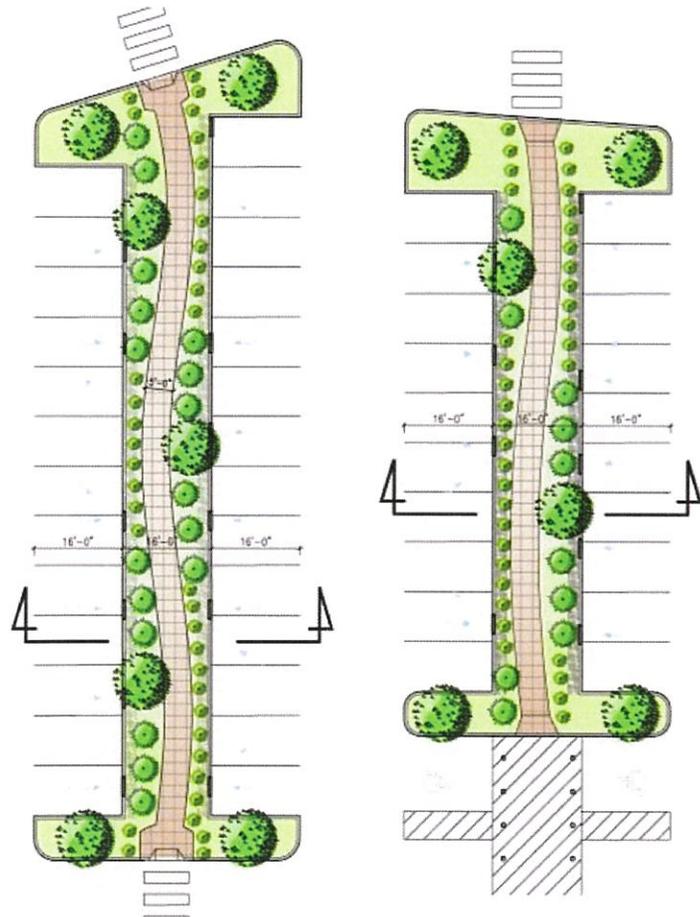
# Project Site Plan



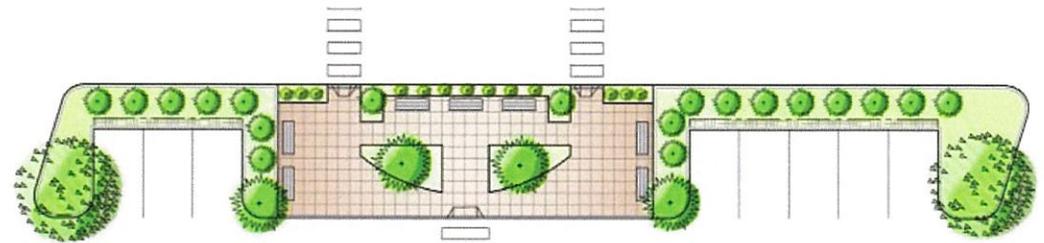
- Approx. 226,000 sf commercial space
  - Wholesale warehouse
  - Supermarket
  - General retail
  - Gas station & ATM
- 838 at-grade parking spaces
- Wetland preservation and enhancement
- Build Year: 2019



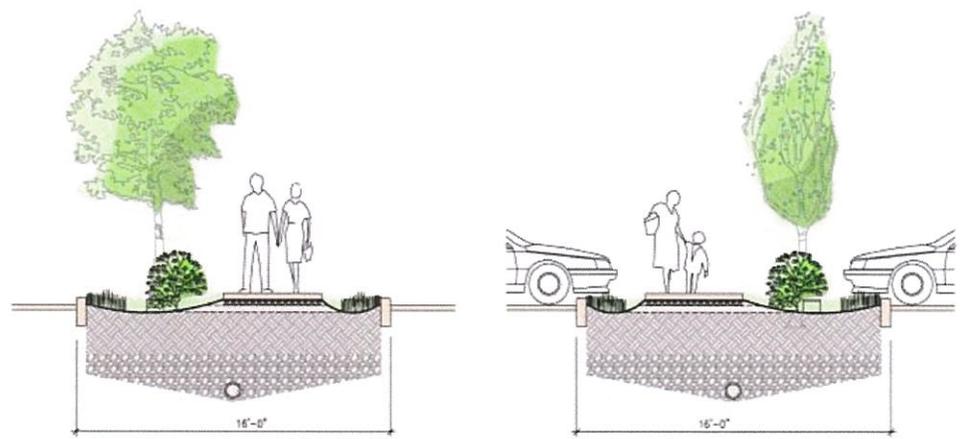
# Bioswale/Walkway Details



**BIOSWALE / WALKWAY PATH**  
0' 20' 40' 50'



**SEATING AREA PLAN**  
0' 20' 40' 50'



**BIOSWALE / WALKWAY SECTIONS**

# Time Lapse Perspective View A



Trees  
Newly planted



Trees  
5 years old



Trees  
10 years old

# Time Lapse Perspective View B



Trees  
Newly planted



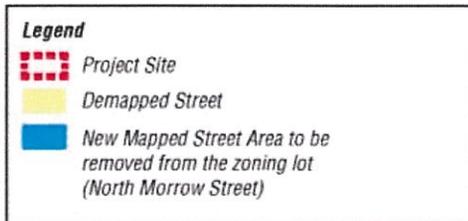
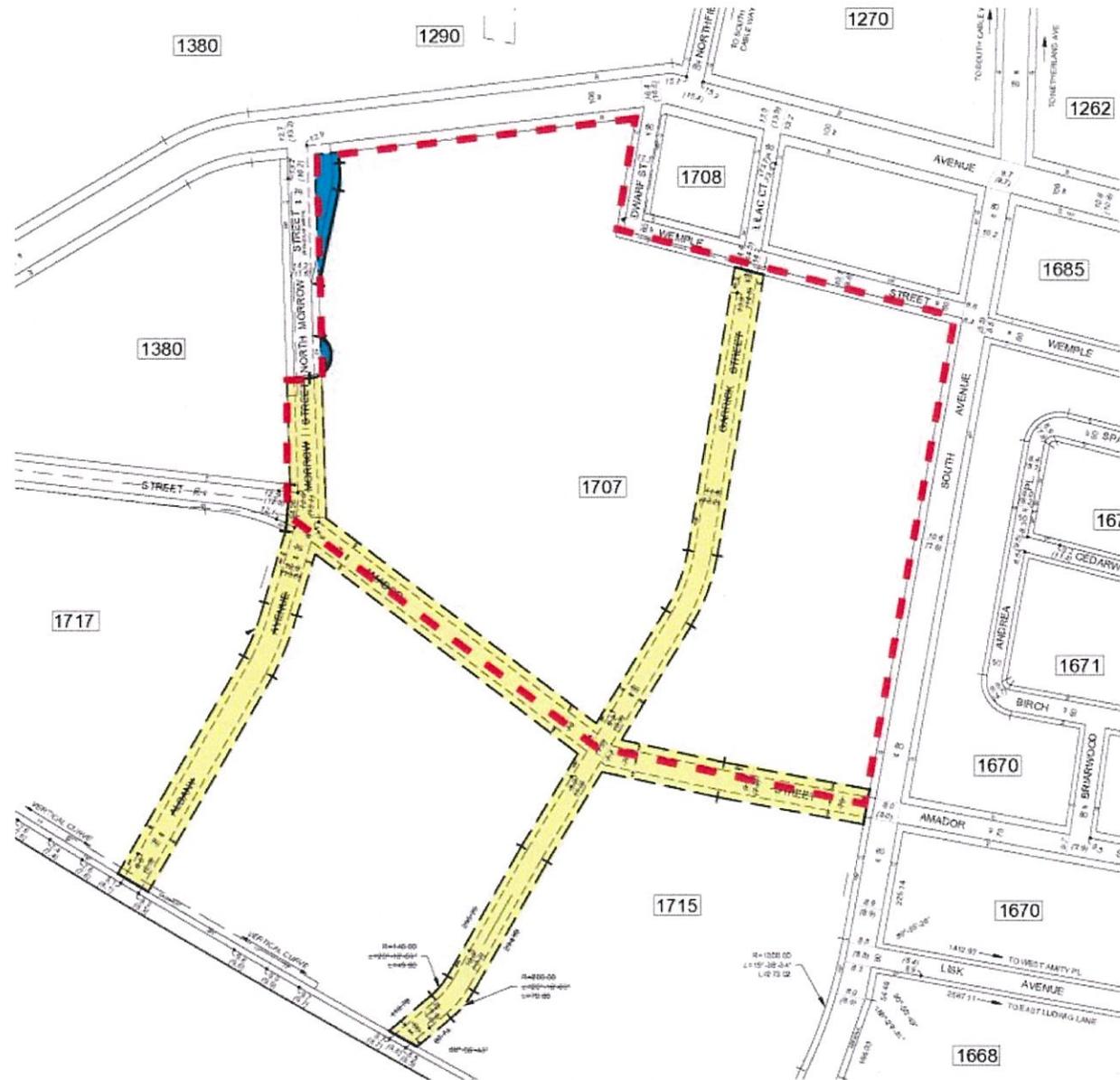
Trees  
5 years old



Trees  
10 years old

# Proposed Actions

- City Map Amendment
  - Map new sections of Morrow Street and realign the intersection of Morrow Street and Forest Avenue;
  - Demap portions of Garrick Street, Amador Street, Albany Avenue, and Morrow Street (unbuilt streets).
- Special permit (ZR Section 74-922) to allow retail establishments in excess of 10,000 zsf in an M1-1 district



# Wetland Enhancements/Storm Surge

Preserved and Enhanced Area: 10.77 acres out of 28.3 acres

## Committed Enhancements

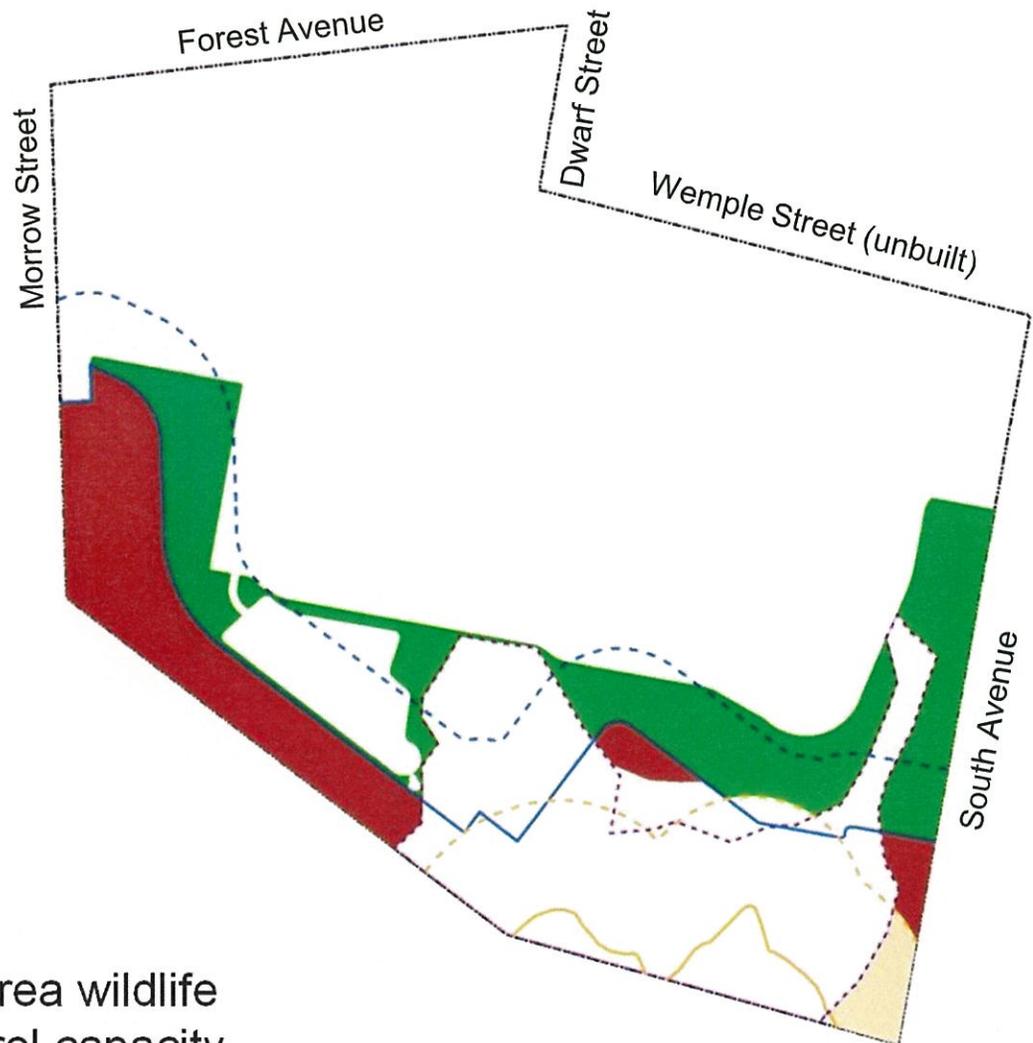
- Buffer Planting Area (2.97 ac.)
- Wetland Enhancement Area (2.10 ac.)
- Tidal Wetland Adjacent Area Enhancement Area (0.25 ac.)
- *Total Enhancements = 5.32 ac.*

## Wetland Mitigation Plan includes:

- 9,267 shrubs
- Replacement trees plus 492 net new trees

## Benefits

- Provides habitat, food and cover for area wildlife
- Increases flood and storm surge control capacity
- Promotes continuity among the wetlands, wetland adjacent areas and neighboring mitigation projects and NYC's Graniteville Swamp Park



# Stormwater/Water Quality

- **No Off-Site Run-Off**

- Per City and State requirements, site must manage all stormwater run-off on-site

Water Quality Treatment—  
Oil/Water Separators, etc.

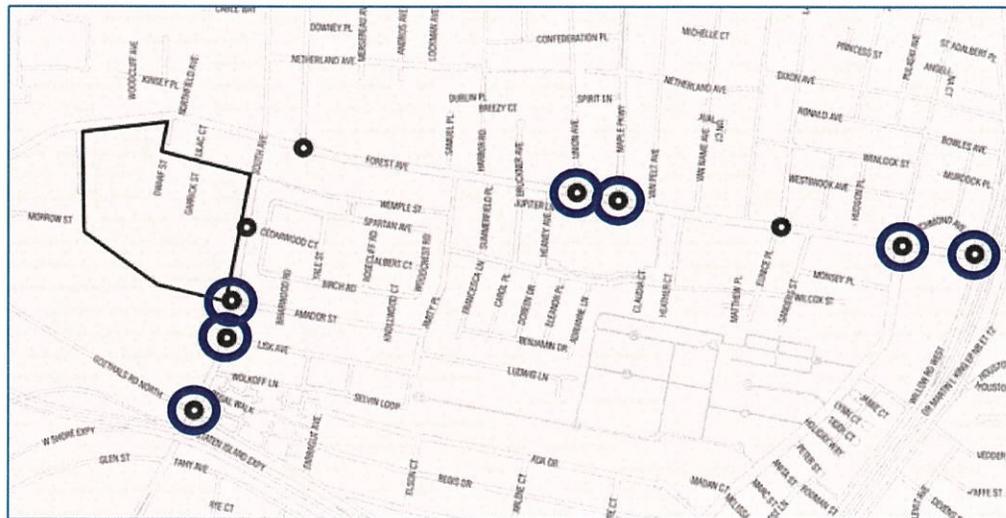
0.77 Acre Stormwater  
Management Area

~10 Acres Preserved &  
Enhanced Wetland Area



# EIS Analysis—Transportation

- Detailed traffic analysis of area intersections; analysis of parking demand and circulation
- Adverse traffic impacts at 7 intersections



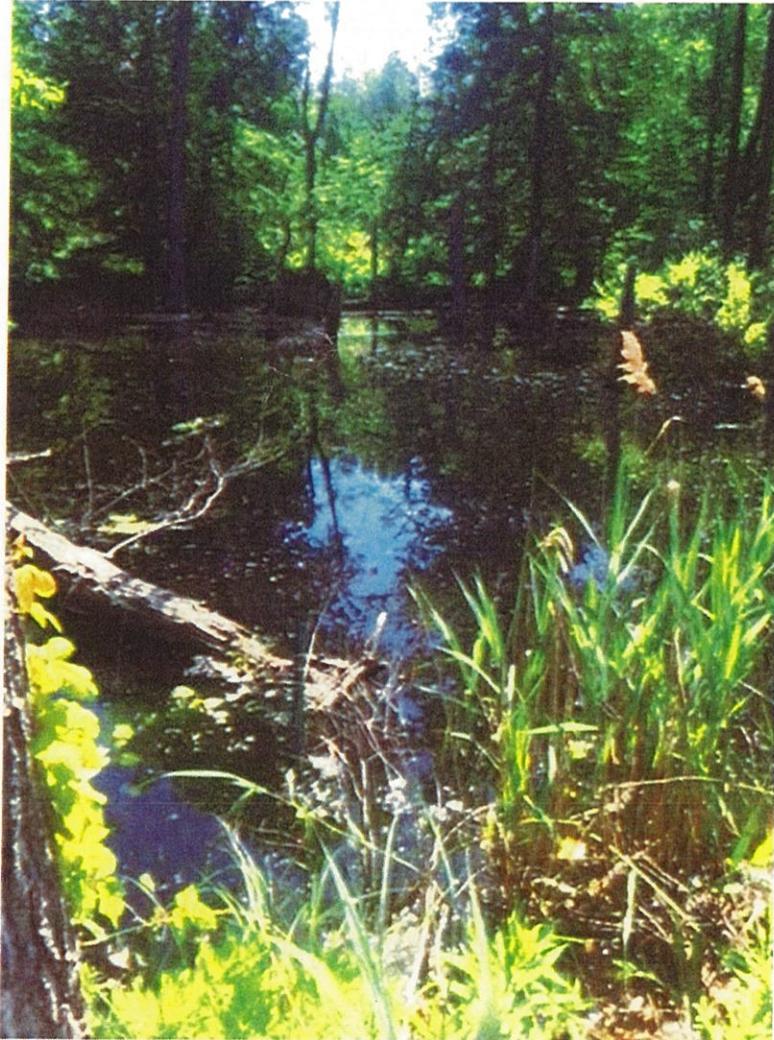
- Sufficient parking to meet projected demand
- Signalized intersection on South Avenue at site entrance
- **All impacts fully mitigated with standard measures**
- **Post-opening Traffic Monitoring Program**

# South Avenue Retail Development



*View South of Main Entrance from Forest Avenue*

STATEMENT OF THE NATURAL RESOURCES DEFENSE COUNCIL  
BEFORE THE NEW YORK CITY COUNCIL  
SUBCOMMITTEE ON ZONING AND FRANCHISE  
IN OPPOSITION TO THE  
PROPOSED GRANITEVILLE TREE SWAMP DEVELOPMENT PROJECT



*SLATED FOR DESTRUCTION: A portion of Graniteville Tree Swamp forest and wetlands to be destroyed for relocation of Morrow Street as part of the proposed South Avenue Retail Development Project.*

Submitted by  
Eric A. Goldstein and Maria Brinkmann  
October 10, 2017

The Natural Resources Defense Council (“NRDC”) is a national, non-profit legal and scientific organization that has been active on a wide range of environmental health and natural resources issues since its founding in 1970. For nearly five decades, in addition to its work across the country and around the world, NRDC has had a team of lawyers, scientists and other experts working to safeguard New York City’s environment and the quality of life for its residents in all five boroughs. Among other things, NRDC staff have engaged in numerous matters involving water quality and wetlands protection, resiliency and flooding control, and implementation of state and local environmental review statutes.

We appreciate the opportunity to submit this statement to the New York City Council’s Subcommittee on Zoning and Franchise regarding the proposed retail development of a 28.3-acre tract of the Graniteville Tree Swamp in Mariners Harbor, Staten Island -- a project formally titled South Avenue Retail Development. We are grateful to the North Shore Waterfront Conservancy of Staten Island for bringing this matter to our attention.

NRDC has significant concerns regarding the environmental impacts of the proposed project. The development would directly destroy 2.35 acres of wetland areas and threaten the remaining 6.94 acres of wetland areas. It would increase flooding risks to vulnerable communities in the vicinity of the project site. And it would adversely impact traffic, air quality, and noise pollution in the Mariners Harbor neighborhood, an EPA designated environmental justice community.<sup>1</sup> Indeed, such concerns were highlighted by the testimony of community stakeholders at the Department’s recent public hearing.

Unfortunately, the proposed project conflicts with both the spirit and the letter of state and city environmental review statutes. It is inconsistent with the City’s broad sustainability goals and will weaken the city’s ability to protect Staten Island residents and property from the more frequent and intense storms that are the inevitable consequence of global warming. And the proposed project does not comply with environmental review requirements mandating that a DEIS include a valid No Action analysis and a reasonable Alternatives discussion. And the DEIS never fully evaluated the impact of the loss of wetlands on flooding in the neighborhood surrounding the project site.

For these and other reasons, we urge the Council to deny the proposed zoning changes sought by the project sponsor. Simply stated, the proposal is the wrong project in the wrong place at the wrong time. We set forth our concerns in more detail in the sections that follow.

## **I. The Proposed Retail Development of Graniteville Tree Swamp**

The proposed project site is a 28.3 acre parcel of swamp forest in the northeastern quadrant of the Graniteville Tree Swamp in the Mariners Harbor community on Staten Island’s North Shore. The proposed development envisions approximately 226,000 gross square feet of mixed retail uses, including a big box wholesale warehouse, a large-scale supermarket, gasoline

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<sup>1</sup> EPA <https://archive.epa.gov/compliance/environmentaljustice/grants/web/html/ej-showcase.html>

station, bank, and office space. Additionally, the plan would pave over green space for the construction of parking lots for 838 cars.

The proposed development would denude one of the most significant remaining swamp and forested land parcels on Staten Island's North Shore. The entire Graniteville Tree Swamp -- which includes the project site and extends beyond it -- totals approximately 45 acres. It consists of 31 acres of upland and swamp forest, 2 acres of open marsh, and 12 acres of salt marsh. The Graniteville Tree Swamp has been recognized as a New York City Land Protection Priority by the Regional Advisory Committee for the New York State Open Space Conservation Plan. It is included on the New York-New Jersey Harbor Estuary Program's Priority List for acquisition, and is designated a "highest priority site." Roughly nine acres of the southwest quadrant of the site have been protected by the N.Y.C. Department of Parks and Recreation, but the remainder, mostly privately owned, is unprotected. In addition to serving as what The Trust for Public Land and the New York City Audubon Society have called "a magnificent remnant of Staten Island primeval," the Graniteville Tree Swamp plays an essential role in protecting the local ecology and neighboring communities from the dangers of flooding. It would be difficult to find a less desirable space for big box sprawl development.

## **II. The Proposed Development Project Threatens Staten Island's Environment and Increases Flooding Dangers for Local Residents**

### **A. The project would destroy valuable wetlands.**

A central concern we have with the proposed development is that it is planned for the greatest tract of swamp forest within the Graniteville Tree Swamp, directly threatening the valuable wetlands that exist there. The project site contains 6.94 acres of jurisdictional wetland areas, including New York State Department of Environmental Conservation ("DEC") and U.S. Army Corps of Engineers ("USACE") mapped freshwater wetlands, as well as mapped DEC tidal wetlands. Additionally, the site boasts 0.39 acres of NYSDEC freshwater wetland adjacent area and 1.96 acres of isolated USACE wetland areas.

Wetlands are valuable natural resources. They serve critical functions such as trapping floodwaters, recharging groundwater supplies, filtering pollution, feeding downstream waters, and providing habitat to fish and wildlife and open space for community residents. The DEIS alleges that the proposed project will preserve and enhance the wetland areas present on the site. But NRDC believes that the proposed project as currently envisioned will result in direct and indirect harm to these exceptionally important areas.

As the DEIS itself admits, the project would directly destroy 2.35 acres of wetlands. In addition, NRDC believes that the project's wetlands plan fails to adequately protect the remaining 6.94 acres of wetlands on the site. The plan asserts that a modestly landscaped buffer area between the giant retail center proposed and the regulated wetland areas is sufficient for preservation. But this approach overlooks the critical loss of wetland protection that will result when the project paves over the 17 acres of mature trees adjacent to the wetlands. Wetlands do not exist in a vacuum; they function as a system. And leveling 17 acres of towering trees and

replacing them with impervious surface will result in certain and significant harm to the wetlands the plan purports to preserve.

B. The project would have a detrimental effect of area flooding.

We are also concerned about a second major consequence of the proposed development -- the likelihood of increased flooding on the surrounding community. Already this area experiences flooding problems from periodic rainstorms. The project -- by threatening to destroy critical on-site wetlands and the adjacent densely wooded forest -- will only exacerbate such problems in the years to come.

Wetlands function as natural sponges that trap and slowly release surface water, rain, snowmelt, and flood waters. Trees, root systems, and other wetland vegetation also mitigate flood conditions. A United States Forest Service study reported that a typical medium-sized tree can intercept as much as 2,380 gallons of rainfall per year.<sup>2</sup>

Accordingly, the Graniteville Tree Swamp wetlands and forestlands serve a particularly vital purpose in Mariners Harbor. This is a community that was slammed by Hurricane Irene in 2011, and further impacted by Hurricane Sandy just one year later. Vulnerable as it is to future storms, the Mariners Harbor neighborhood cannot afford to lose the natural flood protection that the current land use provides. Preservation of the wetlands and surrounding wetland areas is critical to the resiliency of the Mariners Harbor community.

### **III. The DEIS Fails to Satisfy SEQRA and CEQR Requirements**

NRDC believes that the DEIS for the proposed project is deficient in three ways: (1) it fails to analyze a valid No Action alternative; (2) it fails to analyze a single alternative aside from the invalid No Action plan; and (3) it fails to address the project's detrimental effects on area flooding. We address these issues below.

A. The DEIS fails to analyze the appropriate No Action alternative.

SEQRA and CEQR require a DEIS to analyze a No Action alternative. The No Action alternative discussion "should evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future, in the absence of the proposed action." 6 N.Y.C.R.R. § 617.9(b)(5)(v).

The developers apparently believe that in preparing a "No Action" alternative for their proposed project, they can analyze the possible environmental impacts of development not in contrast to current site conditions but in comparison to an out-of-date, as yet un-built development project for the site. For that reason, the DEIS includes a No Action alternative analysis based only upon comparison to a never constructed 2008 site development plan.

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<sup>2</sup> Center for Urban Forest Research, Pacific Southwest Research Station, USDA Forest Service, *Control Stormwater Runoff with Trees* (July 2002), [http://northlandnemo.org/images/CUFR\\_182\\_UFfactsheet4.pdf](http://northlandnemo.org/images/CUFR_182_UFfactsheet4.pdf).

This approach runs afoul of both the intent of the environmental review statutes and common sense. For one thing, it is unreasonable to expect that the 2008 site plan development is likely to be advanced in the near future. It has been almost a decade since that proposal was developed. If it were the intent of the developers to move ahead with such a plan, they would most likely already have done so. Moreover, new information has become available, including the increased risk of flooding since 2008 to the surrounding community. Accordingly, the no-action assessment should be based upon a comparison of the currently proposed project and the existing state of the parcel slated for development.

Comparison to the 2008 development plan for the No Action alternative is also inappropriate because the 2008 development plan is not “as of right;” it requires discretionary approval from DEC. As the DEIS itself admits, the 2008 plan requires a freshwater wetlands permit, and E.C.L. § 24-0705 gives DEC the discretion whether to grant or deny this permit. (The 2012 stipulation between the developer and the DEC does not change this situation. While it states that DEC will “expeditiously process” a freshwater wetlands application, it does not grant the required permit. Indeed the stipulation states that DEC will issue a permit “unless the SEQRA process or public review raise substantive and significant issues concerning the permissibility of the project.”)

The nine-year-old build-out plan fails to qualify as an “as-of-right” development because it lacks discretionary approval for the freshwater wetlands permit. Indeed, the plan does not meet the applicable statutory requirements for such permit. The project fails two tests outlined in DEC regulations: (1) the project is incompatible with the preservation, protection and conservation of the wetlands and its benefits, and (2) the resulting wetland degradation surpasses the level of “insubstantial.” 6 N.Y.C.R.R. § 663.5(e).<sup>3</sup> Accordingly, we believe the wetlands permit should be denied. In any event, since a discretionary permit must still be granted, the 2008 development plan should not be considered as of right, and consequently, it should not be the basis for a No-Action alternative.

B. The DEIS fails to analyze a single Alternative aside from the invalid No Action Plan.

SEQRA requires a DEIS to include a discussion of the range of reasonable alternatives to the proposed action so that the decision-maker may consider whether alternatives exist that would minimize or avoid adverse environmental effects. E.C.L. § 8-0109(4); 6 N.Y.C.R.R. § 617.9(b)(5)(v). This is a cornerstone purpose of the entire environmental review process.

The description and evaluation of each alternative should be “at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.” 6 N.Y.C.R.R. § 617.9(b)(5)(v). There is no exact number of alternatives that must be considered in an EIS and courts have held that SEQRA does not mandate that every possible alternative be considered for an EIS to be acceptable. However, as the SEQRA Handbook notes, the alternatives discussion should include alternatives that are “reasonable” and “feasible.”

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<sup>3</sup> It is also worth noting that this agreement was signed on August 23, 2012, two months prior to Hurricane Sandy making landfall on Staten Island’s North Shore, and devastating Mariners Harbor with floodwaters.

Despite this directive, the Graniteville Tree Swamp DEIS Alternatives section relies on a single alternative -- the invalid No Action alternative discussed above. The Alternatives discussion in the DEIS reads like a foregone conclusion: the only alternative is another un-built project with many of the same environmental problems as the proposed project. It fails to consider whether the state, the city or a local land trust could acquire some or all of the project's site. It fails to include any analysis of whether a smaller project that preserved more of the wetlands and forested areas could achieve some of the project sponsors objectives. It fails to examine whether a different configuration of parking, a more small scale commercial development plan and/or a less dramatic destruction of the landscape could achieve many of the developer's financial goals. The complete absence of an meaningful Alternatives discussion in the DEIS subverts the goals of the environmental review process, and does not aid decision-makers or the public in assessing whether alternatives exist that would minimize or avoid adverse environmental effects of the proposed development.

C. The DEIS fails to analyze the impacts of the loss of 17 ½ acres of forest.

SEQRA requires the DEIS to forecast and assess future environmental impacts of the proposed project "which can be reasonably anticipated." E.C.L. § 8-0109(2)(b).

The DEIS fails to realistically address the detrimental effects that paving a forest of mature trees will have on area flooding. The Graniteville Tree Swamp is located within the Coastal Zone. Yet the DEIS scarcely references flooding issues and fails entirely to address flooding impacts on the surrounding community -- unacceptable omissions in a 2017 post-Irene, post-Sandy Staten Island.

According to the DEIS, 1,850 mature trees will be cleared to construct the proposed project. These trees serve a critical function in the larger wetland system, helping to slow the speed of flood waters, and in turn lowering flood heights and reducing water's corrosive force. The DEIS fails to address the realistic effects of the loss of these trees, claiming that the project will plant approximately 2,200 new trees that "would mature in the long-term." DEIS at § 4-38. Such a comparison glosses over the likely impact of the extensive tree removal aspects of the proposed project.

First, in the foreseeable future, replacing 1,850 mature trees with 1.2 times as many saplings will hardly provide equivalent wetlands value or flood protection safeguards. Second, even when the replacement trees reach maturity, they are unlikely to attain the towering stature of the current forest. The project sponsors have not provided sufficient detail that would allow DEC to assess whether or not the destruction of wetlands and forest cover is "insubstantial," as the agency is required to do under the regulatory scheme. Presenting this tree replacement-ratio without more fails to satisfy the requirements of SEQRA.

Additionally, the DEIS makes limited reference to the general issue of flooding in Chapter 2, Land Use, Zoning and Public Policy. DEIS at § 2-13. The City's Waterfront

Revitalization Program (“WRP”) Policy 6 concerns flooding and climate change, and aims to “minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.” However, the DEIS responds to this policy by simply addressing how its proposed retail structures would be affected by flooding. The DEIS does not engage in analysis of how the removal of 17.53 acres containing 1,850 mature trees might *contribute* to flooding of the surrounding community. Instead, it summarily concludes that because the building structures would implement flood protection measures, “the proposed project would meet the WRP objective of reducing risks of damage from flooding, and is consistent with this policy.” DEIS at § 2-17. The issue of flooding demands a more serious analysis, especially in view of weather and flooding projections that have changed since the original studies for this site were performed.

#### IV. CONCLUSION

For the reasons discussed above, the proposed Graniteville Tree Swamp development project should not receive the approvals it is seeking from the Council at this time. The Council should reject the proposed application at least until such time as the developer completes a Supplemental Environmental Impact Statement that accurately assesses the adverse impacts of the proposed project and evaluates alternatives to the project that preserve the Tree Swamp or that at least preserve the parcel’s wetlands ecosystem to a much greater degree than does the current proposal.

This is not a project that should be rubber-stamped by the Council or approved along with other routine applications. This project, as proposed, is inconsistent with city environmental law and public policies seeking to protect city residents and property from the impacts of climate change, including the very real dangers of flooding. We strongly urge the Council to do the right thing for the residents of Staten Island’s North Shore.

Thank you, Chairman Richards, and members of the Subcommittee for your attention.

# NORTHEASTERN SENIOR HOUSING ANNEX

131-10 Guy R. Brewer Boulevard

*Presentation to the New York City Council*

Northeastern Conference of SDA (NEC)  
Fifth Avenue Committee (FAC)



**NORTHEASTERN  
CONFERENCE**



**Fifth Avenue Committee**  
Our Community. Our Future.

# Agenda

- ULURP Applicant and Actions
- Development Team Introductions
- Existing Site & Neighborhood Context
- Development Summary
  - Site Plan / Floor Plans
  - Tenant and Building Amenities
  - Energy Efficiency
  - Contractor Experience
- Affordable Housing & Set-Asides
- Outreach to Date
- Anticipated Funding Sources
- Timeline
- Questions and Discussion

# Development Team



**Northeastern Conference of SDA** – Religious based non profit organization; close to 50,000 congregational members, worshipping at over 175 churches throughout New York and New England

*Dr. Daniel Honore, President*

*Dr. Oswald Euell, Executive Secretary*

*Edson Bovell, Treasurer/Chief Financial Officer*



**Fifth Avenue Committee** – Non-profit Community Development Corporation with over 30 years' experience developing and managing affordable housing and community facilities in South Brooklyn

*Jay Marcus, Director of Housing Development*

*Michael Rose, Project Manager*



NY based General Contractor with over 25 years experience in the construction, construction management and development of affordable housing projects.



NY based architectural firm with over 30 years experience working on affordable housing projects in the Greater New York area.

*Stuart Markowitz, Principal*

*Kenneth Bingham, Associate*



NY based law firm with over 30 years experience working on affordable housing projects in the Greater New York area

*Christine Coletta, Associate*



NY based law firm with over 20 years experience working on zoning, planning and land use matters in the Greater New York area

*Eric Palatnik, Principal*



Finance and Development Consultants to Northeastern Conference of SDA

*Benny Anand*

*JD Thakral*

# Proposed ULURP Actions

## Applicant

- Northeastern Towers Annex LP
  - Shared ownership of general partner (FAC and NEC)

## Actions

- Zoning Map Amendment
  - R6 zoning district to be mapped onto a portion of Tax Lot 1 (approximately 98,533 sf)
- Zoning Text Amendment
  - Mandatory Inclusionary Housing Area to be mapped onto an area coterminous with the development site

# Existing Development

## **Project Status**

- R3X zoning district
- 12-story existing building
- 110 units of low-income senior housing
- 0.80 Floor Area Ratio (FAR)
- Originally constructed in 1984, renovated in 2015

## **Phase I Environmental Site Assessment (ESA) completed Aug 2016**

- No Recognized Environmental Conditions

## **Owner**

- Northeastern Conference House HDFC

## **Property Management**

- NEC staff, with Shinda Management Corporation doing compliance

# Zoning Status

## **Existing Conditions**

- Existing building became non-conforming as of 2005 downzoning (R3-2 to R3X)
- No ability for additional senior housing

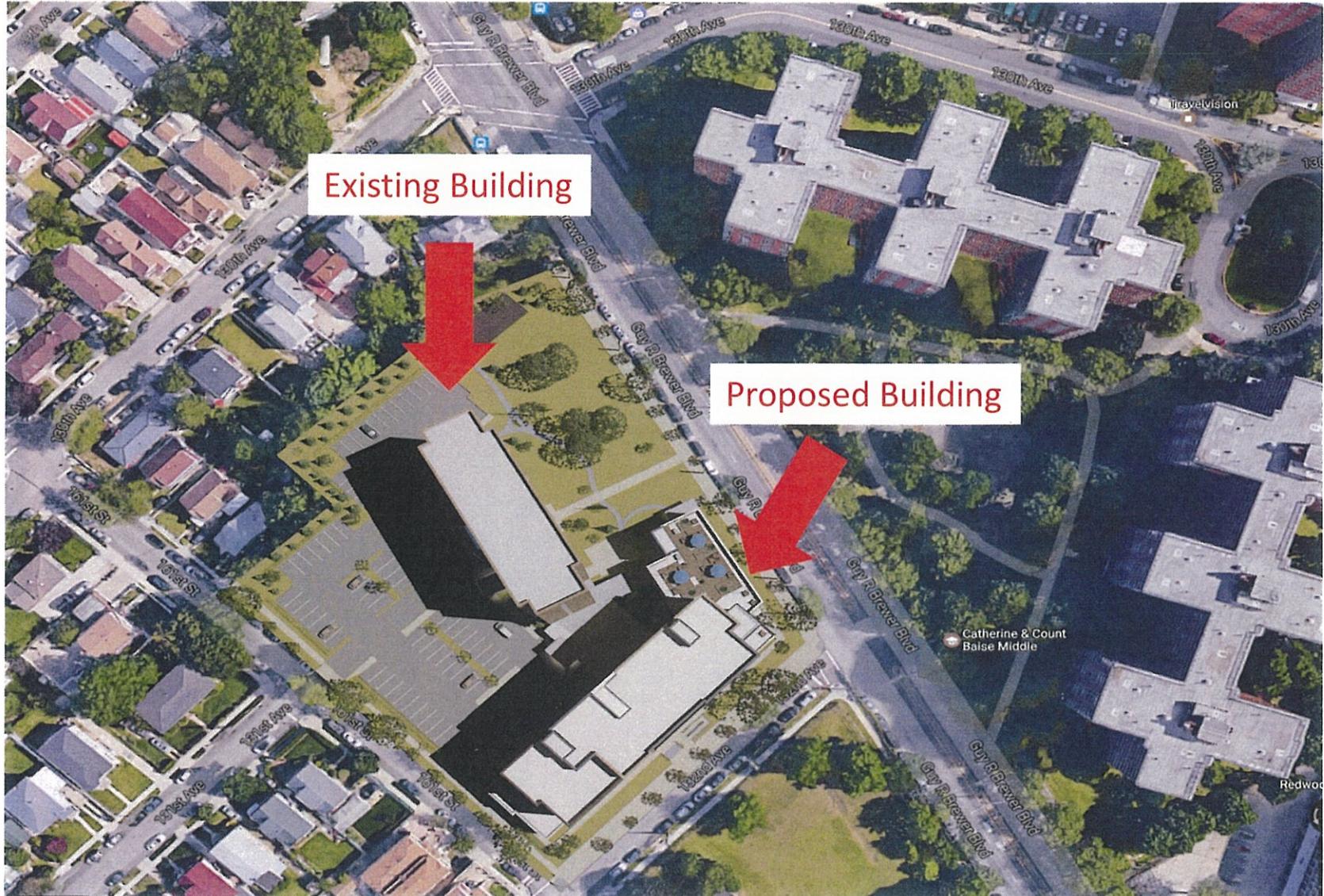
## **Neighborhood Context**

- Adjacent to the north across Guy R Brewer Blvd: Rochdale Village, Mitchell Lama housing, 14 story buildings
- Rochdale Village is in R6 zoning district, >100 acre site
- Adjacent to the west and south: 1-2 family homes
- Adjacent to the east: City-owned vacant land (DEP Facility)

# Existing Site



# Proposed Site



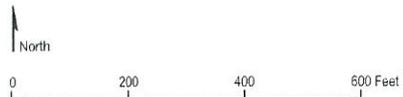
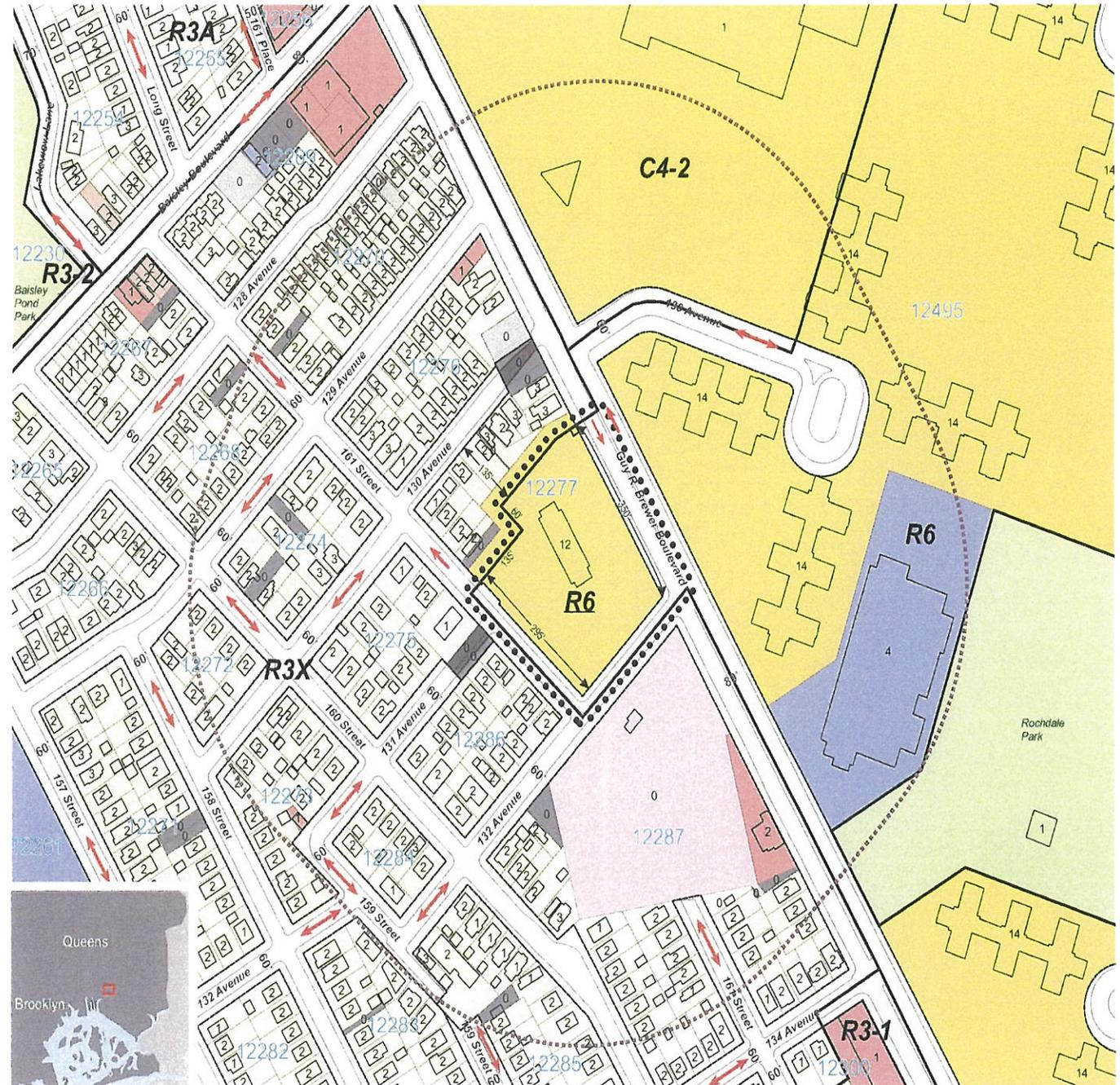
**Area Map**  
 131-10 Guy R. Brewer Boulevard, Queens  
 Block 12277, Lot 1

**Project Information**

- 600 Radius
- Project Area
- Zoning Districts
- 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



131-10 Guy R. Brewer Boulevard, Queens

FINANCE  
NEW YORK  
MARTHA E. STARR  
COMMISSIONER

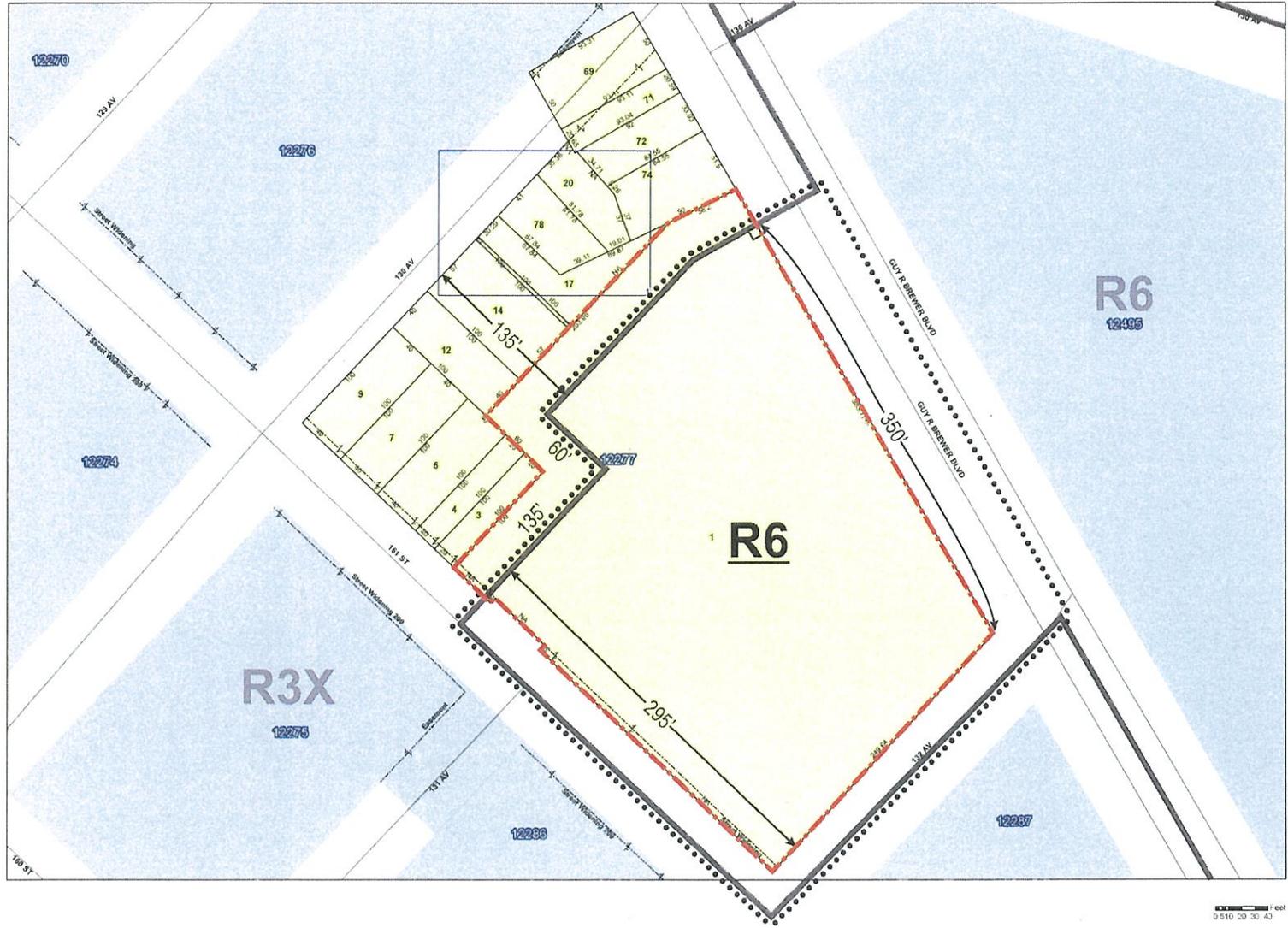


NYC Digital Tax Map

Effective Date 12-09-2008 09:39:59  
End Date Current  
Queens Block 12277

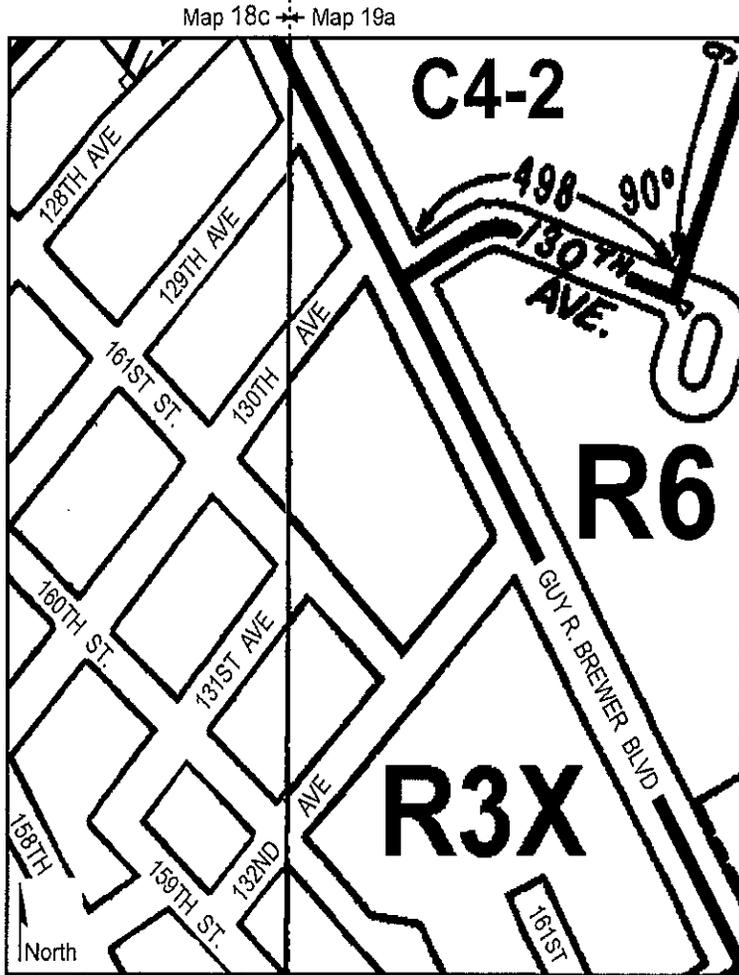
Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- R3X Existing Zoning District
- R6 Proposed Zoning District

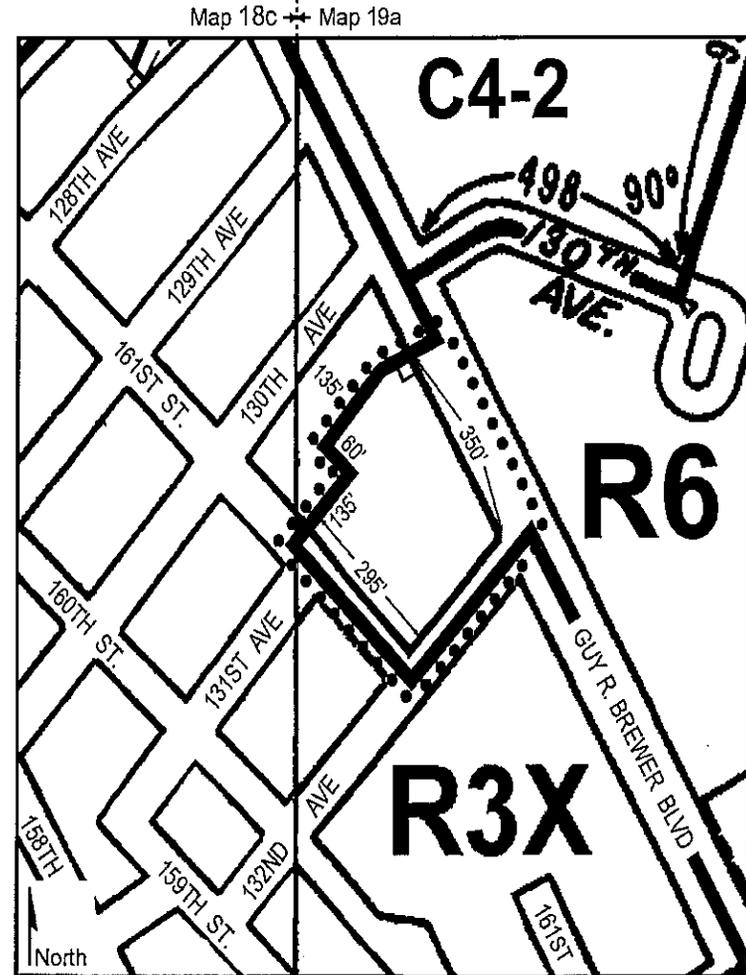


0 510 20 30 40 Feet

# Zoning Change Map

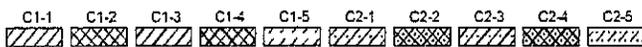


Current Zoning Maps (18c & 19a)



Proposed Zoning Maps (18c & 19a) -  
Project Area is outlined with dotted lines

Rezoning from R3X to R6





1. View of Guy R. Brewer Boulevard facing southeast (Site at right).



2. View of the Site facing south from Guy R. Brewer Boulevard.



3. View of the Site facing west from Guy R. Brewer Boulevard.



# Proposal

- DCP rezoning of site to R6, consistent with Rochdale Village across the street
- Proposed building will have lower height (10 story) than Rochdale Village (14 story) and adjacent Senior Housing (12 story)
- CEQR Negative Declaration received May 22, 2017
- ULURP rezoning application certified May 22, 2017

## Zoning Height and Bulk

	<b>Current Permitted (R3X)</b> Non-profit Residence for the Elderly	<b>Permitted (R6)</b> Affordable Independent Residences for Seniors - AIRS / ZQA Zoning	<b>Proposed (R6)</b>
<b>FAR</b>	0.95	2.23	1.94
<b>Height</b>	35'	Sky Exposure Plane (2.7:1)	106' (3.7:1 SEP w/front yard setback)
<b>Open Space</b>	66.5 OSR 39 Spaces	30.5 OSR 60 spaces	38.94 OSR 90 spaces
<b>Parking</b>	1 space for 35% of dwelling units	1 space for 24.8% of dwelling units	1 space for 35.15% of dwelling units

# Development Summary

## **Occupancy**

- 10 Story Annex, 147 units
- Community/Common Spaces and Services
- Senior Center
- 37 Studio Apartments (avg 400 Net Square Feet)
- 109 1-Bedroom Apartments (avg 550 Net Square Feet)
- 1 2-Bedroom Apartment for resident superintendent
- Every floor to have Television/Community room adjacent to laundry room

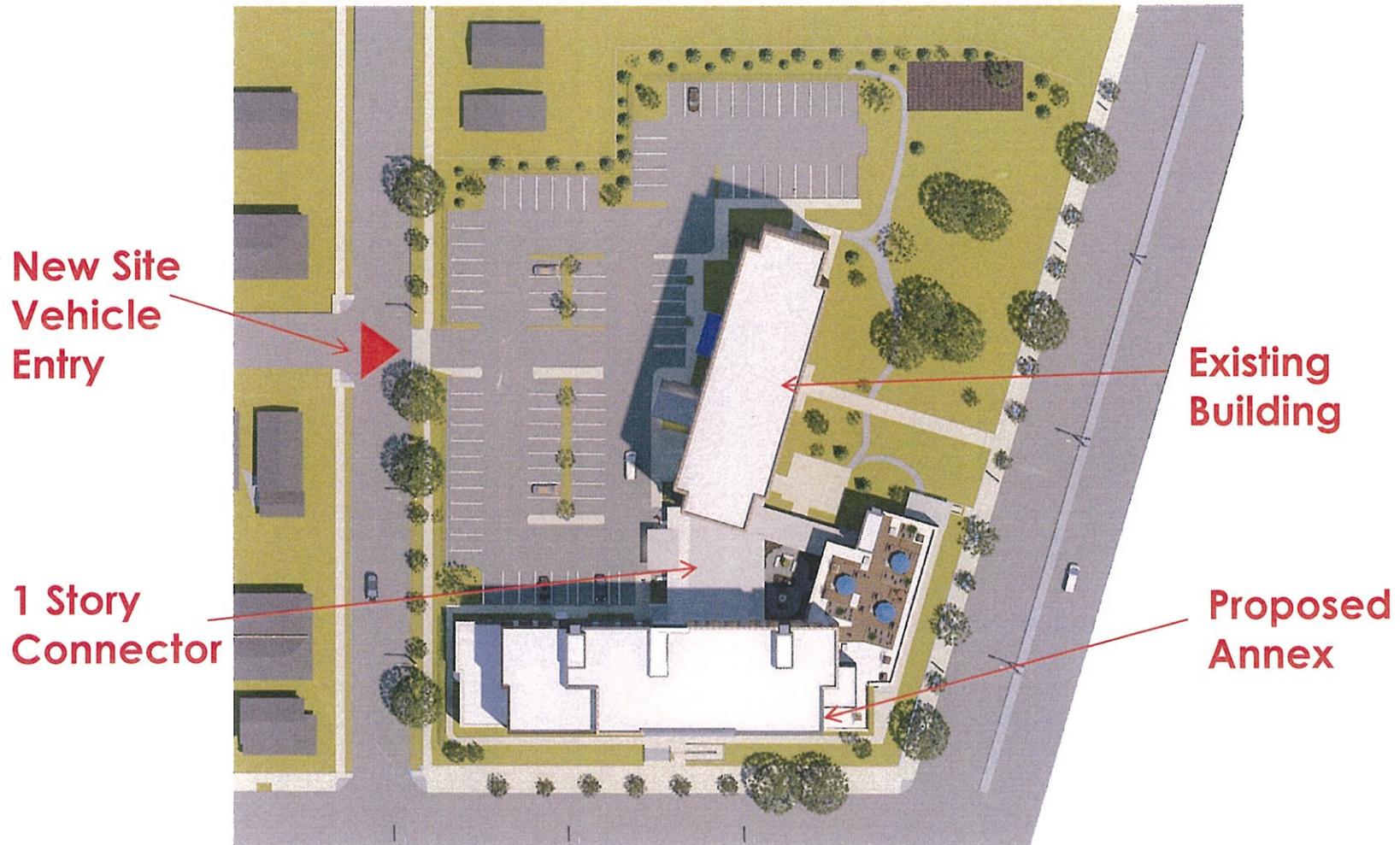
## **Height and Bulk**

- 139,487 Gross Square Feet
- 106' height (10-story)
- 1.94 FAR

## **Parking**

- 90 Parking Spaces, exceeds zoning requirements as per neighborhood request

# Proposed Site Plan

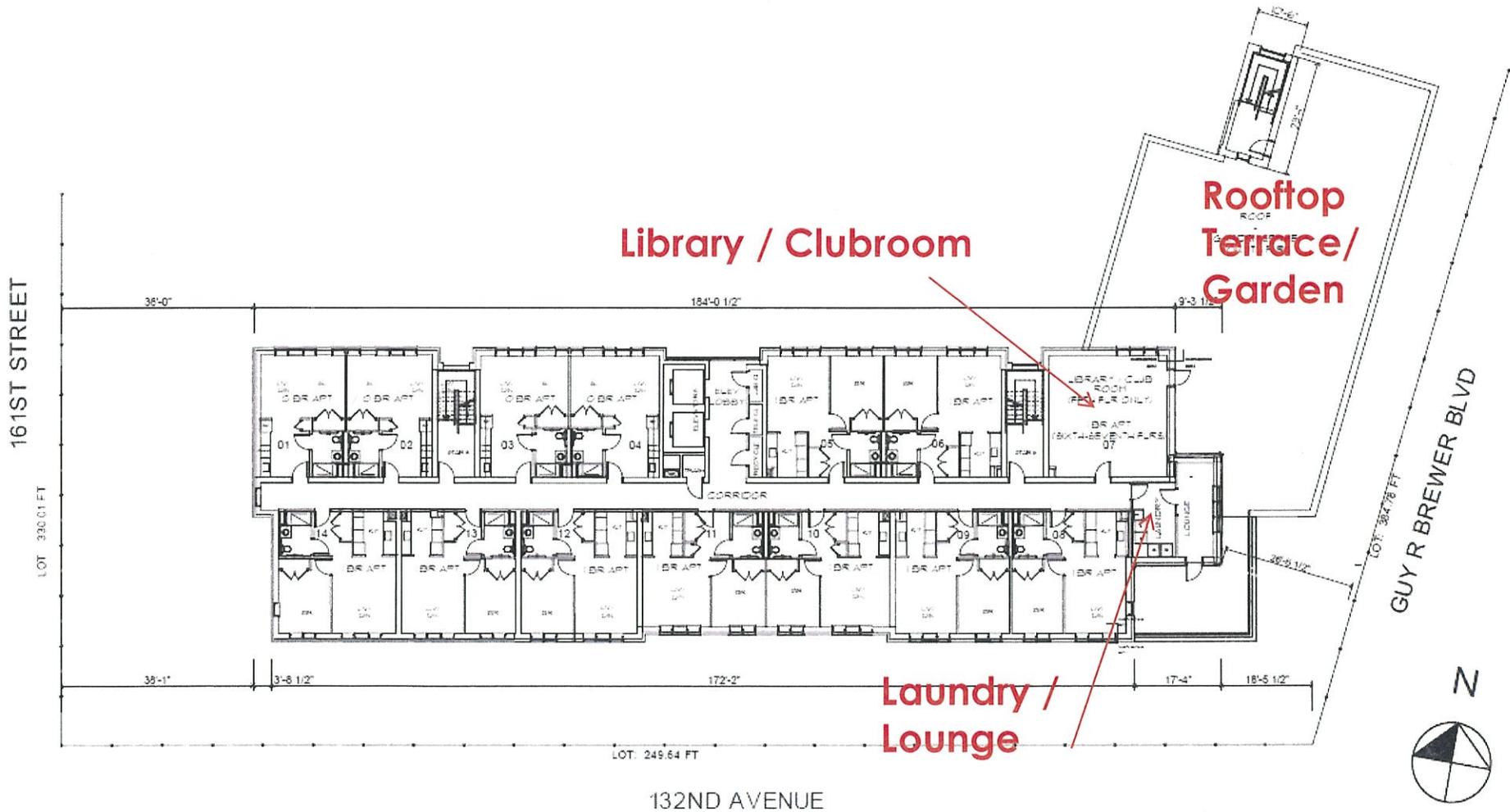


# Connection to Existing Building





# Building Plan\* – 5<sup>th</sup> Floor



\* Proposed design is subject to NYC HPD Approval

# Tenant / Building Amenities

## **Tenant Service and Social Space**

- Community Room – 1,655 SF
- Senior Center – 3,940 SF
- Wellness Center – 400 SF
- Ground Floor Courtyard – 1,095 SF
- Class Room – 550 SF
- Media Room – 845 SF
- Social Services Office – 550 SF
- Warming Pantry / Storage – 320 SF
- Per Floor Laundry / Lounge – 256 SF
- Rooftop Terrace / Garden – 3,500 SF
- Library / Club Room – 550 SF
- Exercise Room – 770 SF

# Tenant / Building Amenities

## **Features that Benefit Residents**

- Larger studios and 1-bedroom unit types included in the development plan to allow for visitors and live-in caregivers
- TV lounges with seating located on each floor next to laundry room, separated by a wall and door to avoid machine noise
- Wellness Center, with waiting room, small office and consultation room, located on the ground floor to provide space for visiting nurses or doctors
- On-Site Senior Center

# Community and Media Rooms



# Senior Center Rendering



# Energy Efficiency

## **Standards**

- Enterprise Green Communities (EGC) registration
- LEED Silver Certification equivalent

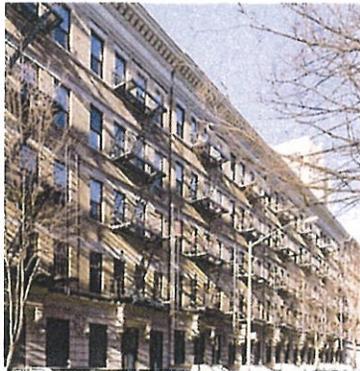
## **Green Features**

- Energy Star Appliances
- Low Volume Plumbing Fixtures
- Low VOC Adhesives and Paints
- Green Label Plus Carpets
- Whole Building Sealing Provisions
- Rainwater Harvesting
- Solar Power
- Emergency Generator for Resiliency

# Mega Contracting

- Similar Projects:

## Randolph Houses



- **Gut Renovation**
- **Address:** 202-246 West 114th Street, New York, NY 10026
- **Number of Units:** 168
- **Completed:** February 2016
- **Low Income Housing**
- *Approximately 20 local hires*

## George Douris Tower



- **New Construction**
- **Address:** 27-40 Hoyt Avenue South Astoria, NY 11102
- **Number of Units:** 184
- **Completed:** February 2009
- **Senior Housing**

# Unit Affordability

- **100% Section 8 Project-Based Vouchers**
- **Units will be permanently affordable**
- **Affordability – Income Targeting up to 50% AMI**
  - Up to \$33,400 for single person household
  - Up to \$38,200 for two person household
- **Affordability – Rents**
  - Tenant pays 30% of income towards rent and utilities, Section 8 voucher payment covers the remaining rent:

	<b>Unit Type</b>	<b>Annual Household Income</b>	<b>Utility Allowance</b>	<b>Monthly Tenant-Paid Rent</b>
<b>Tenant Example 1</b>	Studio	\$10,000	\$68	\$182
<b>Tenant Example 2</b>	1-BR	\$10,000	\$72	\$178
<b>Tenant Example 3</b>	Studio	\$20,000	\$68	\$432
<b>Tenant Example 4</b>	1-BR	\$20,000	\$72	\$428
<b>Tenant Example 5</b>	Studio	\$30,000	\$68	\$682
<b>Tenant Example 6</b>	1-BR	\$30,000	\$72	\$678

# Unit Set-Asides

- 5% (8 units) set-aside for mobility-impaired tenants \*
- 2% (3 units) set-aside for hearing- or vision-impaired tenants \*
- 30% (45 units) set-aside for formerly homeless seniors
- Preference for current Queens County residents \*\*

\* Per current New York City marketing guidelines for Section 8 Project-Based Vouchers

\*\* Unlike typical affordable housing developments marketed under NYC guidelines, the project will not have a Community Board preference. Similar to HUD 202 developments, federal regulations only permit a preference on a county-level basis.

# Outreach to Date

- Met twice with CM Ruben Wills and staff
- Met with Borough President Melinda Katz and staff
- Met with State Senator James Sanders (and presented about project on panel discussion hosted by Sen. Sanders)
- Met with CB12 Full Board and Land Use Committee
- Met with CM Karen Koslowitz, chair of the Queens Delegation
- Presented on project twice to UNCA (United Neighbors Civic Association), a community group active in the neighborhood
- Met with current tenants of Northeastern Towers to solicit design feedback
- Attended Public Hearing at the City Planning Commission

# Anticipated Funding Sources

- Low Income Housing Tax Credits
- NYC Housing Development Corporation (HDC)  
Tax-Exempt Bonds
- NYC HPD Senior-Affordable Rental Apartments  
(SARA) Program
- FHLB NY Affordable Housing Program
- Capital Funding Requests
- NYSERDA Grant

## Local Hiring – Construction Related Jobs

- Building Skills NY, a city-wide non-profit construction workforce development organization, will be engaged to coordinate project hiring needs.
- New openings will be communicated with Workforce 1 and the HireNYC program operated by NYC Department of Small Business Services and we will seek referrals from each.
- Mega will have Simplified employment application procedure.
- Flyers containing job application information will be distributed to the Community Board, City Council office, and local service agencies.
- Applications will be reviewed and assessed to ensure they meet the qualifications required by the NYC DOB and employers:
- Qualified applicants will be paired with subcontractors with available openings.
- Preference will be given to local applicants.
- Applicants that do not meet threshold experience requirements will be directed by local job training programs so they can potentially qualify for future open positions.
- Similar projects introduce between 5 and 20 new hire construction jobs of which approximately 15-20% are residents of the local community.

## MWBE Hiring

- Mega has on-going relationships with several MWBE subcontractors.
- Mega will also identify current businesses that are not certified MWBE but qualify to be certified and assist them in the certification process.
- Mega will utilize on-line databases to identify MWBE and include information on available subcontracting opportunities and drawings.
- Encourage subcontractors to purchase project related materials from already identified MWBE vendors.
- Mega has achieved government goals, typically between 20% and 25% MWBE.

# Proposed Timeline

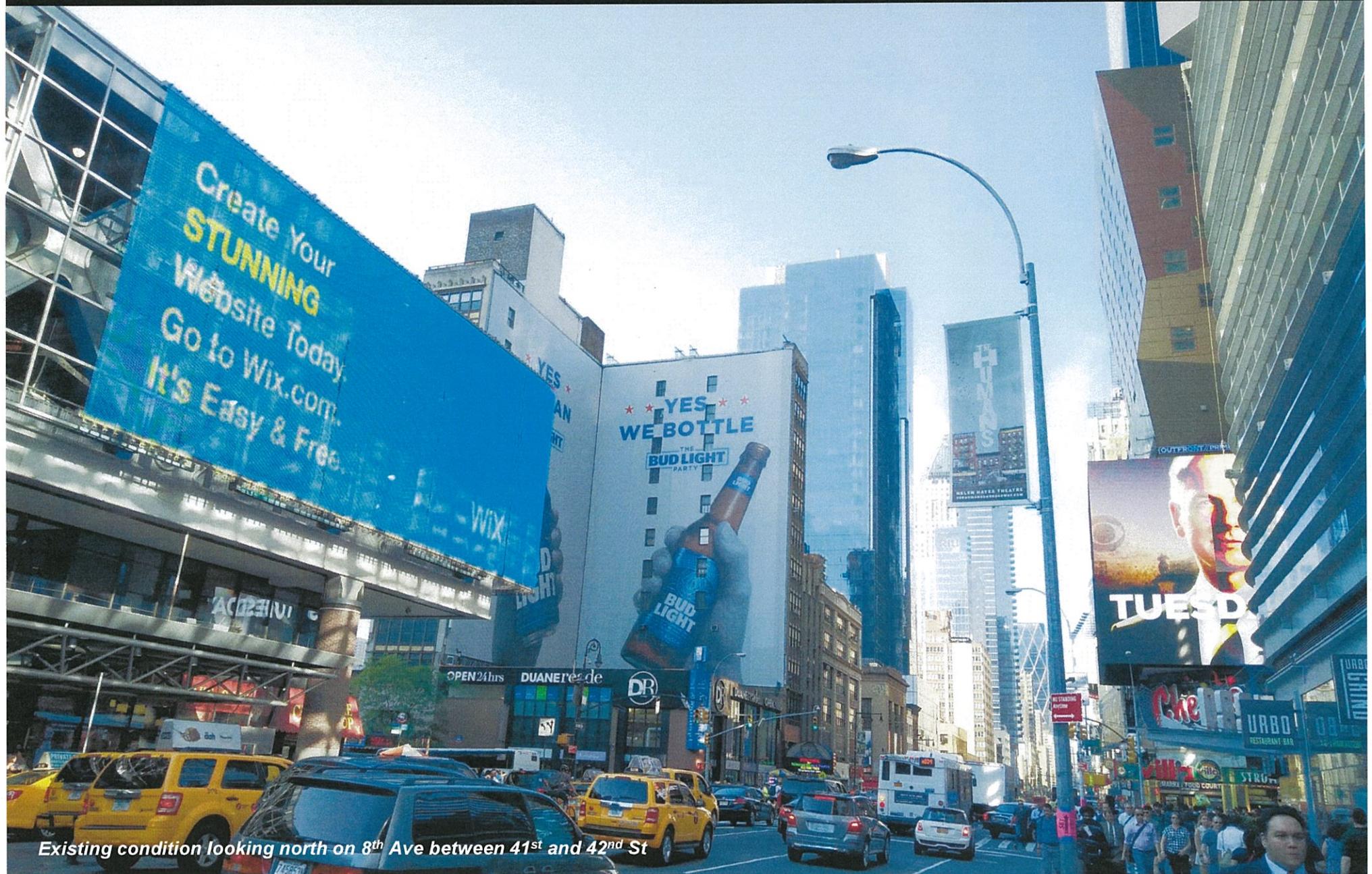
May 22, 2017	Uniform Land Use Review Procedure (ULURP) certification
Fall 2017	Design Meeting with UNCA and Comm. Board representative
Dec 2017	ULURP completion
June 2018	Construction financing closing
June 2018	Construction start
June 2020	Construction completion
November 2020	Rent-up complete / Permanent Conversion

**Thank You!**

# 661 8<sup>th</sup> AVENUE

Presentation to New York City Council Subcommittee on Zoning and Franchises

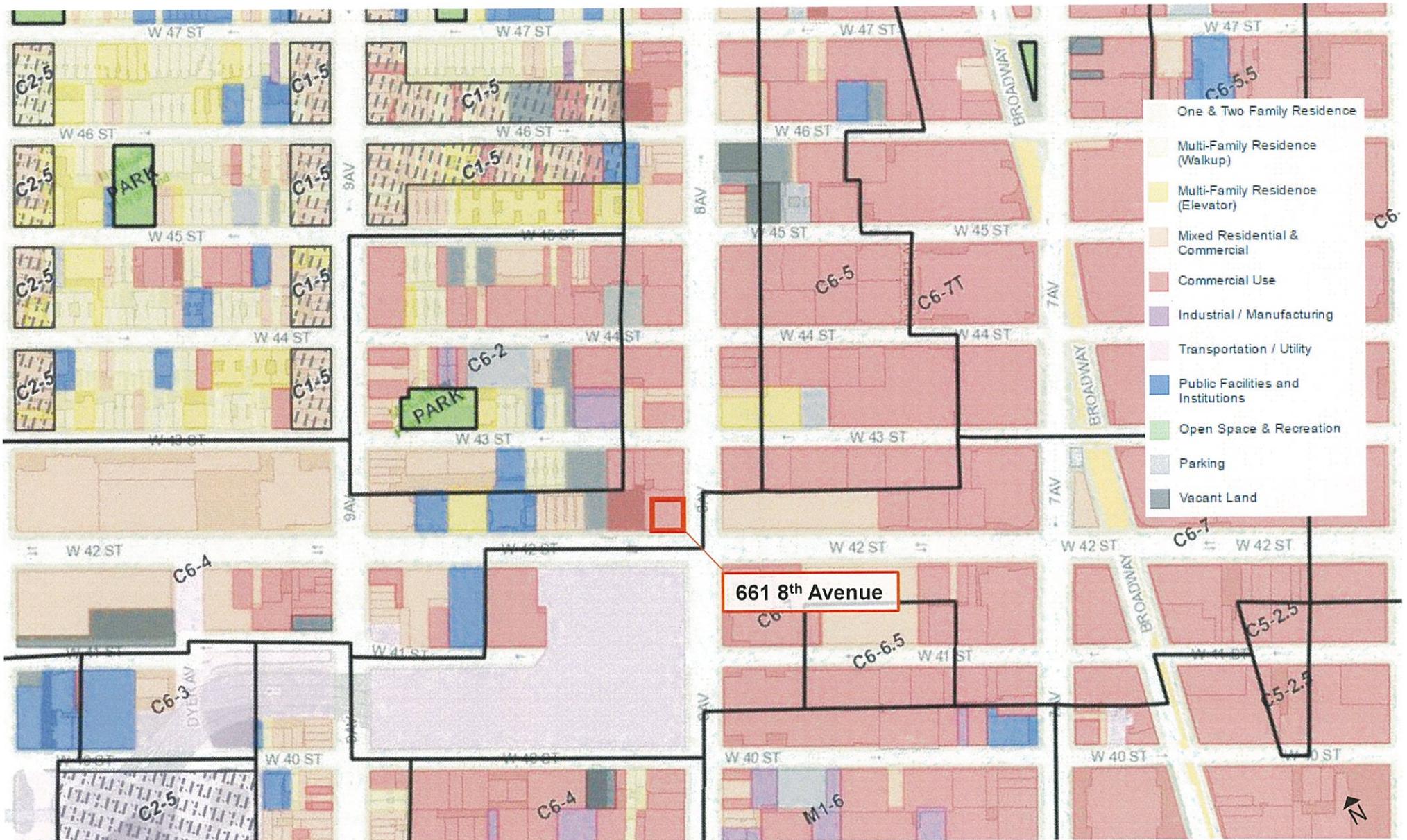
October 10, 2017



Existing condition looking north on 8<sup>th</sup> Ave between 41<sup>st</sup> and 42<sup>nd</sup> St

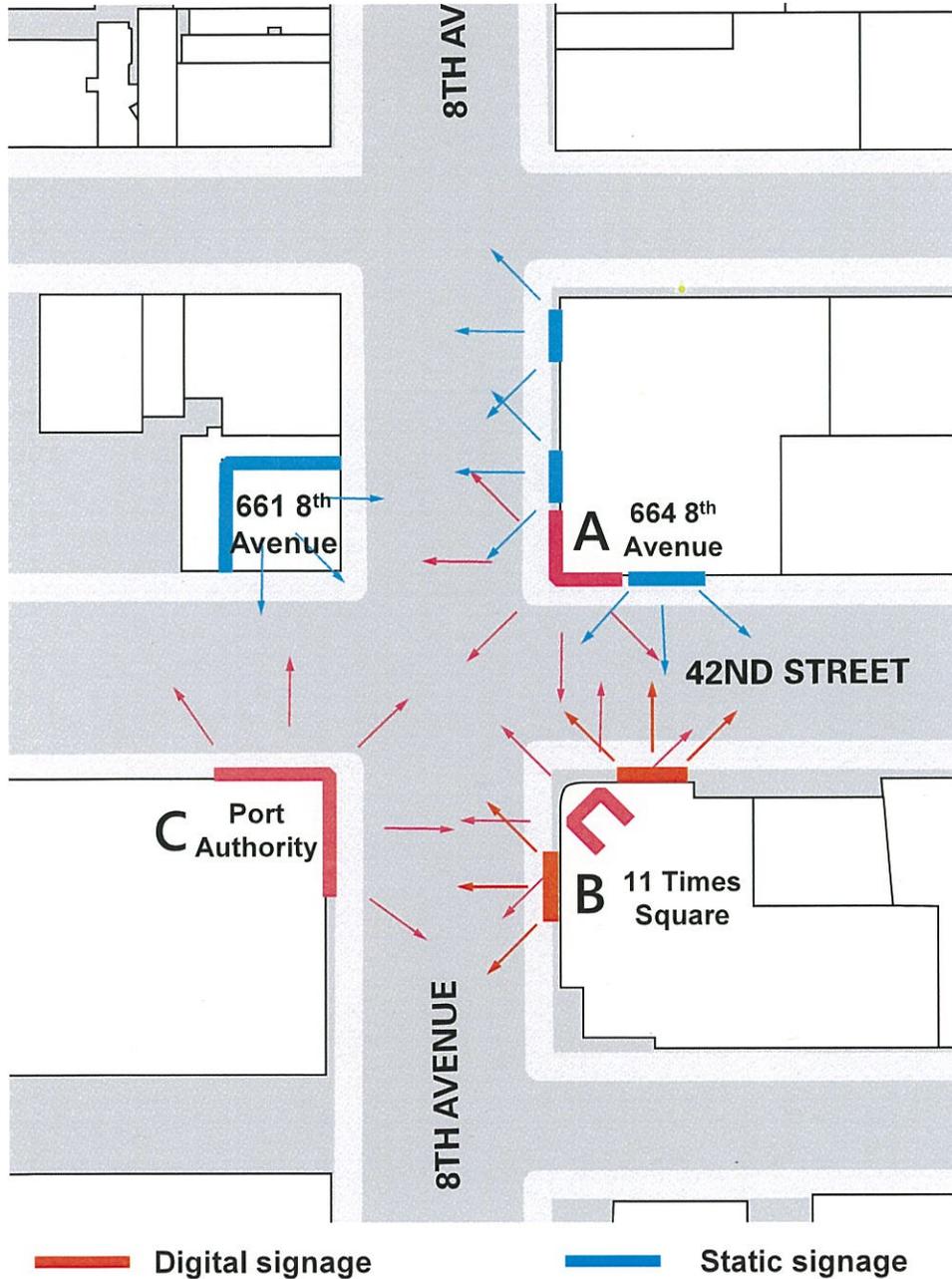
# 661 8<sup>th</sup> AVENUE

## Zoning / Land Use Map



# 661 8th AVENUE

## Existing Signage – All Corners



A



B



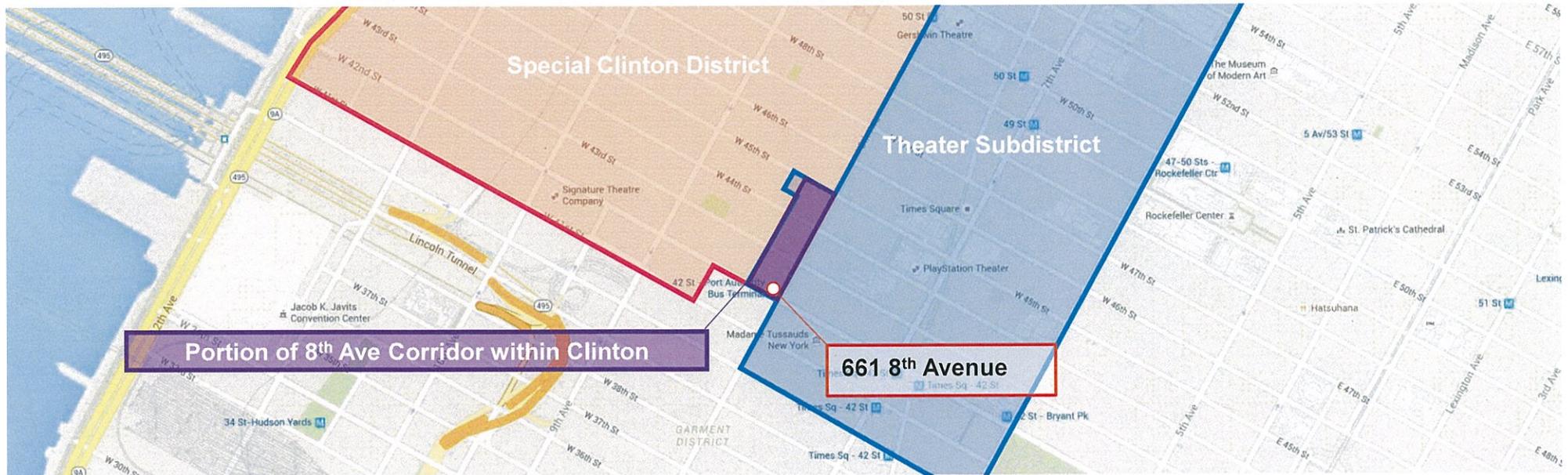
C



# 661 8<sup>th</sup> AVENUE

## Overview and Rationale for Proposal

- Create zoning mechanism to allow advertising signage on this site
- Located at the juncture of two wide streets
- Situated at the gateway to Times Square, the Theater Subdistrict, and Clinton
- Allows for similar and consistent signage across all four corners at the intersection
- Respects residential character of Clinton: direction of sign would only point southeast into intersection, would be virtually invisible from points west and north of the subject property



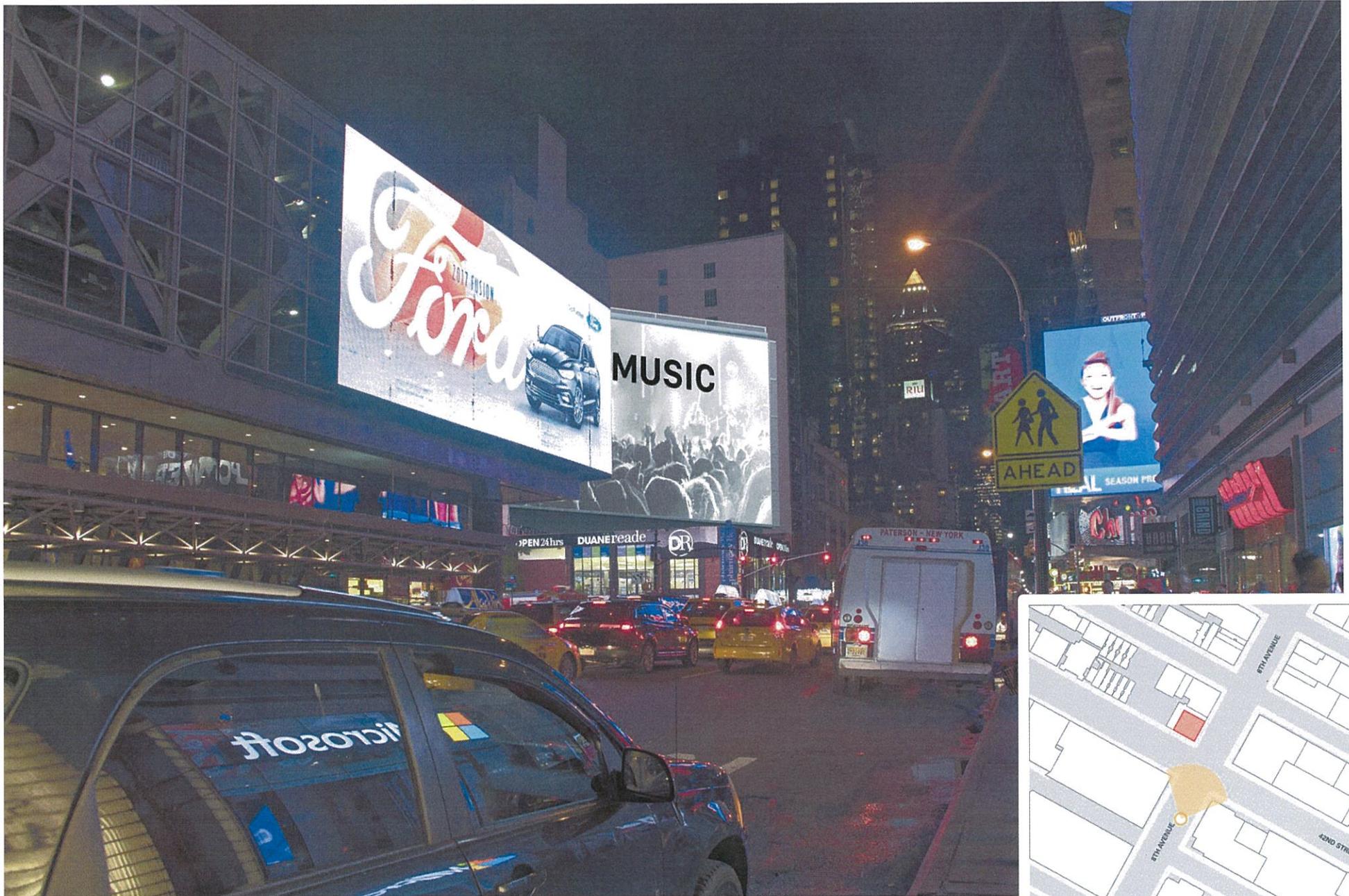
# 661 8th AVENUE

Proposed signage renderings – Daytime view looking north from 8th Ave and 41st St



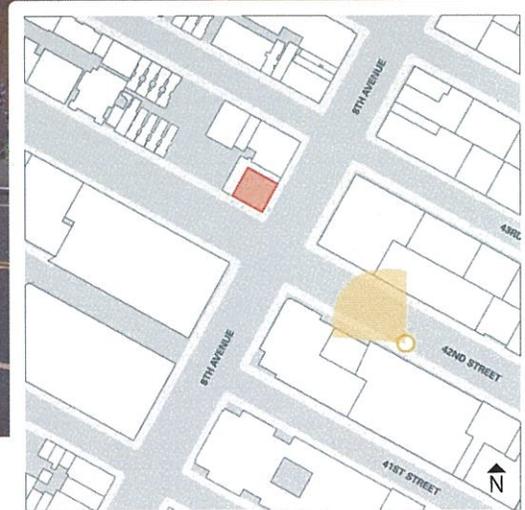
# 661 8<sup>th</sup> AVENUE

Proposed signage renderings – Nighttime view looking north from 8<sup>th</sup> Ave and 41<sup>st</sup> St



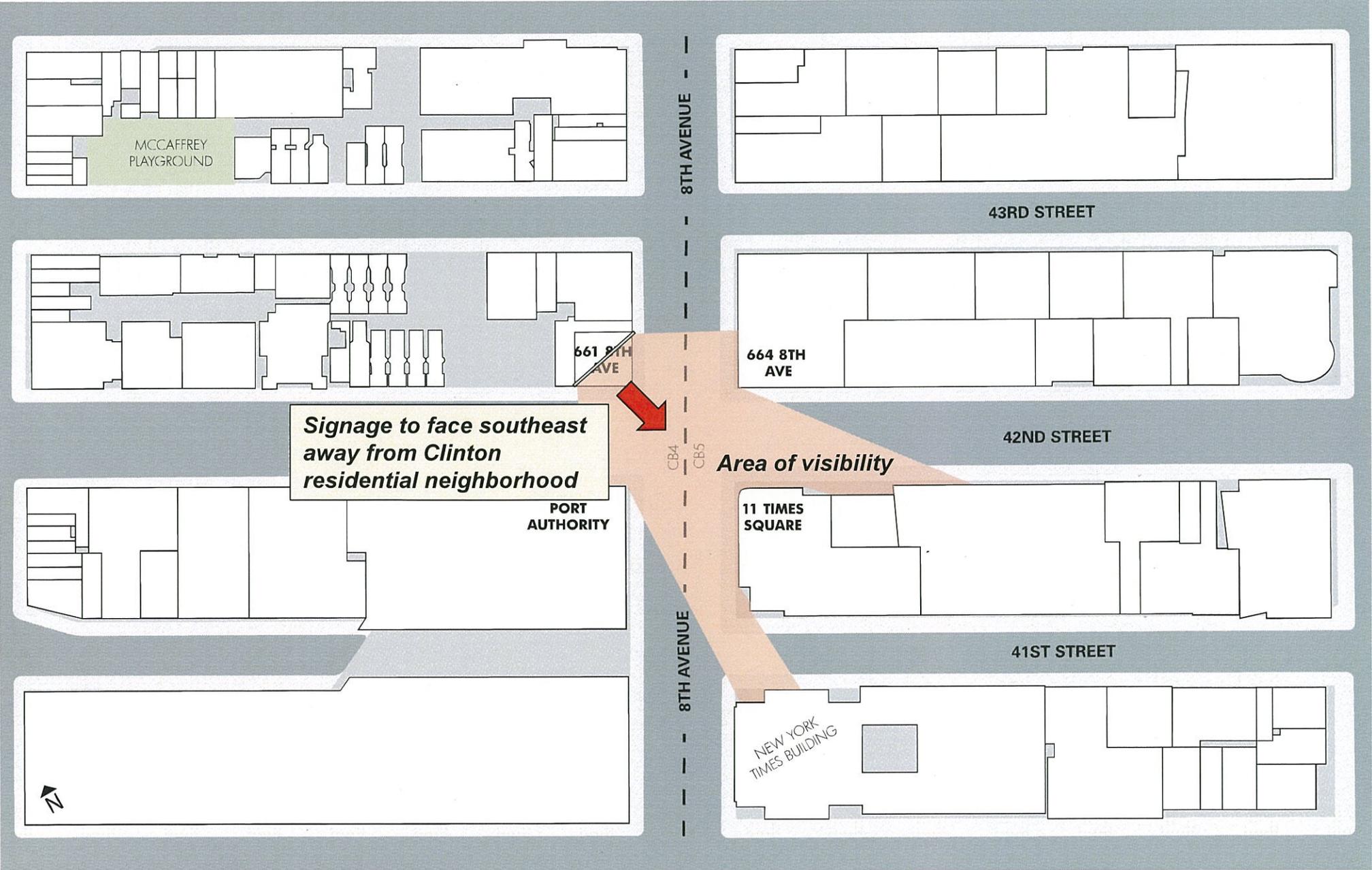
# 661 8th AVENUE

Proposed signage renderings – Nighttime view looking west from 42nd St between 7th and 8th Ave



# 661 8th AVENUE

Proposed Signage – NW Corner | 661 8th Avenue



# **661 8<sup>th</sup> AVENUE**

## **Proposal Summary**

**Proposal: apply signage regulations of Zoning District C6-7 to Subject Site**

- **Allows advertising signage consistent with other properties at this intersection**
- **Sign to directionally face Southeast, oriented towards Times Square and away from the residential neighborhood located Northwest of the site**
- **All imagery will be produced without sound**



# PFIZER SITES MIH REDEVELOPMENT PLAN

OCTOBER 2017 | IMAGES FOR ILLUSTRATIVE PURPOSE ONLY

# PFIZER SITES MIH REDEVELOPMENT PLAN: OBJECTIVES

- Reactivate long-dormant, privately-owned site



# PFIZER SITES MIH REDEVELOPMENT PLAN: OBJECTIVES

- Reactivate long-dormant, privately-owned site
- Provide much-needed housing and neighborhood retail



# PFIZER SITES MIH REDEVELOPMENT PLAN: OBJECTIVES

- Reactivate long-dormant, privately-owned site
- Provide much-needed housing and neighborhood retail
- Generate economic opportunity for area residents
  - + Developer commits to local hiring and contracting

# PFIZER SITES MIH REDEVELOPMENT PLAN: OBJECTIVES

- Reactivate long-dormant, privately-owned site
- Provide much-needed housing and neighborhood retail
- Generate economic opportunity for area residents
- Implement thoughtful design in neighborhood context



# PFIZER SITES MIH REDEVELOPMENT PLAN: OBJECTIVES

- Reactivate long-dormant, privately-owned site
- Provide much-needed housing and neighborhood retail
- Generate economic opportunity for area residents
- Implement thoughtful design in neighborhood context
- Demonstrate viability of private-sector participation in mandatory inclusionary housing program with 287 units of affordable housing

**THE REAL DEAL** New York Miami Los Angeles TRData  
NEW YORK REAL ESTATE NEWS

## City Council votes to approve mandatory inclusionary housing

*Plan mandates affordable housing construction for rezoned districts, individual property upzonings*

March 22, 2016 04:12PM

**EYEWITNESS NEWS** abc 7  
abc7NY WABC-TV

SECTIONS TRAFFIC WATCH New York City New Jersey

REAL ESTATE

## New York City passes sweeping plan to create more affordable housing

SEARCH SECTIONS

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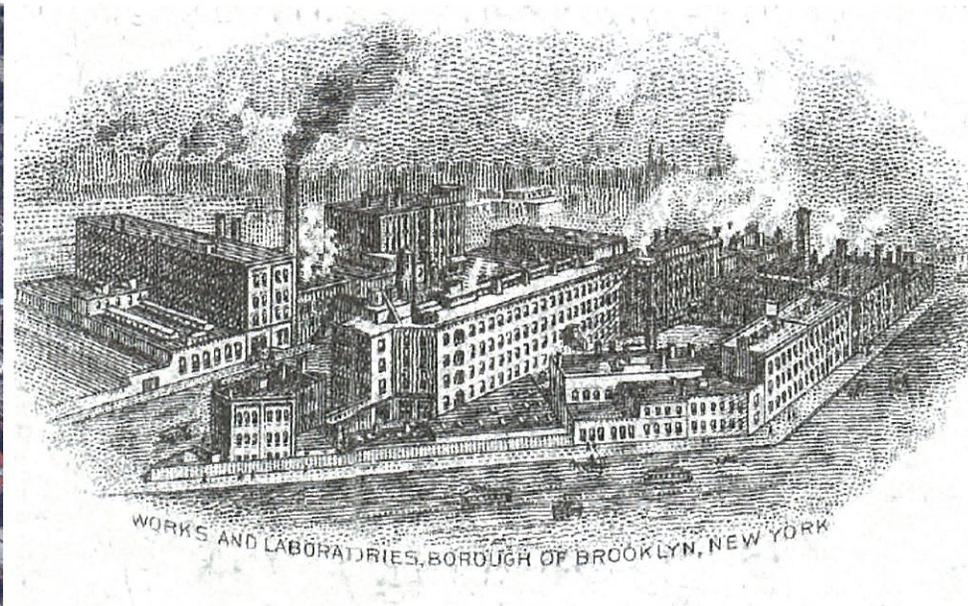
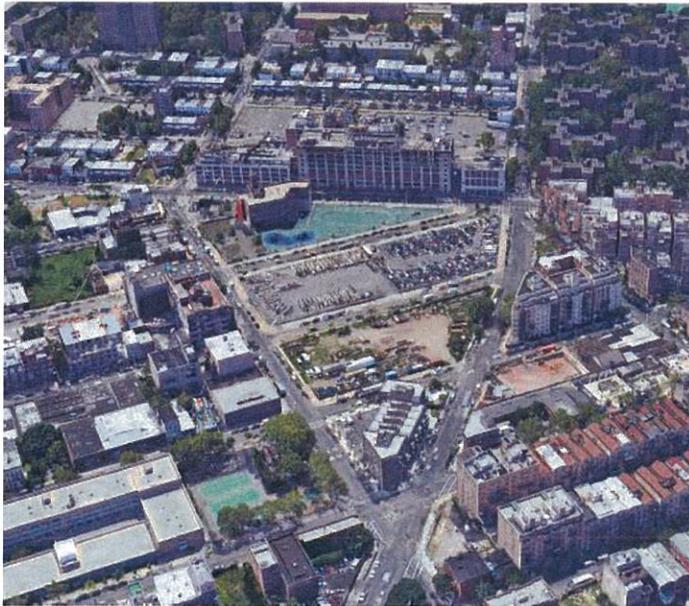
**De Blasio's affordable housing plans both clear City Council with ease, despite spirited protest from community groups**

## PFIZER SITES MIH REDEVELOPMENT PLAN: OBJECTIVES

- Reactivate long-dormant, privately-owned site
- Provide much-needed housing and neighborhood retail
- Generate economic opportunity for area residents
- Implement thoughtful design in neighborhood context
- Demonstrate viability of private-sector participation in mandatory inclusionary housing program with 287 units of affordable housing

# PFIZER SITES MIH REDEVELOPMENT PLAN: REACTIVATION

- Since Pfizer stopped manufacturing in Brooklyn in 1989, blighted sites have remained largely unused



# PFIZER SITES MIH REDEVELOPMENT PLAN: REACTIVATION

- Several redevelopment plans have been proposed, None succeeded
- Frustrated by a lack of progress, in 2009 – 20 years after Urban Renewal Area plan was approved – Pfizer removes sites from Urban Renewal Area
- With housing crisis escalating, in 2012, private developer purchases sites from Pfizer, begins redevelopment process



**EXCEPTIONAL  
DEVELOPMENT  
OPPORTUNITY  
IN BROOKLYN'S  
BROADWAY TRIANGLE  
INDUSTRIAL PARK**

The Broadway Triangle Industrial Park, home to Pfizer Inc. since 1849, presents an excellent opportunity for manufacturers or developers.

The first site in this new industrial park is now available for development. Perfect for garment, health-related or other light manufacturing, this 110,000-square-foot parcel has a single-story development potential of 60,000 square feet.

Located near Pfizer's 24-hour, 500,000-square-foot pharmaceuticals plant on Flushing Avenue in Williamsburg, the site offers easy access via the Brooklyn-Queens Expressway, three subway stations and six bus routes. A wide-ranging package of city-sponsored financial incentives -- including tax abatements, energy discounts and low-cost financing -- helps lower business costs.

To find out how you can make your move to the Broadway Triangle Industrial Park, contact Jerry Tung at the New York City Public Development Corporation at (212) 619-5000, extension 2327. Brokers welcome.

 **City of New York**  
David N. Dirkin, Mayor  
Sally B. Hernandez-Pinero, Deputy Mayor for  
Finance and Economic Development

 **New York City Public Development Corporation**  
Roger C. Altman, Chairman  
Cassandra DePrete, Acting President

 **Pfizer Inc.**

# PFIZER SITES MIH REDEVELOPMENT PLAN: REACTIVATION

- Replaces blighted sites, fills void in neighborhood
- Removes barrier, creates connections



## PFIZER SITES MIH REDEVELOPMENT PLAN: PROVIDE HOUSING

- Approximately 1,146 Dwelling Units, the largest private application for MIH program
- 287 permanently affordable units
  - + Average Income 60% AMI
  - + Residents selected through city's lottery system, overseen by HPD
  - + HPD must approve unit mix. As proposed, approximately 25% of the units will have:
    - 1 bedroom
    - 2 bedrooms
    - 3 bedrooms
    - 4 bedrooms

# PFIZER SITES MIH REDEVELOPMENT PLAN: PROVIDE HOUSING

Applicant will:

- Sponsor community workshops, produced by Brooklyn Chamber of Commerce, to help residents understand process of qualifying for affordable units
- Notify CB and other community-based orgs prior to availability
- Advertise availability of affordable housing

Market Rate Units:

- Unit mix will include one, two, three and four bedrooms
- Open to all

# PFIZER SITES MIH REDEVELOPMENT PLAN: GENERATE OPPORTUNITY

## Local Contracting

- At least 25% of the value of the contracts will be awarded to companies in Brooklyn CB1

## Local Hiring

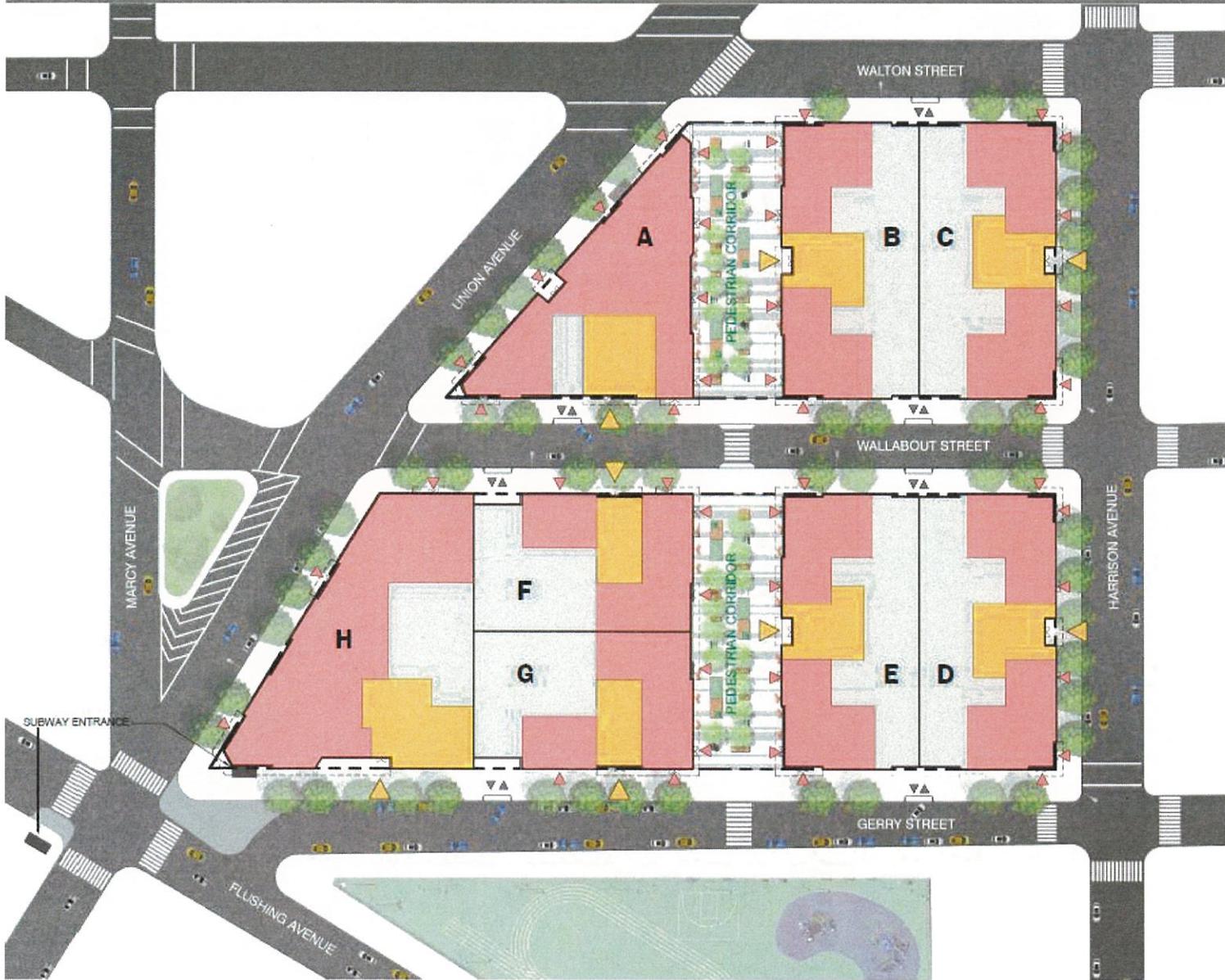
- Construction
  - + At least 25% of construction jobs will be filled by local residents
- Building operation and maintenance
  - + Prevailing wage jobs, agreement reached with 32BJ

## PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN

- Tallest buildings located on the wider and busier streets
- Design scales down towards the less dense area of the neighborhood



# PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN



Ground Floor Program

- ENTRANCE**
-  RESIDENTIAL
  -  COMMERCIAL
  -  PARKING
- PROGRAM**
-  RESIDENTIAL
  -  COMMERCIAL
  -  PARKING

# PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN



- Constructed & maintained by the developer
- 65' wide
- 25 trees
- 930 sq. ft. of planted area
- 250' of benches
- 40 tables & chairs
- 12 bike racks

## Pedestrian Open Space

- PUBLIC OPEN SPACE
- RES' COURTYARD

## PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN



- The unique articulation at the corner allows the buildings to stand emblematically as a gateway to the neighborhood
- The design invites people into the active neighborhood center

NW corner facing Union Avenue

# PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN

- Links existing community and new development
- Inviting, safe and easily accessible public space
- Lighting enables activity throughout the day



Street view from Gerry St.  
Looking at pedestrian corridor

# PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN

- The corridor is open to pedestrians only and closed to vehicles
- Pedestrian activity brings a safer, active neighborhood
- Designed at human scale, with street furniture, including tables and chairs, and trees



Pedestrian corridor open space view

PLANNING

# PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN

- Prioritizing corner windows, design further connects site to South Williamsburg
- Visual connection extends with transparency at the ground floor retail level



Street view from Gerry St.  
and Union Ave.

# PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN



- A respectful and responsive change in scale acknowledges the existing neighborhood fabric
- The horizontal building articulation responds to the height of existing buildings
- Building setbacks also offer opportunities for planted green elements

Street view from Harrison Ave.

# PFIZER SITES MIH REDEVELOPMENT PLAN: THOUGHTFUL DESIGN

Goal is to meet HPD's Enterprise Green Community Program:

- Resilient design
- Brownfield remediation
- Storm water management
- Water conserving fixtures
- Energy efficient system
- Healthy materials

# PFIZER SITES MIH REDEVELOPMENT PLAN: PRIVATE SITE FOR MIH

- The Mandatory Inclusionary Housing program was proposed by the Mayor and adopted by the City Planning Commission in February 2016 and by the City Council in March 2016
- MIH option 1 selected.
- Option 1: 25% of residential floor area for income limited households averaging 60% of AMI (\$48,924 for a family of 3). As an example: The 25% may be composed of 5% at 100% AMI (\$81,540 for a family of 3), 10% at 60% AMI and 10% at 40% AMI (\$32,616 for a family of 3), which averages to 60% AMI for the affordable units.

2016 Income Limits

Household Size	40%	60%	100%
1	\$25,368	\$38,052	\$63,420
2	\$28,992	\$43,488	\$72,480
3	\$32,616	\$48,924	\$81,540
4	\$36,240	\$54,360	\$90,600
5	\$39,139	\$58,709	\$97,848
6	\$42,038	\$63,058	\$105,096

2016 Monthly Rents

	40%	60%	100%
1BR	\$630	\$979	\$1,659
2BR	\$774	\$1,182	\$1,998
3BR	\$888	\$1,359	\$2,302
4BR	\$996	\$1,521	\$2,572

# 202-208 Tillary Street Rezoning

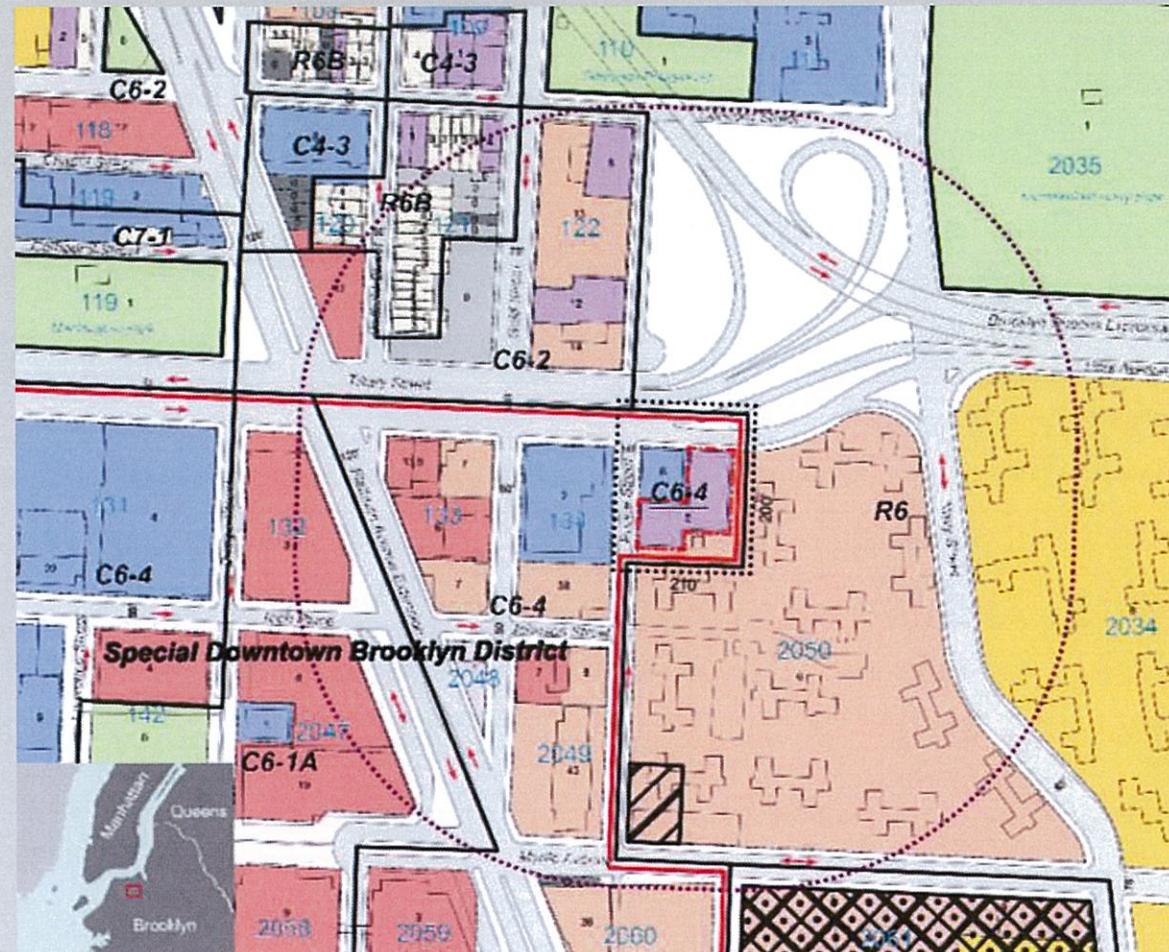
202-208 Tillary Street, Brooklyn

Block 2050, Lots 100, 104 and p/o Lot 1



# 202-208 Tillary Street Rezoning

## Land Use and Area Map

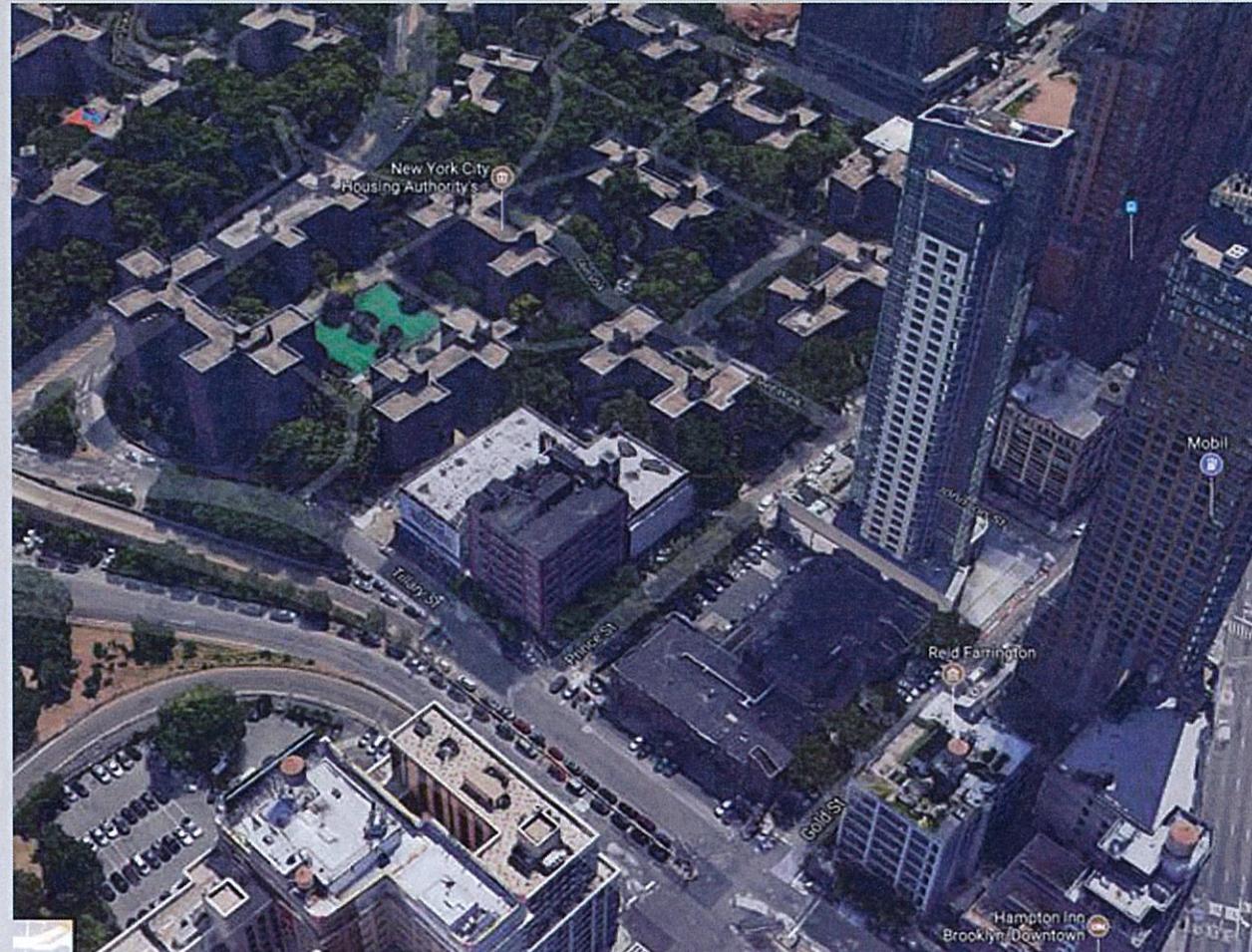


## 202-208 Tillary Street Rezoning

# Aerial Photo of Project Area

Block 2050, Lots 100, 104 and p/o Lot 1

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## 202-208 Tillary Street Rezoning

# Description of Development Site

Block 2050, Lot 100

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Lot Area: 19,523 square feet

Zoning District: R6

Permitted Uses: Residential,  
Community Facility

Permitted FAR: 2.43 R; 4.8 CF

Existing Use:  
5-story non-conforming self-  
storage facility

## 202-208 Tillary Street Rezoning

# Proposed Zoning Actions

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- \* Zoning Map Amendment

- \* Zoning map amendment to extend the adjacent C6-4 zoning district located across Prince Street

- \* Zoning Text Amendments

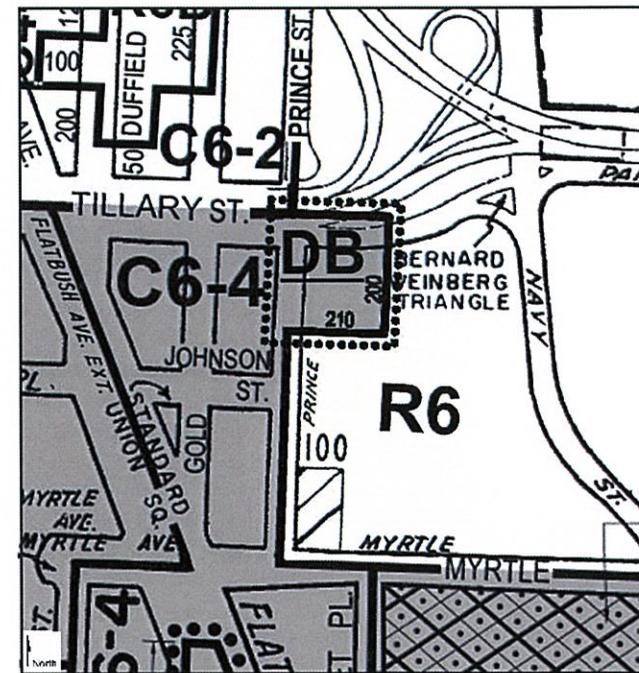
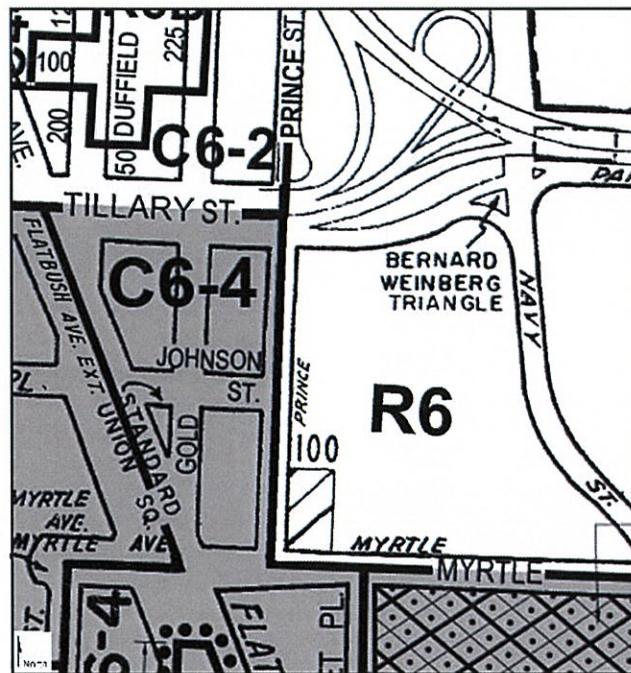
- \* Change to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to designate the Project Area as a Mandatory Inclusionary Housing (MIH) Designated Area (Option 1)
- \* Change to Appendix E: Special Downtown Brooklyn District to include the Project Area within the Special Downtown Brooklyn District and the Flatbush Avenue Height Limitation Area: Height Restriction of 400 Feet

# 202-208 Tillary Street Rezoning

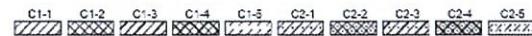
## Proposed Zoning Map Amendment

202-208 Tillary Street, Brooklyn, NY

Zoning Change Map



Proposed Zoning Map 12d - Area to be rezoned is outlined with dotted lines  
Changing an R6 district to a C6-4 district and Downtown Brooklyn Special Purpose District (DB)



## 202-208 Tillary Street Rezoning

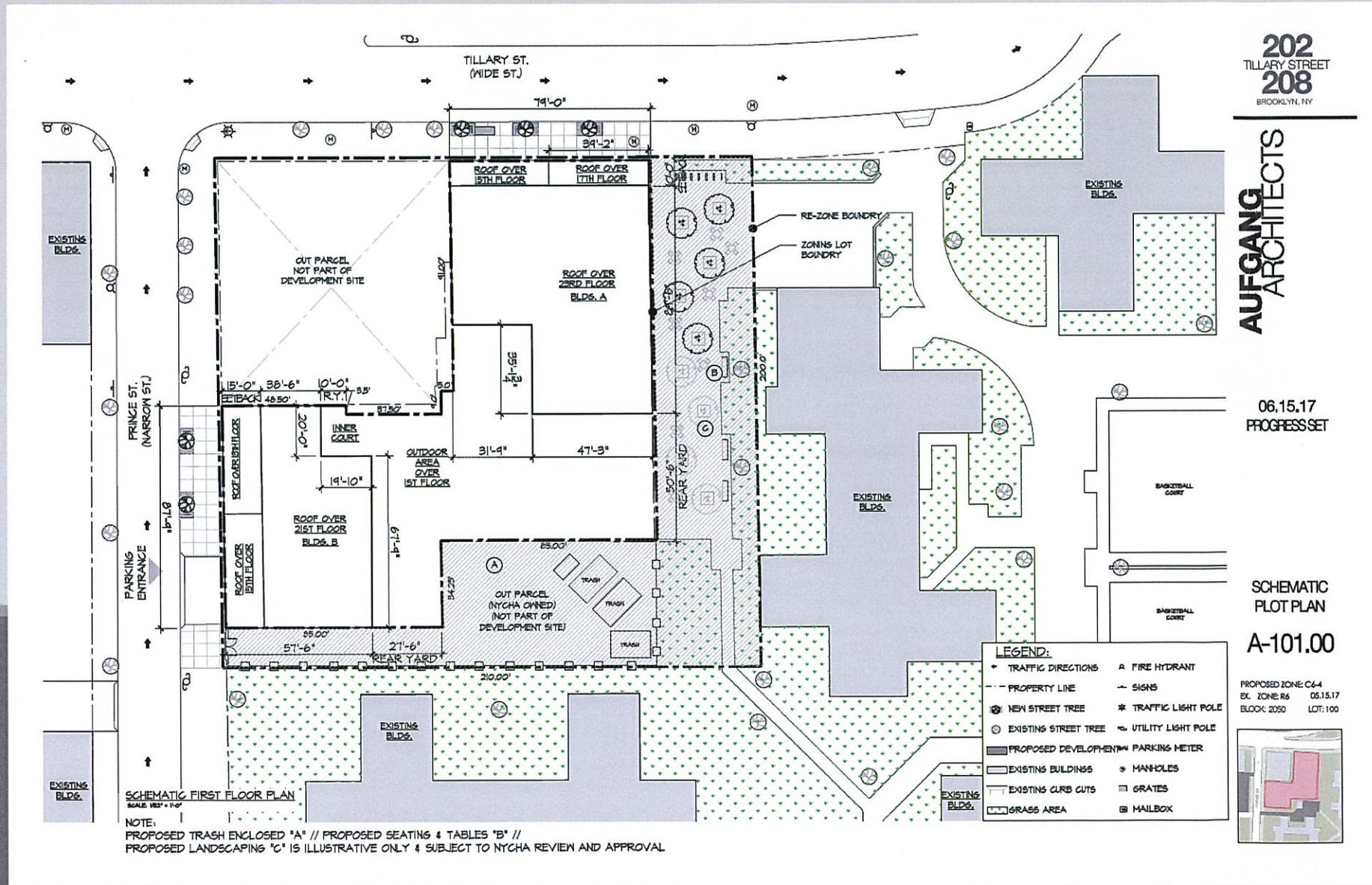
# Proposed Development



- 21-story and 23-story residential buildings with commercial base
- 234,285 sf (12.0 FAR)
  - 220,562 sf residential
  - 13,723 sf retail
- 262 dwelling units (79 units affordable at an average of 60% AMI, with 10% at 40% AMI)
- 44 on-site parking spaces in cellar

# 202-208 Tillary Street Rezoning

## Proposed Site Plan



# 202-208 Tillary Street Rezoning

## Proposed Elevation Plan

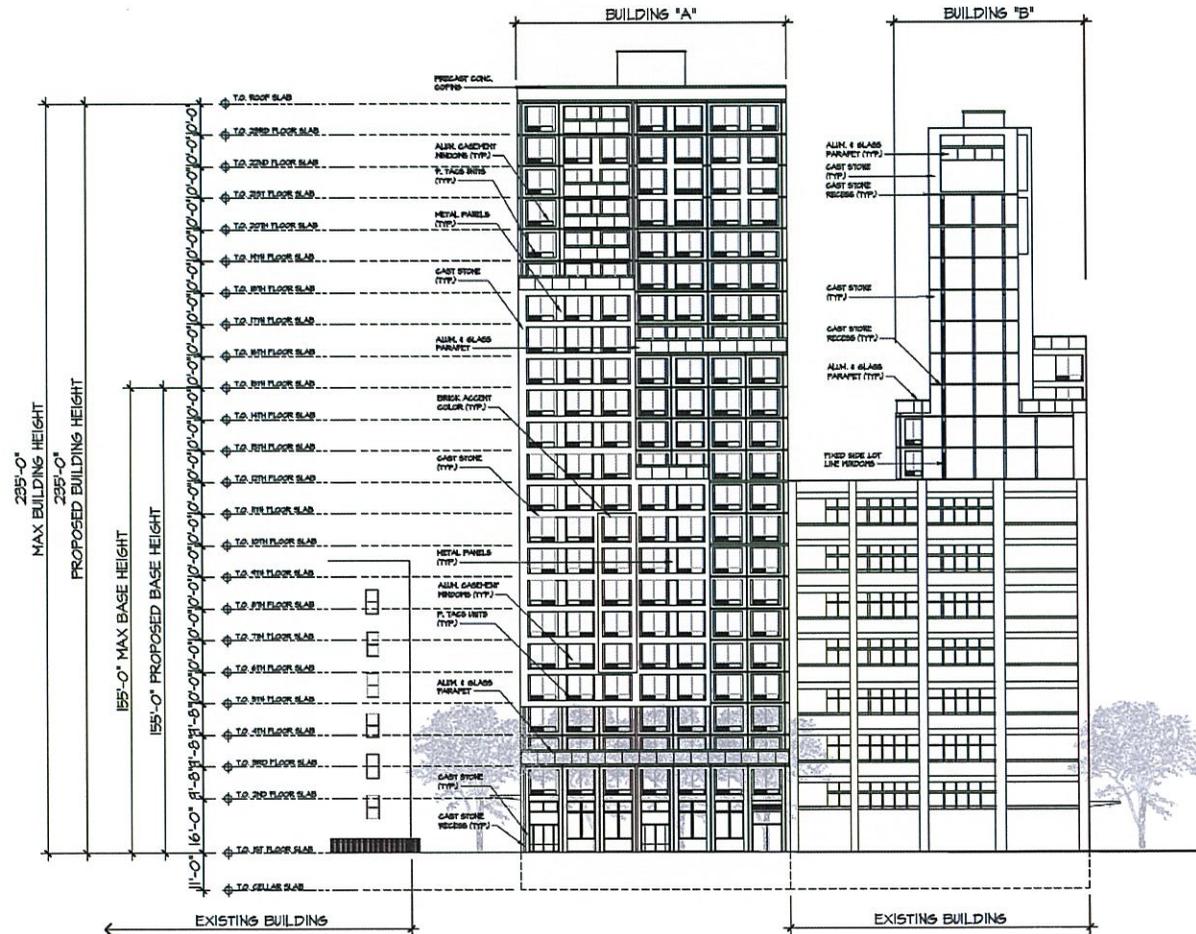
202  
TILLARY STREET  
208  
BROOKLYN, NY

**AUFGANG**  
ARCHITECTS

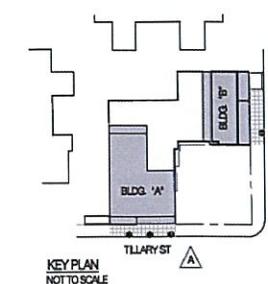
06.15.17  
PROGRESS SET

EXTERIOR  
ELEVATIONS  
A-200.00

PROPOSED ZONE: C6-4  
EX. ZONE: R4 05.15.17  
BLOCK: 2050 LOT: 100

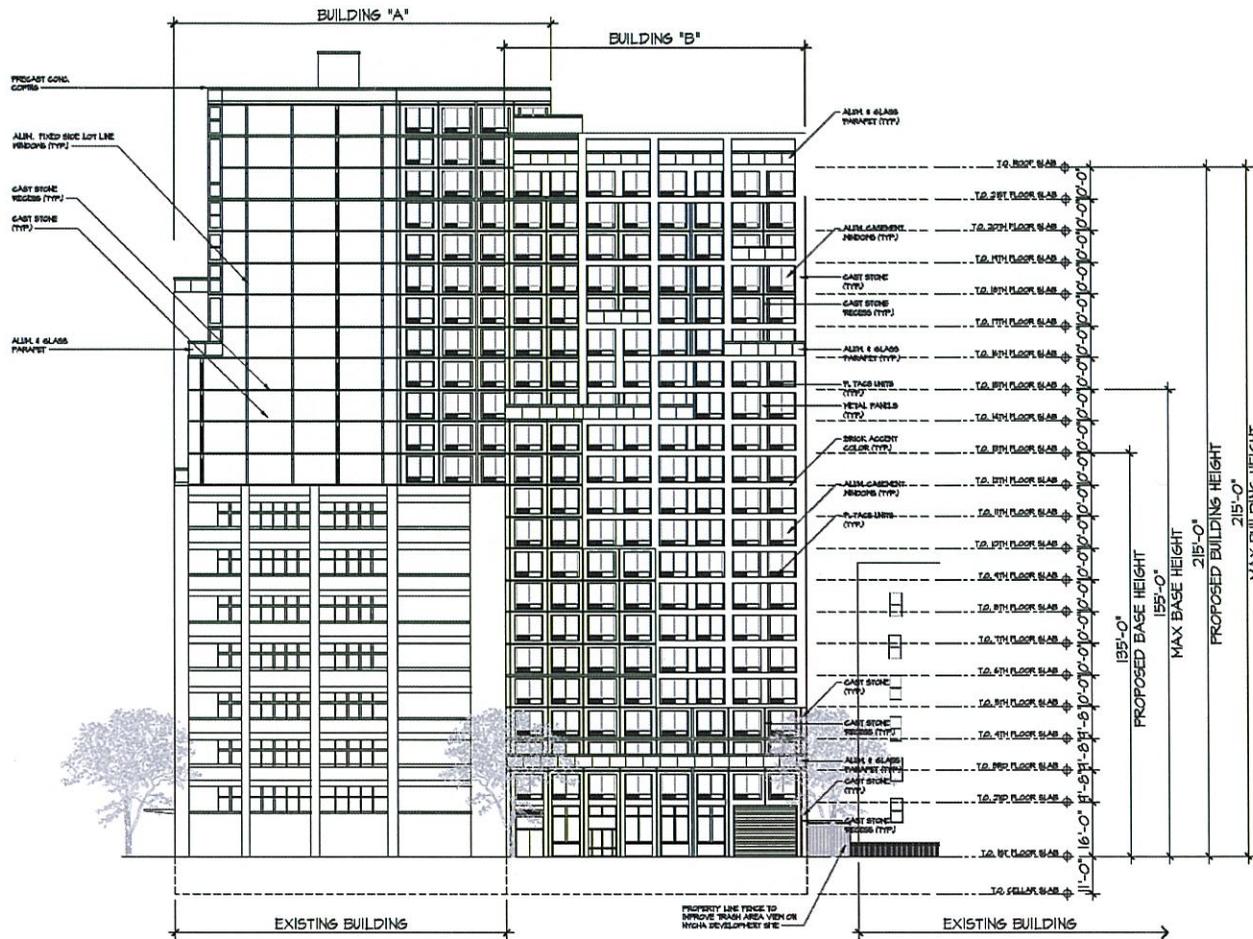


**A** STREET ELEVATION  
SCALE: 1/8" = 1'-0"



# 202-208 Tillary Street Rezoning

## Proposed Elevation Plan



**B** STREET ELEVATION  
SCALE: 1/4" = 1'-0"

202  
TILLARY STREET  
208  
BROOKLYN, NY

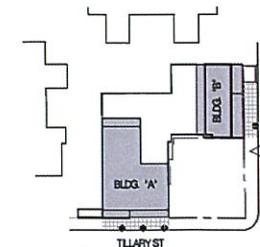
**AUFGANG**  
ARCHITECTS

06.15.17  
PROGRESS SET

EXTERIOR  
ELEVATIONS

A-201.00

PROPOSED ZONE: C6-4  
EX. ZONE: R6 05.15.17  
E.O.C.K. 2020 LOT: 100



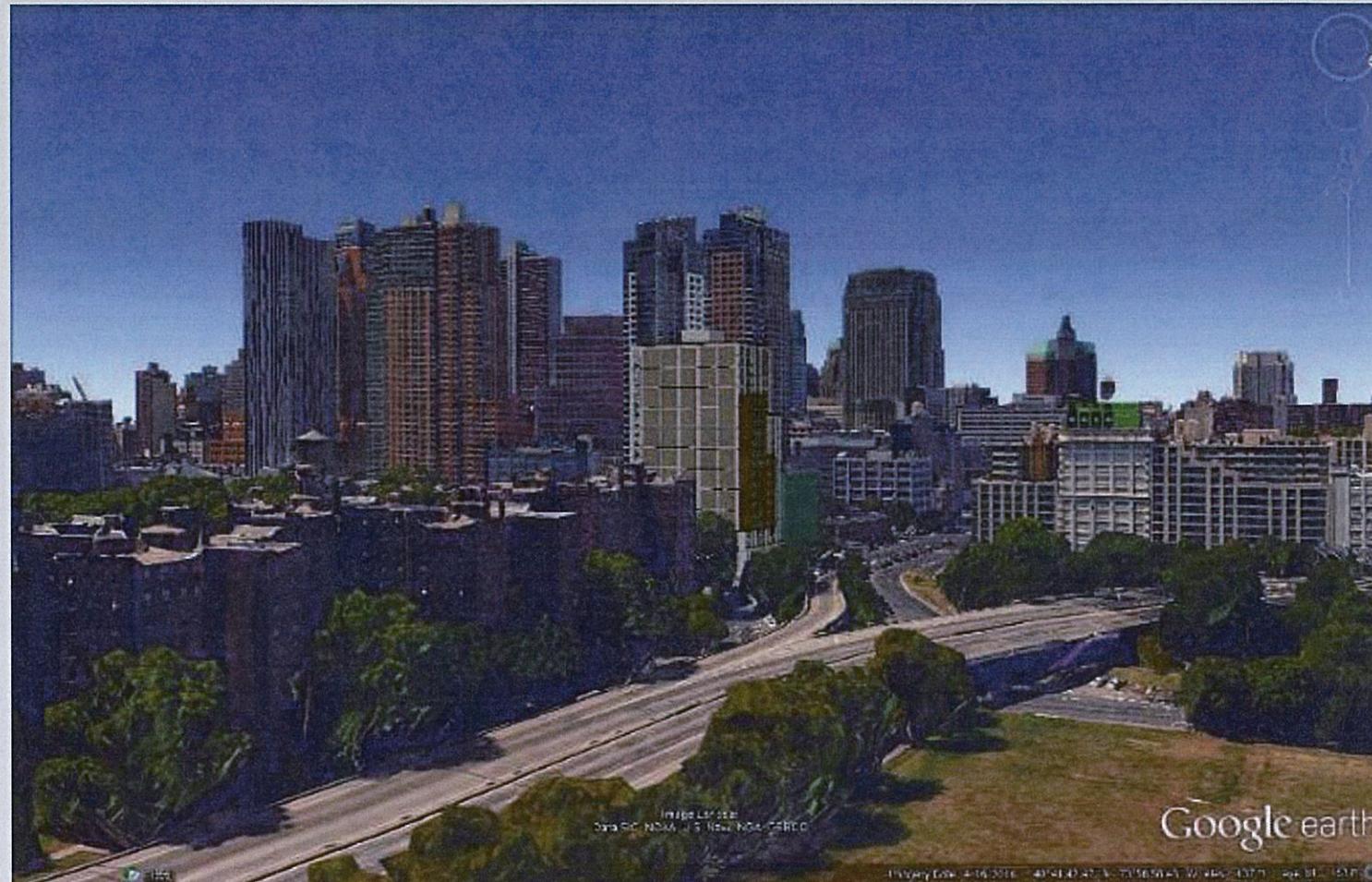
KEY PLAN  
NOT TO SCALE



## 202-208 Tillary Street Rezoning

# Proposed Development in Context

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202-208 Tillary Street Rezoning

## Proposed Development in Context

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# 202-208 Tillary Street Rezoning

202-208 Tillary Street, Brooklyn

Block 2050, Lots 100, 104 and p/o Lot 1

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# LINDEN TERRACE REZONING PRESENTATION

NYC City Council  
Subcommittee on Zoning and Franchises  
October 10, 2017

Applicant: Canyon Sterling Emerald, LLC



LINDEN BOULEVARD

CONCEPTUAL RENDERING



Magnuson Architecture and Planning PC  
www.maparchitects.com

Address 1427-1449 Loring Avenue  
 Brooklyn, NY 11208  
 Block 4496 (Entire Block)

**Project Information**

- ..... Proposed Project Area
- - - - Proposed Development Site
- - - - 600' Buffer
- Zoning District Line

**Existing Commercial Overlays**

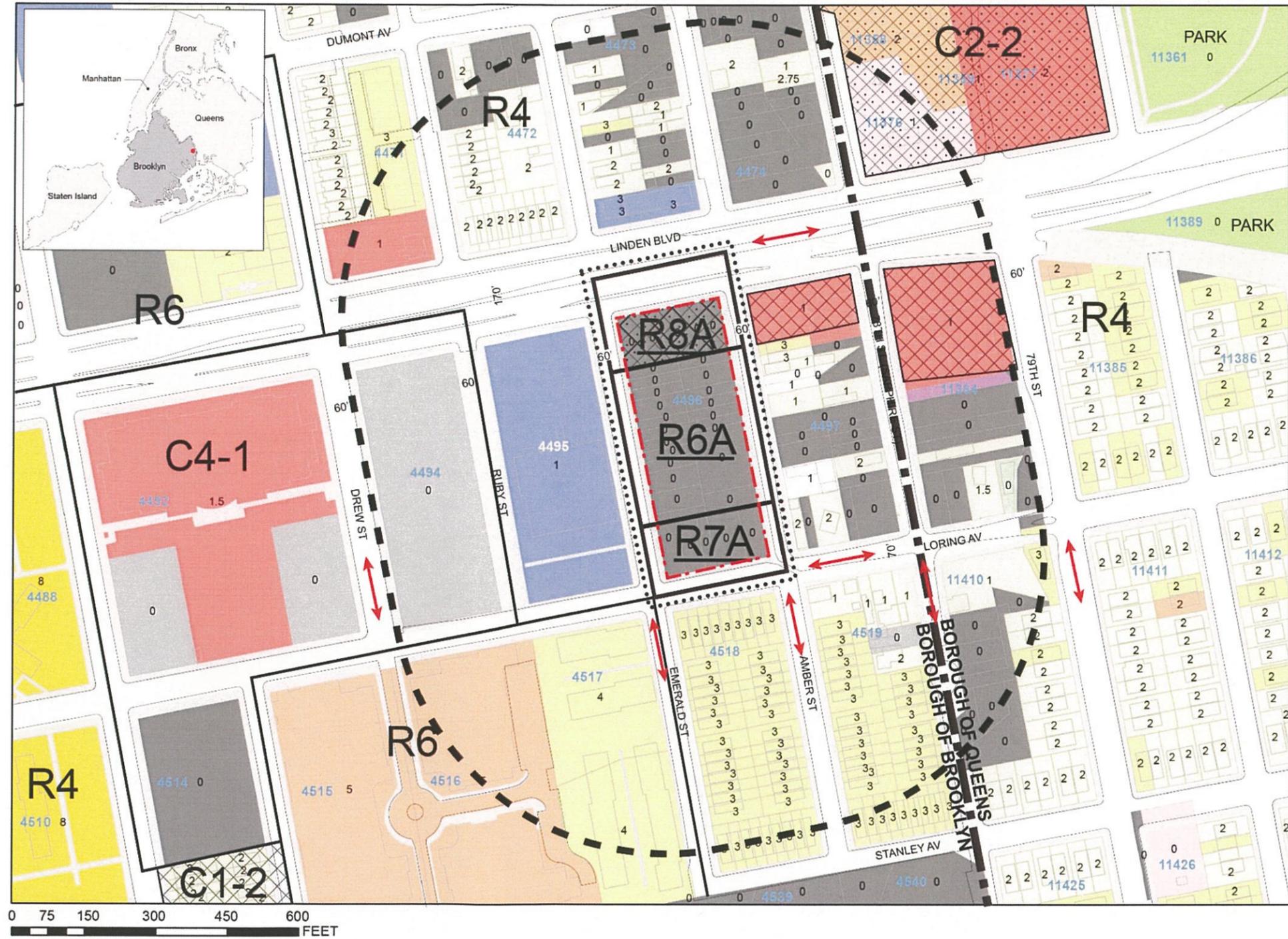
- Existing C1-2 District
- Existing C2-2 District

**Proposed Commercial Overlays**

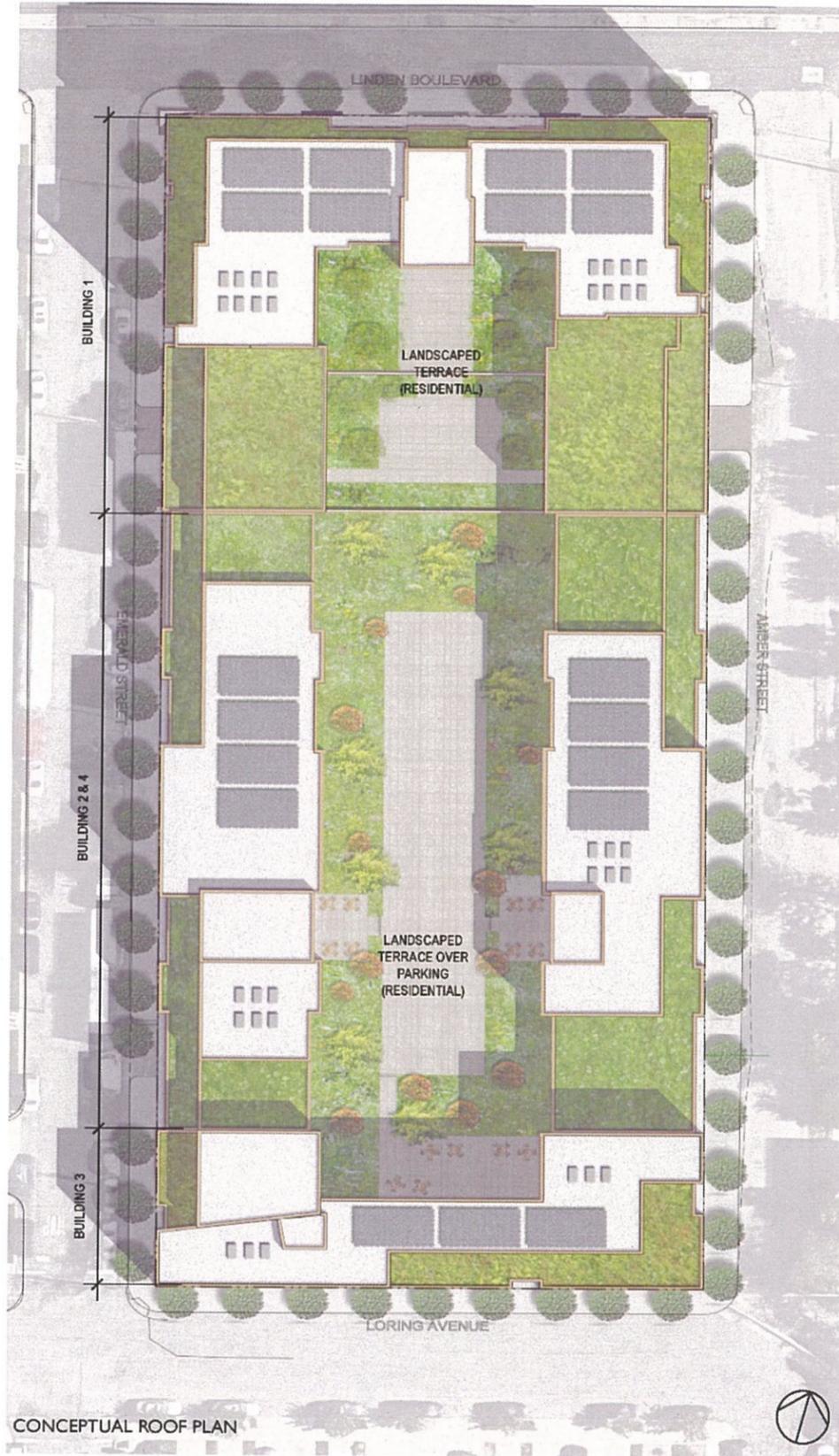
- Proposed C2-4 District

**Land Use**

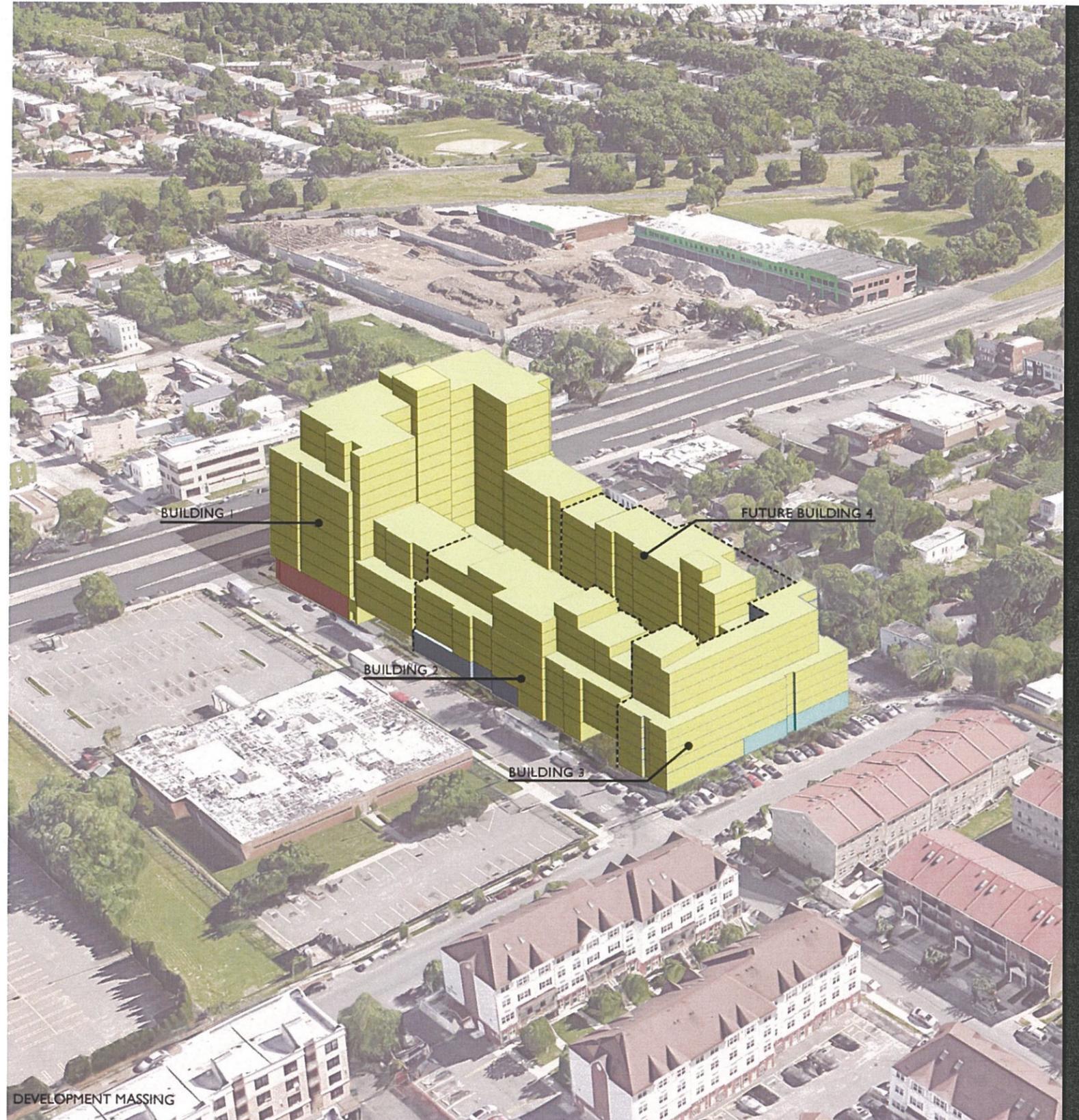
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data



LINDEN BOULEVARD



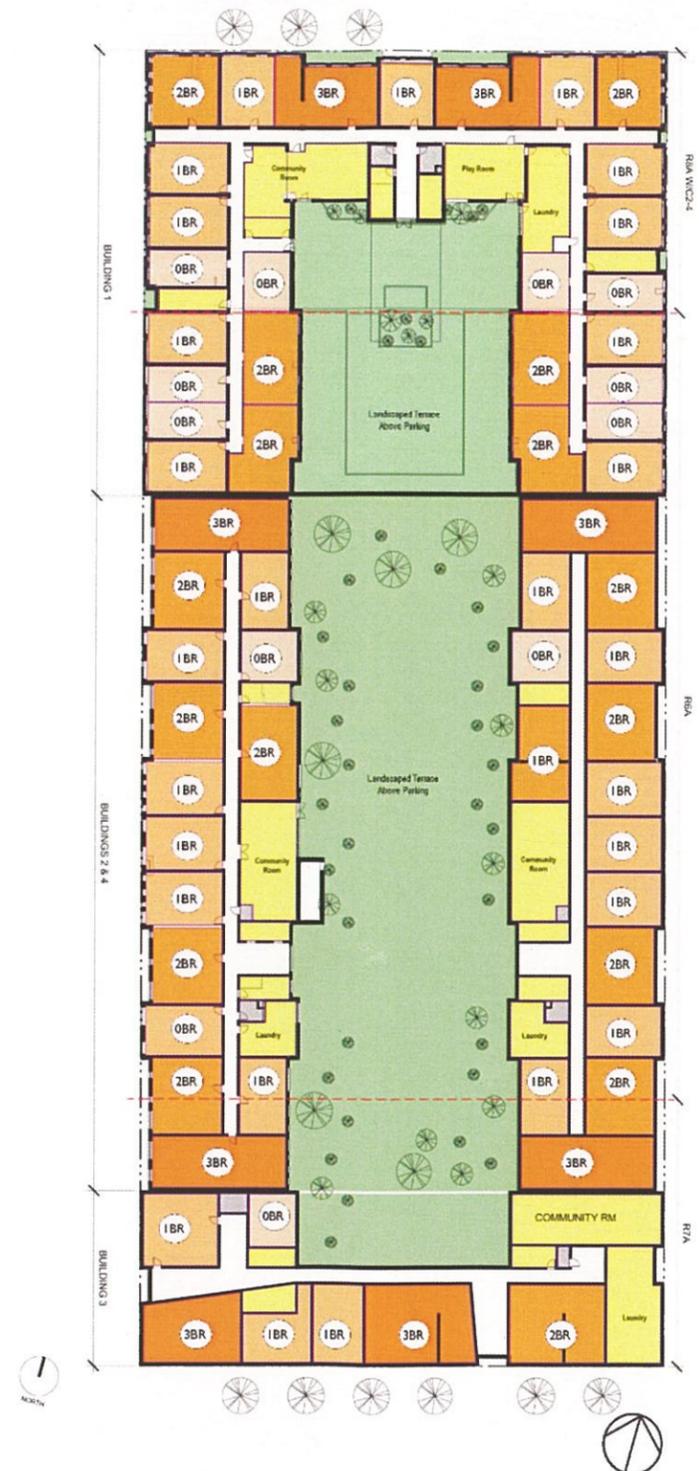
CONCEPTUAL ROOF PLAN  
LINDEN BOULEVARD



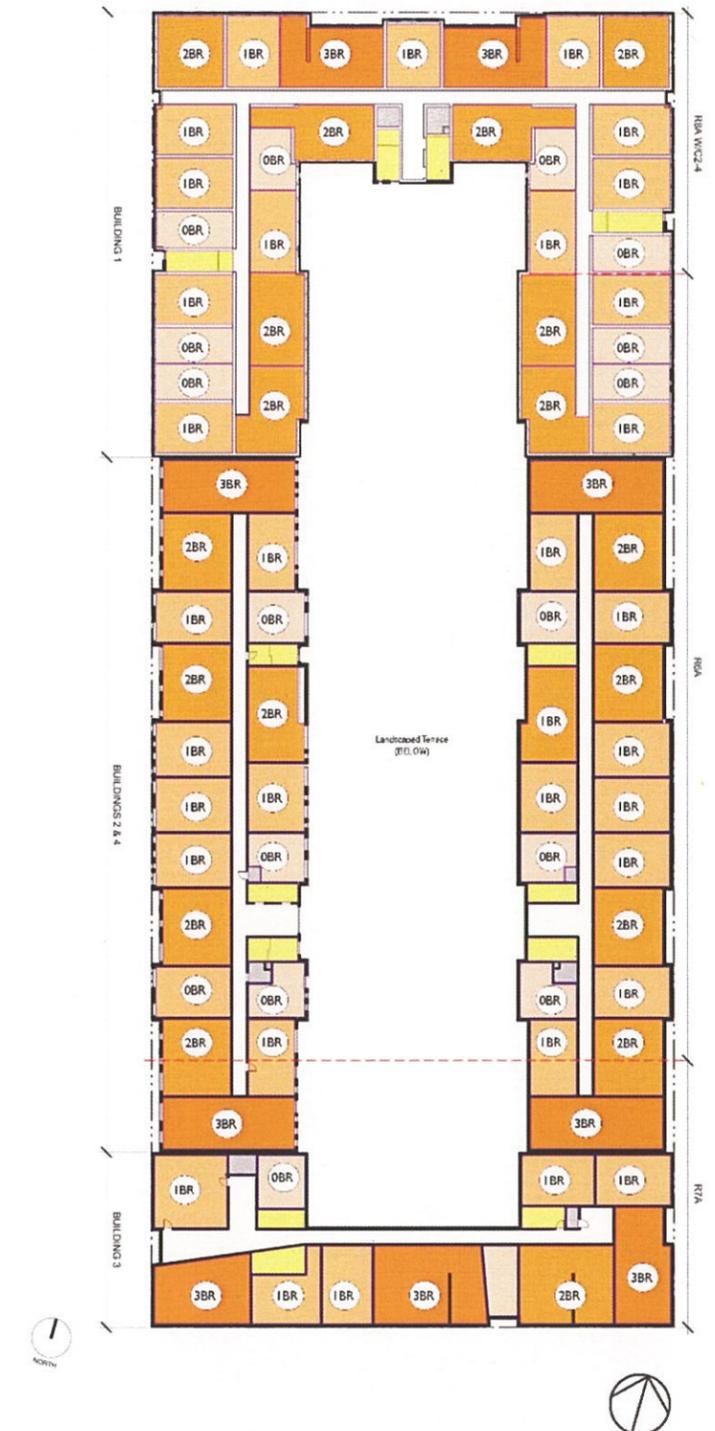
DEVELOPMENT MASSING



GROUND FLOOR PLAN  
LINDEN BOULEVARD



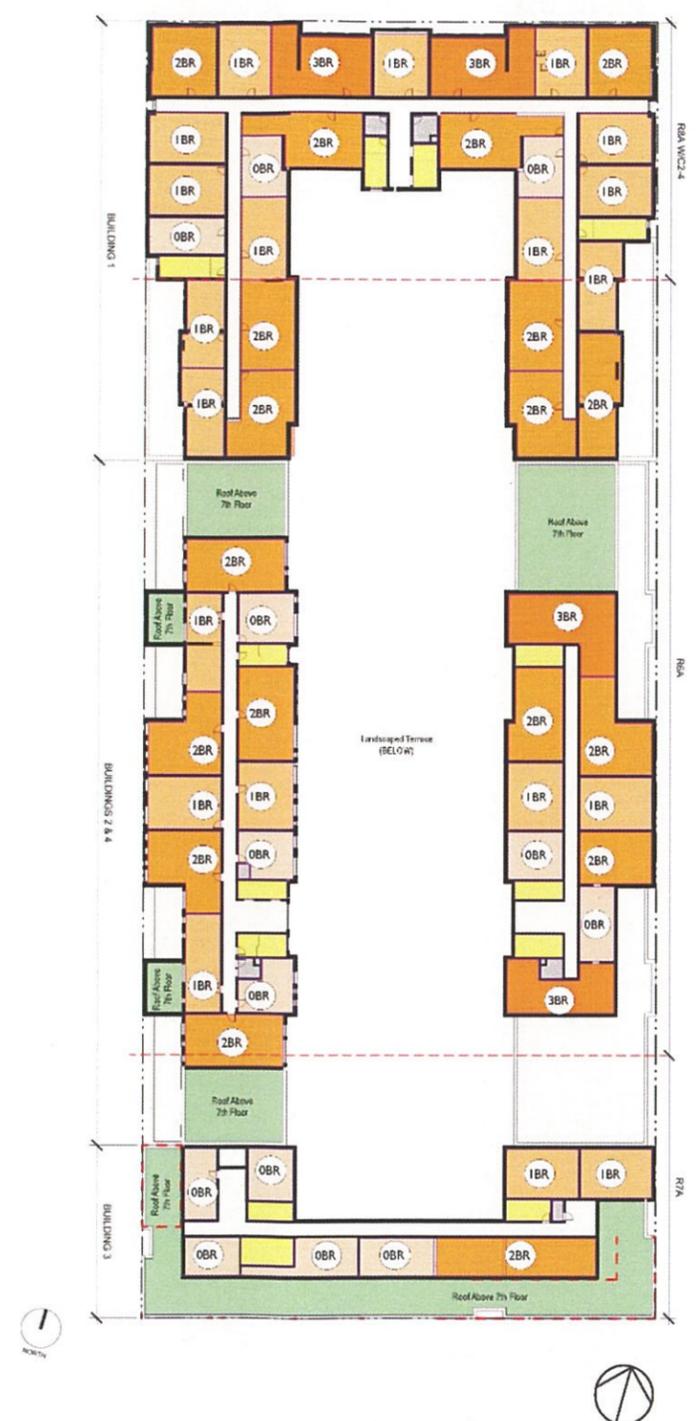
2ND FLOOR PLAN



3RD/4TH FLOOR PLAN



5TH FLOOR PLAN  
LINDEN BOULEVARD



6TH/7TH/8TH/9TH FLOOR PLAN



10TH/11TH/12TH FLOOR & ROOF PLAN



LINDEN  
TERRACE

LINDEN BOULEVARD

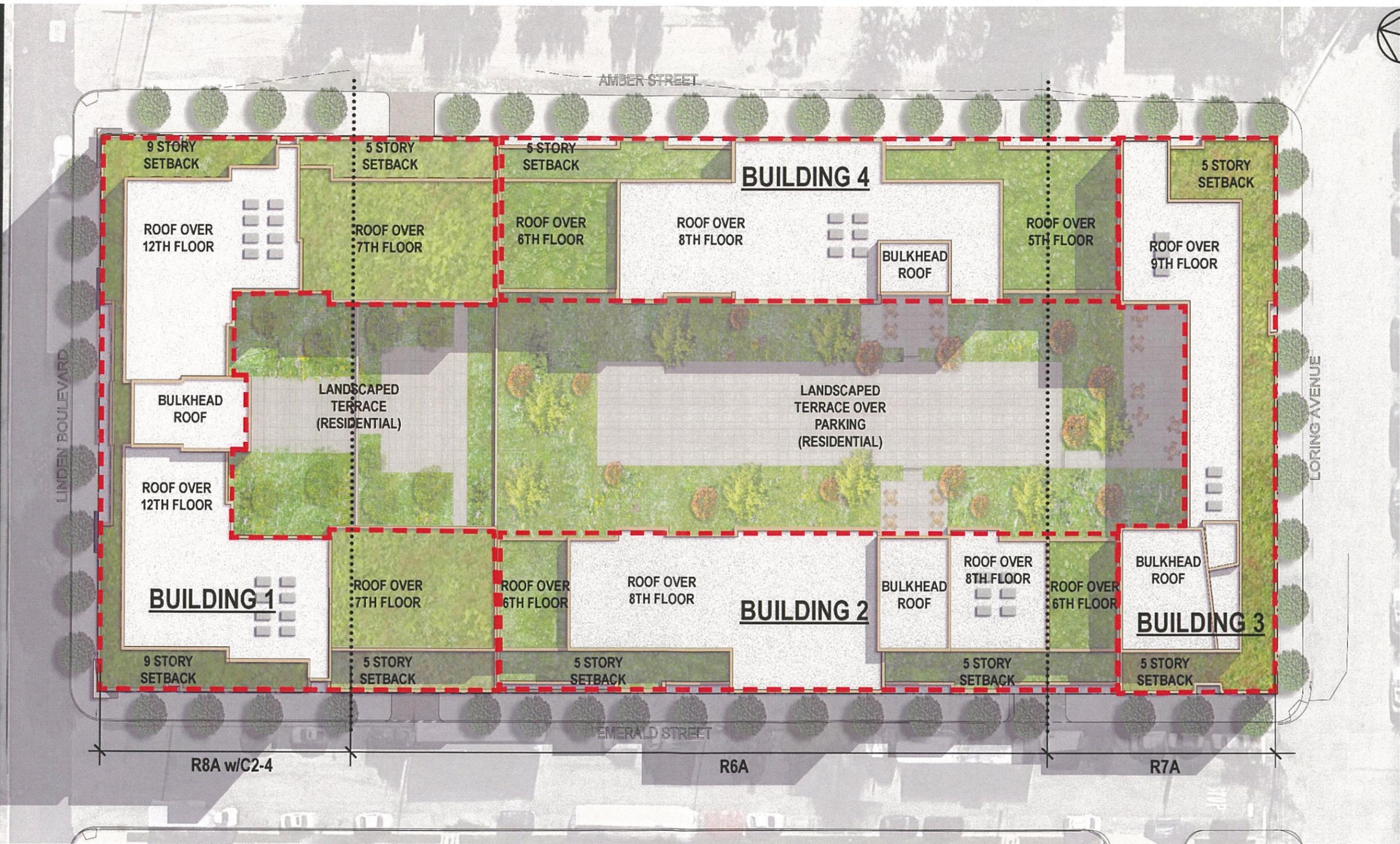
CONCEPTUAL RENDERING



LINDEN BOULEVARD

CONCEPTUAL RENDERING



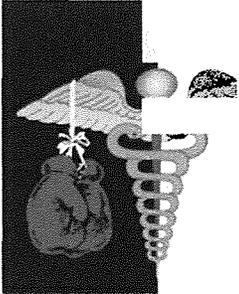


CONCEPTUAL ROOF PLAN  
LINDEN BOULEVARD



Hon. Council Member Donovan Richards  
Chairperson of Sub-Committee on Zoning  
& Franchises  
250 Broadway, Suite 1731  
New York, NY 10038

October 11, 2017



THE DOCTOR THEODORE A. ATLAS  
FOUNDATION  
[www.dratlasfoundation.com](http://www.dratlasfoundation.com)

Dear Council Member Richards,

My name is Pat Russo and I am the Director of the Atlas Cops and Kids Boxing Program. I am a Staten Island resident, a retired NYPD Sergeant as well as a businessman who runs a food distribution company which services the Department of Education schools on Staten Island.

I am writing in support of the proposed BJ's Warehouse project on Forest and South Avenues in Mariners Harbor. I had planned to attend the October 10<sup>th</sup> hearing and to speak out directly in support of the project. Unfortunately, I was summoned to serve on jury duty.

However, I believe this project and the jobs and opportunities it will provide is so critically needed on Staten Island, I feel compelled to write and put my support on the record.

The Atlas Cops and Kids program was born out of necessity several years ago when the PAL decided to terminate their boxing program. With few alternatives for the young men and women athletes who were abandoned by the PAL, The Atlas Foundation stepped up to fill the void.

We currently operate three gyms two on Staten Island, (Park Hill and Berry Houses), and one in Brooklyn in the Flatbush Gardens. We have a total of 700 kids, ages 12 to 21. All of those young men and girls, are required to be in school and must maintain a B average.

We do have tutors to help those who may need a little extra help. We also encourage our kids to apply for and take the NYPD, FDNY, and all other civil service exams. Taking a test doesn't guarantee anyone a job. What these kids need most of all is a job. More importantly a legitimate job, where they get a regular pay check and start to build a work history and a resume.

Both critically important for a background check once they are successful in passing those civil service exams.

These are the jobs that BJ's will bring. Not some off-the-books, fly-by-night job you can't talk about.

Our program has produced dozens of Golden Gloves champions and even sent a couple of our kids to the Olympics. We are proud of their accomplishments.

We are also just as proud of a kid who graduates high school, finds a job and knows what it feels like to cash a pay check and open a Bank Account.

Thank you,

Pat Russo  
Director Atlas Cops & Kids  
917 682-6997



NYC Cops & Kids  
[NYPDboxing.com](http://NYPDboxing.com)

## BOXING CLUB

3301 Foster Avenue  
Brooklyn, NY 11210  
917.682.6997  
[NYPDboxing@aol.com](mailto:NYPDboxing@aol.com)

FOR THE RECORD

# Key Challenges of the South Ave Development the BJ's Retail Project

October 10, 2017

Testimony Prepared by an Alliance of Small Business Owners in Mariner's Harbor

Amrik Chawla

South Ave Retail Alliance

Staten Island, NY

# Summary of South Ave Development Challenges

## Overlooked Challenges

### ***Traffic Load Underestimated w/ Ineffective Safety Mitigations***

- FEIS Traffic underestimated by at least 15% given that trip generation for a member only gasoline facility was not estimated
- Several key intersections have major pedestrian crash risk, Forest and South, Forest and Richmond/Morningstar, Forest and Grandview, Forest and Maple, Forest and Barbrant. This will only be exacerbated with traffic increases
- The FEIS incorrectly measures these risks and provides basically ineffective traffic and safety mitigations that nominally restripe lanes or change traffic light timing by one second
- See Fournier Robson Traffic Study and Testimony for additional details

### ***Extensive Environmental Risk to the Community has Been Overlooked***

- Storm water management and Flood Risk has increased since super storm sandy by extensive development across Mariner's Harbor
- Regal and City homeowners associations estimates for flood insurance signal certain bankruptcy
- Given proximity to wetlands, how can the DEC, City Planning, and City Council approve the underground storage of approximately 100,000 gallons of gas especially with nearby spill numbers causing contamination of the willow brook aquifer
- Mariner's Harbor residents have a challenging history of Environmental issues, including lead and industrial contamination
- See testimonies by the North Shore Waterfront Conservancy of Staten Island (NSWCSI) and the National Resources Defense Council (NRDC) for more details

### ***This will unleash economic havoc and at best be job neutral while creating more retail vacancies***

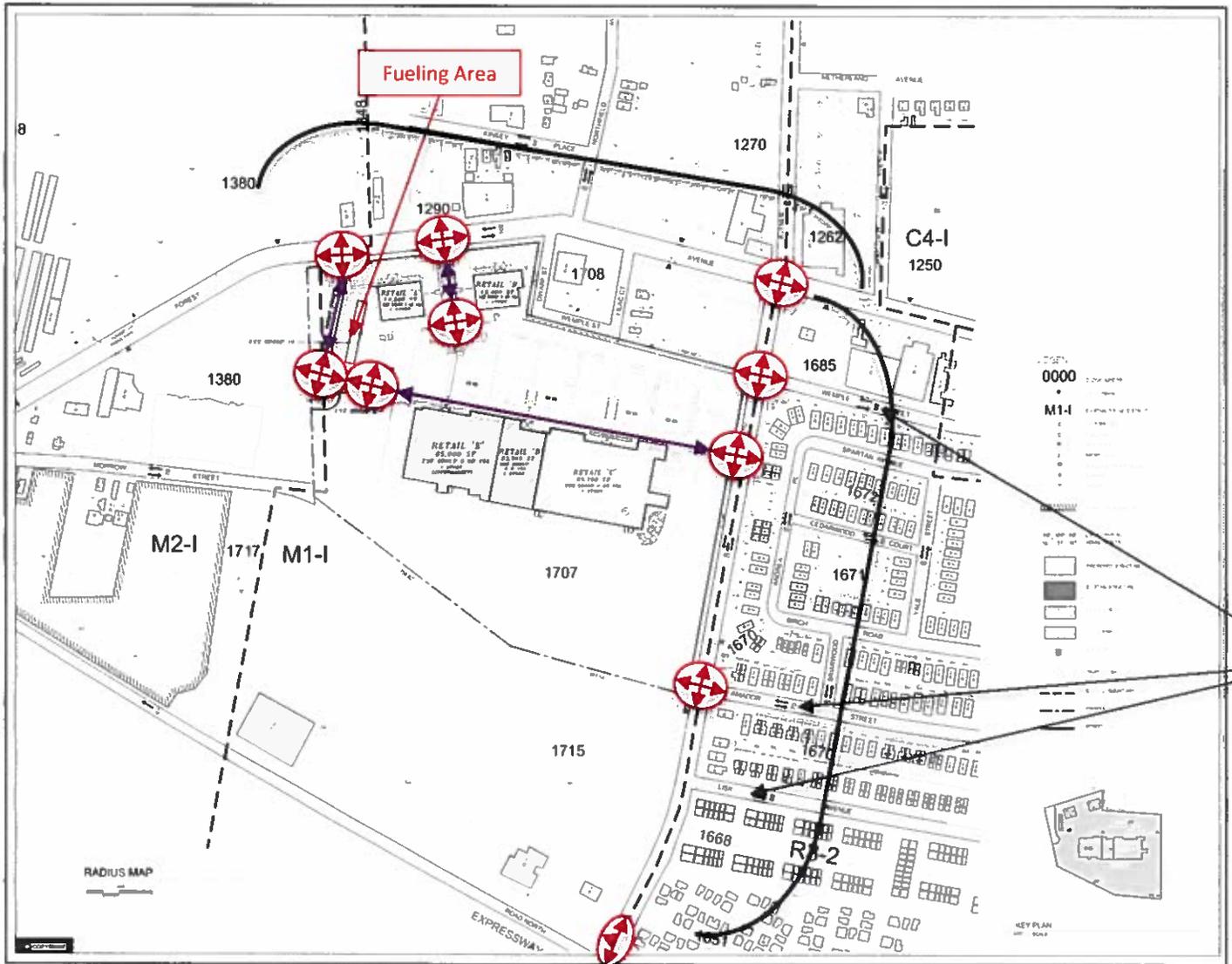
- Existing vacancies on Forest Ave. face vandalism and tenancy challenges (8 current large vacancies between South Ave and Richmond/Morningtar
- *Several well publicized studies and reports have shown that large discount centers such as Walmart and BJs drive local small businesses out and hurt the local community via monopolistic pricing power*
- *BJ's gas alone will uproot 10-12 local gas stations operated by small business owners, sacrificing approx. 100 jobs and increase vacancies*
- *As a corollary, Costco gas on Richmond Ave has driven all of the three local small business gas operators to sell their businesses for pennies on the dollar after being unable to compete with Costco; including the Gulf on Richmond Ave, Mobil on Richmond and Arthur Kill, and the Sunoco on Arthur Kill which is currently up for sale due to a 35-40% drop in business*
- *Other Forest Ave businesses will suffer as well, the 2 existing supermarkets (Western Beef and Shop Rite) and multiple small businesses on Forest Ave at risk for another 100 jobs*

## **We request that City Council help facilitate a better Win Win for Everyone . . .**

- In numerous attempts with councilwoman Rose's office and via the Staten Island borough president's office the community has not been able to establish any material mitigations to the challenges listed above
- The local Community board and Land Use Committees did not approve of this project either, meanwhile both the Councilwoman and Borough President's offices have supported the developer without facilitating any material compromises on behalf of the local community
- We humbly request that if City Council is unwilling to disapprove of this project in its entirety, that City Council allow for the detailed study of these overlooked challenges as well as facilitate working sessions between the community and the developer to achieve a middle ground

# FEIS Underestimates Traffic and Provides Basically Ineffective Risk Mitigations

- FEIS traffic underestimated by at least 15% given that trip generation for a member only gasoline facility was not estimated
- Several key intersections have major pedestrian crash risk, including: Forest and South, Forest and Richmond/Morningstar, Forest and Grandview, Forest and Maple, Forest and Barbrant.
  - This will only be exacerbated with traffic increases
- The FEIS incorrectly measures these risks and provides basically ineffective traffic and safety mitigations
- See testimony and traffic study by Fournier Robson for additional details



**Map Key / Legend**

- ↔ Proposed site access / egress roadways
- ⊕ ⊖ Projected locations where traffic load will severely intensify

**Can Forest & South Ave. Safely Handle approximately 300,000 more cars per month?**

**What about Wemple, Amador and Lisk Streets? Will these residential neighborhoods become overrun by road raged drivers stuck on South and Forest Avenue?**

# Are we Doing the Right Thing for Our Community and the Environment?

## Storing 100,000 Gallons of Fuel Underground Risks Environmental Contamination

### Overdeveloping Nature's Sponge for Storm Water May Increase Flood Risk

#### Contamination Risk

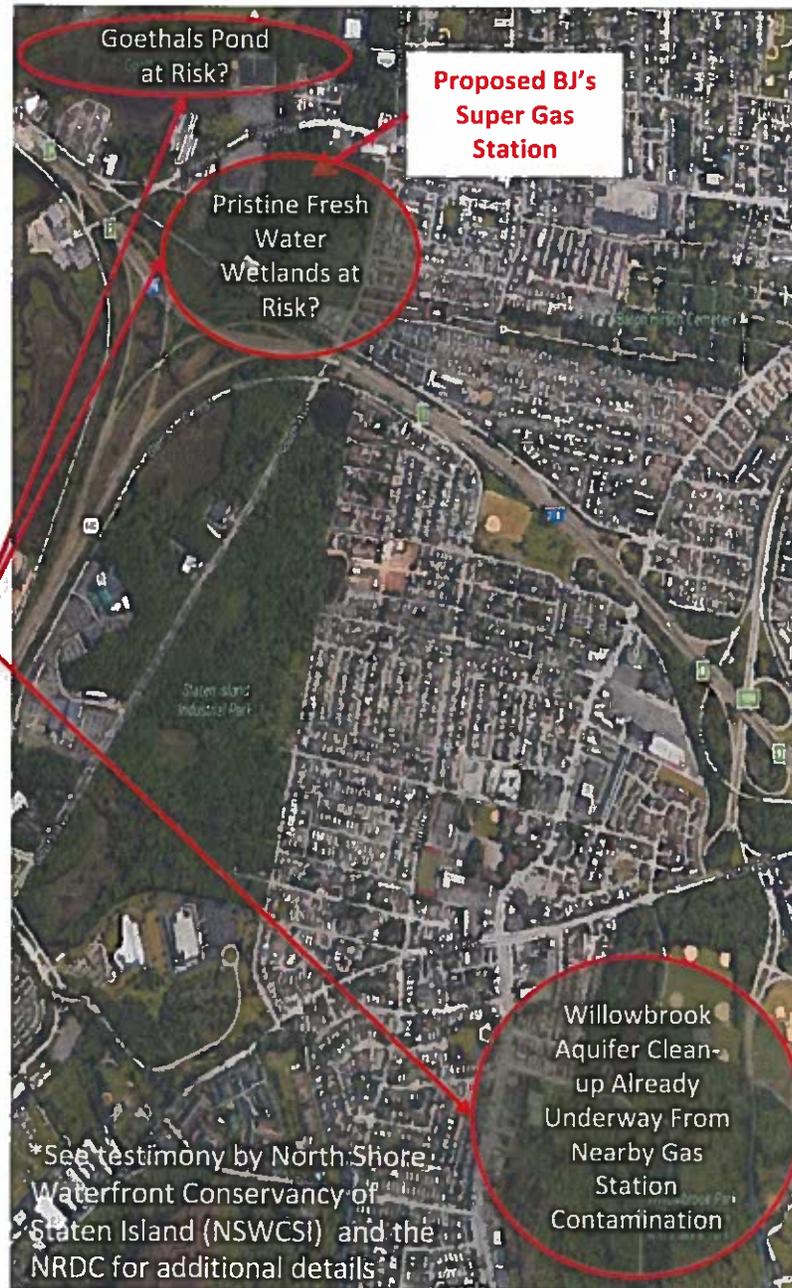
The **New Super Gas Station Location** will have approximately **100,000 gallons of fuel stored underground**

This amount of **fuel storage is adjacent to the Goethals Pond** and is **on top of the Pristine Fresh Water Wetlands**

Historical DEC Spill Numbers nearby **Willowbrook Park** suggest an **active cleanup for Aquifer contamination** that has been ongoing for **over 5 years**

*DEC was forced to approve this development by a judge ruling even though they were opposed to any development*

*Do we need really need an 11<sup>th</sup> Super Gas Station among Mariner's Harbor residents?*



#### Storm Water Management

During Hurricane Sandy and other less severe storms, the **Fresh Water Wetlands, Goethals Pond** act as a **sponge to prevent flooding**

**Overdevelopment of these natural preserves, which take over 300 years to evolve, substantially increases flood risk even from lighter storms than Sandy.**

**Neighboring housing (incl. City West and Regal Walk Condos) are economically fragile. Flood insurance requirements would bankrupt their associations.**

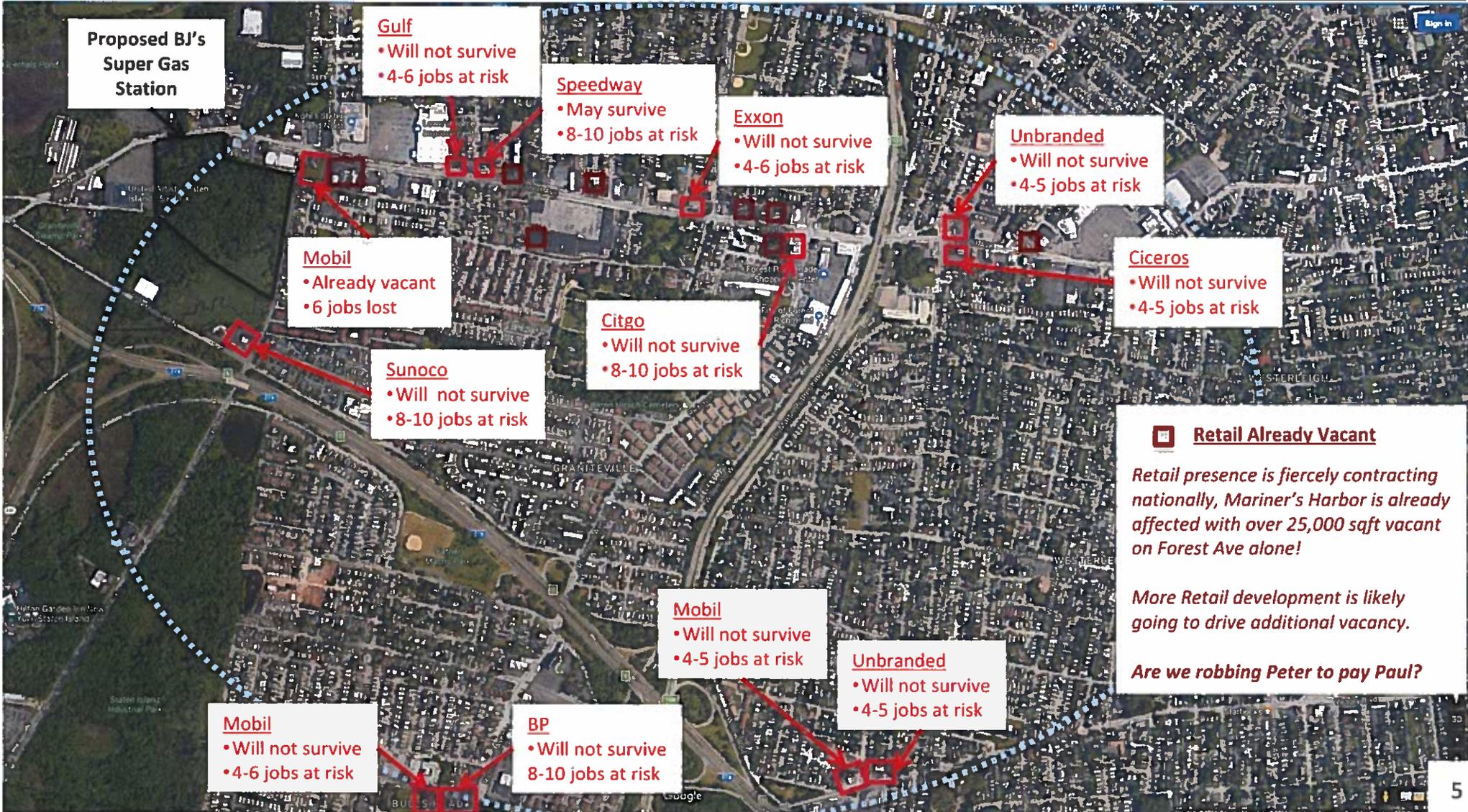
**How has the City protected the interest of existing residents?**

# BJ's Will Unleash Economic Havoc Upon Local Businesses

- BJ's prices gasoline 10-20 cents-per-gallon below independent small businesses
- BJ's competitive approach is to initially open with even more aggressive pricing in order to train local competition and customers
- Of the 10 local gas station operators, 9 are independent small business operators that will not survive, eliminating approx. 100 jobs
- Other local and major businesses will be affected as well, including Western Beef and Shoprite which employ well over 100 employees
- In the very best case, this will be job neutral, moving employees from one location to another while creating more retail vacancies
- Mariners Harbor economics are fragile; already existing vacancies on Forest Ave. will become worse – increasing crime and vandalism
- We are pleading with City Council members that they protect the interest of small businesses

## Map Key / Legend

-  Proposed BJ's Gas - **Zero new jobs from BJ's Gas**
-  Independently operated gas stations at risk - **Est. 75-90 jobs lost**
-  Retail Already Vacant
-  1.5 mile to 2.0 mile range



# The Vast Majority of Wholesale Warehouses in the NY Metro Area\* Operate Without Gas For Good Reason

**Wholesaler locations in metro areas are highly profitable even without gas given population densities:**

- Out of 12 NY Costco Locations in the Metro Area, Only 3 have gas
- Out of 22 NY BJ's locations in the Metro Area, Only 3 have gas
- Out of 2 NY Sam's Club locations in the Metro Area, neither have gas

**A Majority of Locations Such as Flushing, Rego Park, Coney Island, Pelham, Riverdale, the Bronx, Canarsie, Lawrenceville, Westbury, Levittown, Melville, and others do not have gas operations for similar reasons, including:**

- Severe traffic congestion
- Environmental protection and Tidal/Flood Zone issues
- Environmental proximity risk to parks and waterways
- Balancing negative economic Impact on local businesses and saving jobs

***Mariner's Harbor has many of the same issues facing our community, do we really need an 11th Gas Station in the neighborhood that would create significant traffic stacking, sacrifice approximately 100 jobs, and potentially risk the environment?***

\* Defined as the 5 boroughs, Nassau, Suffolk, and Westchester counties

# Thank you

October 10, 2017

Testimony Prepared by an Alliance of Small Business Owners in Mariner's Harbor

Amrik Chawla

South Ave Retail Alliance

Staten Island, NY

Comments for City Council committee hearings: Graniteville Tree Swamp/South Avenue  
October 10, Zoning and Franchise subcommittee

October 11, Land Use Committee

Thank you, Mr. Chair and committee members.

My name is Andrea McArdle, Professor of Law at CUNY School of Law. I teach and write on urban land use and climate resilience.

I'm speaking to register concerns about the proposed development.

Just last Friday my colleague Rebecca Bratspies and I organized and hosted a conference at CUNY Law on Climate Change, Environmental Justice, and Urban Resilience: Incorporating Community Voices, at which the city's Chief Resilience Office Dan Zarrilli spoke.

Among the eloquent community voices we heard at the conference were residents of the North Shore of Staten Island, including Beryl Thurman, a panelist at the conference and president of the North Shore Waterfront Conservancy of SI. We learned a great deal about this north shore area, an EJ community that has suffered from unremediated contamination from prior industrial uses, and limited green space.

Because the construction will remove 1700 trees in a mature woodland and implicate adjacent wetlands there is a very real danger that the area's ecological balance will be disturbed, stormwater management will be compromised, and public health and safety will be at risk. It's well recognized that wetlands, woodlands, and parkland serve as natural barriers to storm surges and absorb excess rainfall, providing significant protection against flooding. The proposed retail development will add non-permeable surfaces that will inhibit floodwater absorption. We've already seen the effects of storm surges on coastal areas after Superstorm Sandy and we see the increasing intensity of storms in other parts of the country from the influence of climate change. It would be misguided to remove natural protections against flooding from this area and precious green space that benefits this community in light of climate scientists' projections of increasing sea level rise and the accompanying risk of storm surges.

We can all certainly appreciate the general benefits of economic development but, when balanced against the disturbances to ecosystems, and the risks to health and safety posed by this project, in this location, the presumed benefits are outweighed.

The evidence of mitigation that has been incorporated into the proposal does not square with the conclusions of others familiar with the area, noting the disturbance that remains to wetlands adjacent to the project area. For all of these reasons I would ask that the committee give this application very careful consideration in light of the objections raised by conservation groups, the city's recent history after Superstorm Sandy, and the data and projections from climate science. We simply cannot be sanguine that there are no flood risks from this development.

THE COUNCIL  
THE CITY OF NEW YORK

BJ'S  
SOUTH  
AVENUE

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 150359

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: ERIC STANFORD

Address: JESUS CRONKLE

I represent: North Eastern Defense Council

Address: 40 W 30 St NY NY 1001

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: JESUS CRONKLE

Address: \_\_\_\_\_

I represent: CURE

Address: 60 Whipple Street

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 170336 Res. No. 6

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Dr. Honoré

Address: \_\_\_\_\_

I represent: North Eastern Times

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Applicant  
panel

Appearance Card

759

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

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Greg Fleischer, Capital Environmental

Address: 159 Green St, #21, Kingston, NY 12401

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Applicant  
panel

Appearance Card

759

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

Date: 10-10-17

(PLEASE PRINT)

Name: Anne McCaughey, Herrick Feinstein

Address: 2 Park Ave NY NY 10006

I represent: Applicant

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Applicant  
Panel

Appearance Card

759

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

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Linh Do, AKRF

Address: 440 Park Ave So, NY, NY 10016

I represent: Applicant

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

[ ]

I intend to appear and speak on Int. No. C170336 Res. No. 6  
 in favor  in opposition

Date: \_\_\_\_\_

**(PLEASE PRINT)**

Name: Jay Marcus

Address: \_\_\_\_\_

I represent: North Eastern Towers

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

[ ]

I intend to appear and speak on Int. No. C170336 Res. No. 6  
 in favor  in opposition

Date: \_\_\_\_\_

**(PLEASE PRINT)**

Name: Stu Markowitz

Address: \_\_\_\_\_

I represent: North Eastern Towers

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

[ ]

I intend to appear and speak on Int. No. C170336 Res. No. 6  
 in favor  in opposition

Date: \_\_\_\_\_

**(PLEASE PRINT)**

Name: Scrathan Williams

Address: \_\_\_\_\_

I represent: North Eastern Towers

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. C170336 Res. No. 6  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Eric Palatnik

Address: 32 Broadway

I represent: Northeastern Towers

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

Linden Boulevard  
Re zoning

A Cohen  
3235 SEIU

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

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Bryant Brown

Address: 25 W. 18th St.

I represent: 3235 SEIU

Address: \_\_\_\_\_

35th Avenue  
Re zoning

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 170181 Res. No. 8  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Eric Palatnik

Address: 32 Broadway

I represent: Stemex Realty

Address: \_\_\_\_\_

Hillary  
&  
PRINCE

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

APPLICANT REP.

Date: 10/10/17

(PLEASE PRINT)

Name: ED BROWN

Address: \_\_\_\_\_

I represent: YYY BROOKLYN NY LLC

Address: Hillary & PRINCE.

TILLARY/  
PRINCE

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

APPLICANT REP.

Date: 10/10/17

(PLEASE PRINT)

Name: NORA MARTINS, AVERMAN LLP

Address: 6000 5th AVENUE

I represent: YYY BROOKLYN NY LLC

Address: TILLARY + PRINCE

TILLARY/  
PRINCE

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

APPLICANT REP.

Date: 10/10/17

(PLEASE PRINT)

Name: EMMANUEL D'AMORE

Address: 30 N. BROADWAY APT 1B, WHOLETONS NY 10691

I represent: ~~YYY~~ YYY BROOKLYN NY LLC

Address: Hillary & PRINCE

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. T2017 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: JACK CAYRE

Address: 141 5th Ave, NY NY 10010

I represent: Midtown Equities

Address: 141 5th Ave, NY NY 10010

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. T2017-6714 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: VIVIEN KRIEGER

Address: 277 PARK AVENUE

I represent: 42nd & 8th LLC

Address: 661 8th AVE

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L00759 2017 (C1601 14 25R) and Res. No. L40260 (2017CC15035 frame)

in favor  in opposition

Date: October 10, 2017

(PLEASE PRINT)

Name: Andrea Mc Ardle

Address: c/o CUNY School of Law, 2 Court Square, Long Island City

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

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

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Dan Rad

Address: Linden Blvd

I represent: Canyon Stealing Emerald

Address: Linden Blvd

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Lauren George

Address: \_\_\_\_\_

I represent: Linden Blvd

Address: rezoning

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Lisa Orantia

Address: Linden Blvd

I represent: Rezoning

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. C120336 Res. No. 6

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Dr. Henoel

Address: \_\_\_\_\_

I represent: Nonpartisan Times

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 761

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: JUAN RAMOS

Address: 434 S 5th Street (D.R.C.)

I represent: Broadway Triangle Coalition

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. J.Fizer Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Alexandra Fenell

Address: 66 Whipple

I represent: Churches United for Faithfulness

Address: 66 Whipple Brooklyn 11206

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

Pfizer  
Site's  
Reasoning

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: David Cohen

Address: 25 W. 18th St.

I represent: 3285 SEIU

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

1675  
Westchester  
Ave.

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: David Cohen

Address: 25 W. 18th St.

I represent: 3285 SEIU

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

Pfizer Site  
Reasoning

761-767

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Martin Needleman Public Bank

Address: 260 Broadway Brooklyn NY 11211

I represent: Brooklyn Legal Services Corp. A

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: 10/10/17

(PLEASE PRINT)

Name: Carolyn Kendzia Tom

Address: \_\_\_\_\_

I represent: Linden Blvd

Address: (Applicant) rezoning

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 761

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: LUZ Basero

Address: 98 Meserole St Bklyn

I represent: and UNO

Address: 306 Union

**THE COUNCIL  
THE CITY OF NEW YORK**

*Pfizer Sites  
Rezoning*

Appearance Card

761-762

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Shekar Krishnan

Address: 260 Broadway Brooklyn, NY 11211

I represent: Brooklyn Legal Services Corp A

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 2017-6714 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Kenneth Fisher

Address: 277 Park Ave

I represent: 42nd & 8th owner LLC

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Rabsky/Pfizer

Appearance Card

I intend to appear and speak on Int. No. 150277 <sup>ZPK</sup> Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: David David Niederman

Address: \_\_\_\_\_

I represent: United Jewish Organizations and CBI

Address: 32 Penn St. Brooklyn, NY 11249

THE COUNCIL  
THE CITY OF NEW YORK

Rabsky/Pfizer

Rabsky/P

Appearance Card

I intend to appear and speak on Int. No. 150277 <sup>ZPK</sup> Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sam Devery

Address: \_\_\_\_\_

I represent: REBNY and CBI

Address: 570 Lexington Ave New York, NY 10022

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

Applicant Team #3

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU-0761-2017 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Jeff Reuben, Philip Habib & Associates

Address: 102 Madison Avenue, NY, NY 10016

I represent: Harrison Realty LLC

Address: 505 Flushing Ave, Brooklyn, NY 11205

Applicant Team #2

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU-0761-2017 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Magnus Magnusson, Magnusson Architecture + Planning PC

Address: 42 West 39th Street, New York, New York 10018

I represent: Harrison Realty LLC

Address: 505 Flushing Ave, Brooklyn, NY 11205

Applicant Team #1

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU-0761-2017 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Raymond Levin

Address: Slater & Beckerman, PC, 40 Exchange Pl, NY NY 10005

I represent: Harrison Realty LLC

Address: 505 Flushing Ave, Brooklyn, NY 11205

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

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition *1675 Westchester*  
Date: *12/19/17*

(PLEASE PRINT)  
Name: *Jordan Press*  
Address: \_\_\_\_\_  
I represent: *HPD*  
Address: *100 Gold*

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. *761 & 702* Res. No. \_\_\_\_\_  
 in favor  in opposition  
Date: \_\_\_\_\_

(PLEASE PRINT)  
Name: *Varun Sanyal*  
Address: \_\_\_\_\_  
I represent: *Brooklyn Chamber of Commerce*  
Address: \_\_\_\_\_

*Tillary Street*

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

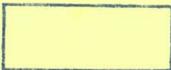
I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition  
Date: \_\_\_\_\_

(PLEASE PRINT)  
Name: *Ed Brown*  
Address: *8 Fleetwalk, Brooklyn, NY, 11201*  
I represent: *Team Brown Consulting Staten Island*  
Address: *41 Schermerhorn Street, BKlyn, NY 11201*

Applicant Team  
#7  
(for questions)

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. LU-0701-2017 Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Mark Weprin

Address: \_\_\_\_\_

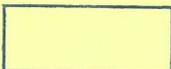
I represent: Harrison Realty LLC

Address: 505 Flushing Ave, Brooklyn NY 11205

Applicant Team  
#6  
(for questions)

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. LU-0701-2017 Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Lee Silberstein, Marino

Address: 747 Third Avenue, NY, NY 10017

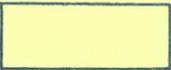
I represent: Harrison Realty LLC

Address: 505 Flushing Ave, Brooklyn, NY 11205

Applicant Team  
#5

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. LU-0701-2017 Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Iris Wang, Magnusson Architecture & Planning, PC

Address: 42 West 39th Street, New York, NY, 10018

I represent: Harrison Realty LLC

Address: 505 Flushing Ave, Brooklyn, NY 11205

Applicant Team  
#4

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU-574-2017 Res. No. \_\_\_\_\_

in favor     in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Stefanie Marazzi, Sliber & Beckerman PC

Address: 40 Exchange Pl, NY NY 10005

I represent: Morrison Realty LLC

Address: 1505 Flushing Ave, Brooklyn, NY 11205

*South Ave*

# THE COUNCIL THE CITY OF NEW YORK

*Forest Ave Development*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: ANTHONY ROSE

Address: 184 PELDOW AVE

I represent: ME

Address: \_\_\_\_\_

# THE COUNCIL THE CITY OF NEW YORK

*6618th Ave*

*N170433 ZNY*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: MICHAEL KERR

Address: 661 8th Ave

I represent: MEDS - APPLICANT

Address: \_\_\_\_\_

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

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

759

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Pat Smith, BJs Wholesale

Address: 25 Research Drive Westborough

I represent: BJs Wholesale MA 01581

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

Pfizer  
761-762

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sam Levy

Address: \_\_\_\_\_

I represent: REBNY

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

BJ's  
SOUTH  
AVENUE

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. C-150359

in favor  in opposition

Date: 10/10/17 No 760

(PLEASE PRINT)

Name: ERIC GOLDSTEIN

Address: \_\_\_\_\_

I represent: Natural Resources Defense Council

Address: 40 W. 20 St NY NY 1001

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. 759-76 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jack Bolesbach

Address: 213 Lincoln Place SI NY 10305

I represent: Bolesbach Coalition For Wetlands Fund

Address: \_\_\_\_\_

THE COUNCIL *Applicant*  
THE CITY OF NEW YORK *Panel*

Appearance Card

759

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10-10-17

(PLEASE PRINT)

Name: Phil Rampulla, Rampulla Architects

Address: 155 3rd Street, SI, NY 10306

I represent: Applicant

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

*South Ave  
Retail*

Appearance Card

I intend to appear and speak on Int. No. 0759 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10

(PLEASE PRINT)

Name: Linda Cohen

Address: 81 Oakdale St Staten Island

I represent: myself

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: Anthony Beam

Address: 92 B Debbie St Staten Island

I represent: BJs

Address: \_\_\_\_\_

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 759-2017 Res. No. LU 760-2017

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Beryl Thurman

Address: NSWC P.O. Box 140502, ST. NY, 10314

I represent: North Shore Waterfront Conservancy

Address: Same as Above

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

759-760

I intend to appear and speak on Int. No. 759-760 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Amrik Chawla

Address: 700 South Ave, Staten Island

I represent: South Ave Retail Corp

Address: 700 South Ave, Staten Island

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

759-760

I intend to appear and speak on Int. No. 759-760 Res. No. 7

in favor  in opposition

Date: 10/10/17

(PLEASE PRINT)

Name: Gordon Moth, PE

Address: 100 # Hanover Av, Suite 305, Cedar Knolls, NJ

I represent: South Av Retail Corp

Address: 700 South Av, Staten Island, NY

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