

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

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March 22, 2021
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HELD AT: REMOTE HEARING (VIRTUAL ROOM 1)

B E F O R E:

COUNCIL MEMBERS:

Kevin Riley, CHAIR
Peter Koo
Inez Barron
I. Daneek Miller
Mark Treyger

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

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New York City Economic Development
Corporation

Eleni de Sievo, Vice President and Co-
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Stephen Hayes, Executive Vice President
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Lincoln Restler, New York City Resident

Deborah Shaffer, New York City Resident

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Stelene Rogakos, New York City Resident

Geoffrey Salvatore, New York City
Resident

Bonnie Corrigan, New York City Resident

Arlene Blitz, New York City Resident

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2 DISPOSITIONS

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3 SERGEANT-AT-ARMS: Thank you. Cloud
4 recording good.

5 SERGEANT-AT-ARMS: Good afternoon,
6 everyone. Welcome to today's remote New York City
7 Council hearing of the Subcommittee on Landmarks,
8 Public Sitings, and Dispositions. At this time,
9 would all panelists please turn on their video? To
10 minimize disruption, please place electronic devices
11 to vibrate or silent. If you wish to submit
12 testimony, you may do so at
13 landusetestimony@council.nyc.gov. Once again, that is
14 landusetestimony@council.nyc.gov. Thank you for your
15 cooperation. Chair Riley, we are ready to begin.

16 CHAIRPERSON RILEY: Thank you,
17 sergeant. Good afternoon, everyone. I am Council
18 member Kevin Riley, Chair of the Subcommittee on
19 Landmarks, Public Sitings, and Dispositions. I am
20 joined remotely today by Council member Barron,
21 Council member Miller, Council member Koo, and
22 Council member Levin. Today, we will be having a
23 DCAS application for the disposition of development
24 rights at 69 Adams Street in Brooklyn. But, first,
25 we will vote on the applications we heard at our
March 8th meetings. We will vote on applications

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2 related to the four projects in the Manhattan Council
3 district represented by Council member Perkins. All
4 four projects were submitted by the Department of
5 Housing Preservation and the development pursuant to
6 article 16 of the General Municipal Law and section
7 19 C of the New York City Charter requesting approval
8 of the designation of four different urban
9 development action areas and approval of four urban
10 development action area projects and dispositions of
11 city owned properties for such areas. We vote to
12 approve LU 743, the Harlem Open Door Cluster. This
13 application concerns property located at 2735
14 Frederick Douglas Boulevard, 2752 Frederick Douglas
15 Boulevard, 131 West 133rd Street, and 130 West 134th
16 Street in Manhattan community district 10. This
17 application will facilitate the construction of four
18 new affordable homeownership buildings with a total
19 of approximately 48 units. In connection with this
20 project, we will vote to approve LU 744, submitted
21 pursuant to article 11 of the Private Housing Finance
22 Law for approval of the related tax exemption. We
23 will vote to approve LU 745, the Harlem NCP CB11 site
24 for property located at Two East 130th Street also in
25 Manhattan Community district 11. This application

2 will facilitate the construction of one four-story
3 affordable rental building with seven units. We will
4 vote to approve LU 746, the central Harlem infill and
5 CP project for properties located at 2803 Frederick
6 Douglas Boulevard, 136, 137th Street, 203 West 135th
7 Street, 61 West 130th Street, 142 West 129th Street,
8 and 109 West 126th Street in Manhattan community
9 district 10. This application will facilitate the
10 development of five new six story buildings and one
11 new four-story building, all of which will be fully
12 affordable rental buildings containing a total of 58
13 units. We will also vote to approve LU 747, the
14 Harlem NCP Western site for property located at 313
15 West 112th Street in Manhattan community district 10.
16 This application will facilitate the development of
17 one four-story affordable rental building with seven
18 units. All four projects are in the district
19 represented by Council member Perkins. We will also
20 vote to approve LU 741, the lower East side cluster,
21 ANCP. This is an application submitted by HPD
22 pursuant to article 16 of the general municipal Law
23 and article 11 of the private housing finance Law
24 requesting waivers of an area designation requirement
25 and the requirements of Charter section 19 C and 19 D

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2 and approval of an urban development action area
3 project and an exemption from a real property
4 taxation for properties located at 406 - 08 East 10th
5 Street, 533 East 11th Street, and 656 East 12th
6 Street in the Manhattan Council District represented
7 by Council member Rivera. This application will
8 facilitate the preservation of 44 affordable
9 cooperative units pursuant to the affordable
10 neighborhood cooperative program, ANCP. All items
11 being voted on have the support of the local Council
12 members. Counsel, please call the roll.

13 COMMITTEE COUNSEL: Riley?

14 CHAIRPERSON RILEY: Yes. Aye.

15 COUNCIL MEMBER KOO: Aye.

16 COMMITTEE COUNSEL: Barron?

17 COUNCIL MEMBER BARRON: Permission to
18 explain my vote and ask questions?

19 CHAIRPERSON RILEY: Permission granted.

20 COUNCIL MEMBER BARRON: Thank you, Mr.
21 Chair. Regarding the lower East side project, the 44
22 units, I read the description and what concerned me
23 is that for those who might not want to purchase
24 their apartments, they would have to pay the
25 existing-- the initial-- I think it is called the

2 initial maintenance and I was wondering-- I'm going
3 to turn off my camera because I see my connection is
4 unstable, but I still here. Okay. I wanted to know
5 what is the-- how many persons might there be that
6 would see an increase in their rent beyond what it is
7 that they are presently paying if they choose not to
8 purchase their apartment? For example, the initial
9 maintenance for a studio apartment it is \$811. If a
10 person were not-- What is that person paying
11 presently? What is the difference in the rents
12 between what is presently being paid in the initial
13 maintenance? And my biggest concern, which gets to
14 the heart of this is that the maintenance is set at
15 40 percent of the AMI and all housing advocates that
16 I have been in touch with a to say that the best rent
17 to look at is at 30 percent of the AMI. So, this is
18 substantially more than 30 percent and that concerns
19 me. And that the other question that I have is does
20 anyone know the cost of the home in the homeownership
21 program for the Harlem open door cluster? What is
22 the cost of the home and what would be the mortgage?
23 Because I think it is interesting and great that we
24 are having these homeownership opportunities, but
25 what are we asking people to pay? I have the

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2 information for the lower East side. The vacant is
3 228,000-- I'm sorry. Studio is 228,000. One
4 bedroom 245,000. I have that information, but,
5 again, that concerns me with the 40 percent AMI that
6 is going to be maintenance and for the Harlem open
7 door, what is the cost of those homeownerships?
8 There is 48 units. What's the cost of purchasing one
9 of those 48 units? Does it vary on the size of the
10 bedrooms or not? So, I don't know if you have that,
11 but I can pass to the next person if you need to have
12 someone look that information up.

13 CHAIRPERSON RILEY: Yes, Council member
14 Barron. Counsel, can we answer Council member
15 Barron?

16 COMMITTEE COUNSEL: The project
17 managers are trying to get you that information and
18 they will reach out to you direct delay, but we can
19 pass on you for the moment.

20 COUNCIL MEMBER BARRON: Thank you.

21 CHAIRPERSON RILEY: Thank you, Council
22 member.

23 COMMITTEE COUNSEL: Council member
24 Miller? Council member Miller?

25 COUNCIL MEMBER MILLER: I vote aye.

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2 COMMITTEE COUNSEL: Treyger?

3 COUNCIL MEMBER TREYGER: I vote aye.

4 COMMITTEE COUNSEL: As the vote stands
5 now, it's four in the affirmative, zero in the
6 negative, and zero abstentions. So the items are
7 approved and recommended to the full Land Use
8 Committee, but we will hold the vote open for Council
9 member Barron pending obtaining those answers that
10 she wanted.

11 COUNCIL MEMBER BARRON: Thank you.

12 CHAIRPERSON RILEY: Thank you, counsel.
13 And we have been joined by Council member Treyger.
14 We will now move on to our public hearing. I
15 recognize the subcommittee counsel again to review
16 today's hearing procedures.

17 COMMITTEE COUNSEL: Thank you, Chair
18 Riley. I am Jeff compendia, Counsel to the
19 Subcommittee. Members of the public who wish to
20 testify were asked to register for today's hearing.
21 If you wish to testify and have not registered,
22 please go to www.council.nyc.gov to sign up now. If
23 you are a member of the public who wants to watch
24 this hearing, please watch the hearing on the New
25 York City Council website. All people testifying

2 before the subcommittee will be on mute until they
3 are recognized to testify. When the Chair recognizes
4 you, please confirm that your mic is unmuted before
5 you begin speaking. Public testimony will be limited
6 to two minutes per witness. If you have additional
7 testimony you would like the subcommittee to consider
8 or if you have written testimony you would like to
9 submit in lieu of appearing before the subcommittee
10 or if you require an accessible version of a
11 presentation given at today's meeting, please email
12 land use testimony@Council.NYC.gov. Please indicate
13 the LU number or project name in the subject line of
14 the email. During the hearing, Council members who
15 would like to ask questions should use the zoom raise
16 hand function. The raise hand button should appear
17 at the bottom of the participant panel. I will
18 announce Council members who have questions in the
19 order that they raise their hand. Witnesses are
20 reminded to remain in the meeting until they are
21 excused by the Chair. Lastly, there may be extended
22 pause is if we encounter technical problems. We ask
23 you please be patient as we work through these
24 issues. Chair Riley will now continue with today's
25 agenda.

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2 CHAIRPERSON RILEY: Thank you, counsel.

3 We will now hear LU 752, the 69 Adams Street project.

4 This is an application submitted by the Department of

5 Citywide Administrative Services pursuant to section

6 197 C of the New York City charter for the

7 disposition of city owned property consistent of

8 98,446 square feet of development rights located on

9 the west side of Parole Street between York and Front

10 Street at block 52 lot 15 and 17 in the borough of

11 Brooklyn. This application will allow the transfer

12 of the development rights to an adjacent privately

13 owned site. This proposed action will facilitate the

14 construction of a 25 story mixed-use building with

15 residential and commercial use located at 69 Adams

16 Street in the Dumbo neighbor had of Brooklyn

17 represented by Council member Levin. And I want to

18 acknowledge Council member Levin for being here at

19 the hearing and, if he wants to give any words.

20 COUNCIL MEMBER LEVIN: Thank you, Chair.

21 I will keep it brief. I appreciated above the

22 applicant and EDC for being here today to present and

23 for being available to answer any questions. This is

24 fairly straightforward as an application, but I think

25 that there are a number of questions that I have been

2 raising since becoming aware of this project, you
3 know, some time ago. You know, well over a year ago,
4 if not two years ago. I, specifically, having to do
5 with the-- once the disposition was to happen, what
6 happens then to that land underneath the bridge which
7 is where the error rights are currently? Because DOT
8 has, basically, occupies four or five lots in that
9 neighborhood, you know, totaling probably a couple
10 hundred thousand square feet. Maybe 100,000 square
11 feet, all told. So, those areas in the neighborhood
12 are blocked off from public use. And so, if we're
13 going to be engaging as a city and selling that air
14 rights to part of those parcels. Some of those
15 parcels or one of those parcels. You know, I think
16 that the public has a reasonable demand to be able to
17 have public access to those spaces. DOT will tell
18 you that it is the bridge maintenance that needs it.
19 Bridge maintenance will tell you that, you know,
20 there must be unfettered access by their maintenance
21 teams between now and the year 2600 A.D. and, you
22 know, so therefore we can never have any public
23 access whatsoever to any of this space under the
24 bridge and we just have to live with that. That is
25 not really an acceptable position from my view, nor

2 an acceptable position from the community's view. In
3 addition, I would like to have a real conversation
4 around what the proceeds of this sale are going to do
5 and how they will be benefiting the surrounding
6 community which has a high need for transit
7 improvements. For anyone that's ever taken the F
8 train to Dumbo, there is one station with one
9 platform with one exit and entrance onto that
10 platform at York Street and that is that 10 that is
11 not only for the neighborhood of Dumbo, it is the
12 neighborhood of Vinegar Hill and Farragut houses
13 which is adjacent and anyone that wants to take the
14 train to the Navy Yard because that is actually the
15 closest train station to the western entrance to the
16 Navy Yard. So, with that, I will turn it back over
17 to you, Chair. I appreciate very much the time and
18 your willingness to have these questions answered in
19 this hearing. Thank you, Chair.

20 CHAIRPERSON RILEY: Thank you, Council
21 member Levin. Counsel, please call the applicant
22 panel.

23 COMMITTEE COUNSEL: The applicant panel
24 is Eleni De Siervo and Christina Rauch for EDC and
25 Stephen Hayes for the Carey Group.

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2 CHAIRPERSON RILEY: Counsel, please
3 administer the affirmation.

4 COMMITTEE COUNSEL: Panelists, please
5 raise your right hands and state your names.

6 ELENI DE SIERVO: Eleni De Siervo.

7 CHRISTINA RAUCH: Christina Rauch.

8 COMMITTEE COUNSEL: Is Stephen Hayes
9 there?

10 STEPHEN HAYES: Yes. Stephen Hayes. Can
11 you hear me?

12 COMMITTEE COUNSEL: Do you affirm to
13 tell the truth, the whole truth, and nothing but the
14 truth in your testimony before the subcommittee and
15 to answer all Council member questions honestly?

16 ELENI DE SIERVO: Yes.

17 CHRISTINA RAUCH: Yes.

18 CHAIRPERSON RILEY: Thank you. Before
19 you begin, please state your name and affiliation
20 again for the record and then you may begin.

21 CHRISTINA RAUSCH: My name is Christina
22 Rauch and I am the vice president in our real estate
23 team at the New York City Economic Development
24 Corporation I am joined by my colleague Eleni de
25 Siervo who is a vice president and cohead of our

2 government and community relations team and also the
3 developer Rabsky Group is represented by Stephen
4 Hayes, executive vice president at Carey Group. And
5 good afternoon, Chair Riley, Council members. Thank
6 you for the opportunity to present this project here
7 today. Can you pull up the presentation? The first
8 slide? Great. Thank you. You can go to the third
9 slide. Next. Yes. Thank you. There we go. Thank
10 you. So, we are here today to the request ULURP
11 action for a disposition of development rights from
12 to city owned lots to an adjacent privately owned
13 parcel. Specifically, we are proposing a transfer of
14 98,446 square feet of development rights to the
15 adjacent site for use for commercial office only as
16 part of a new mixed use development plan for the
17 privately owned site. Each development rights on the
18 city owned lots are unusable because they are located
19 under the Manhattan Bridge, so there is limited
20 development potential on those sites. It can only be
21 transferred to an adjacent parcel on the block, so
22 there is a limited window of opportunities for the
23 city to activate the development rights into jobs and
24 other public benefits. In addition, the action also
25 includes an easement above the Manhattan Bridge on

2 the city owned sites. Next slide, please. So, the
3 city owned properties are lots 15 and 17. They are
4 located under the Manhattan Bridge in the Dumbo
5 neighborhood in Brooklyn. So, on the map of this
6 presentation, they are the white parcels on the right
7 hand portion of the block. So, these lots are
8 currently being used by the New York City Department
9 of Transportation for storage of materials, bridge
10 maintenance, other operations and the transfer of
11 development rights allows the city to unlock the
12 value of this development potential which would
13 otherwise be left on buildable given the constraints
14 of the bridge and because there are no other feasible
15 receiving sites other than this lot. Some
16 development rights for commercial use will remain on
17 the city owned lots to accommodate future agency
18 needs such as if there was a need for a new
19 maintenance building. The adjacent lot, lot for, is
20 owned by the Rabsky Group, the private developer. As
21 of right, they can build 156,000 square feet of
22 residential use on their lot. The proposed projects
23 would transfer the city's development rights to
24 Rabsky's parcel for inclusion in Rabsky's proposed
25 mixed-use project. The city will restrict the use of

2 the city's development rights to the commercial
3 office use only and Rabsky would use its own
4 development potential for the residential component
5 of the building. As of right, as I mentioned, Rabsky
6 can build a fully residential building which would be
7 the alternative if it was unable to purchase the
8 city's development rights. Next slide, please. To
9 put some context about the origin of this project, in
10 the fall of 2017, EDC, on behalf of the city,
11 released a request proposal for the purchase of
12 development rights on the city owned lots. The goal
13 of the disposition in his job creation. To maximize
14 commercial office development and align it with the
15 city's long-standing policy to encourage commercial
16 activity outside of the Manhattan core. The RFP
17 built on these policies by specifically prioritizing
18 proposals that maximize the amount of commercial
19 office included in any new proposed building. The
20 Dumbo area and surrounding neighborhoods of the Navy
21 Yard and downtown Brooklyn collectively known as the
22 Brooklyn Tech Triangle, of creative and technology
23 employment. RFP sought projects that contributed
24 more commercial office space to accommodate this
25 growing employment. And as with any EDC RFP,

2 respondents are required to commit to MWBE
3 contracting and local hiring plans. So, even though
4 this project was released in 2017 which was well
5 before the current Covid crisis, the goal for outer
6 borough commercial use is even more applicable than
7 ever. With the shift to remote work, a desire to be
8 able to work closer to home, this project will create
9 office space closer to the residential heavy Brooklyn
10 neighborhoods. Next slide, please? This project
11 seeks to activate the unused floor area on the city
12 owned lots into an asset that is [inaudible 00:21:04]
13 city policies to grow outer borough employment
14 centers, support mixed-use neighborhoods, and connect
15 underserved residents with employment and business
16 opportunities. Brooklyn has seen substantial growth
17 since the 2008 economic crisis, four times greater
18 than the national average. Significant residential
19 growth in Brooklyn over the past decade creates an
20 even greater demand for office space. As a primarily
21 residential neighborhood, Dumbo has a smaller daytime
22 population, so there is less foot traffic on the
23 street, fewer people to support, and the employees
24 that eventually come to occupy this new space and the
25 proposed development will help to activate that area

2 during the daytime. And, lastly, just to mention,
3 this project will help to address the needs for
4 local, economic development and employment
5 opportunities by creating a pipeline for access to
6 local jobs and partnering with NYCHA, the local
7 tenant associations, and, in addition to MWBE and
8 local hiring contracting requirements. Next slide.
9 And I will turn it over to Stephen Hayes to talk
10 about the program.

11 STEPHEN HAYES: Hi, everyone. My name
12 is Stephen Hayes and I work for the Rabsky Group and,
13 on behalf of the Rabsky team, thank you for your time
14 and your consideration of this ULURP application. I
15 want to highlight the programmatic components, all of
16 which are as of right and show how the mixed-use
17 program informs the building design. From feedback
18 from various community folks, we are striving to
19 create a contextual project in terms of both use and
20 architectural design. And I'm going to quickly talk
21 about the program elements, relating them to the
22 drawing on the right here which is an elevation
23 drawing from Adams Street looking towards the
24 building with the intersection of Front Street on the
25 left side and the bridge behind it. So, presenting

2 the program by going from the building bottom to the
3 top and four parts, I am going to start with the
4 ground floor and the second floor which is the sort
5 of public realm and the ground floor being
6 neighborhood oriented retail, particularly
7 concentrated on the Front Street side to fill a
8 missing piece on the active front Street retail
9 corridor that exists on both sides of the bridge, but
10 not obviously on this empty site at present. Retail
11 will also be going up along Adams Street and there
12 will be separate entrances along Adams Street for the
13 residential and office components, as well as
14 parking. And parking is on the second floor. As we
15 go up the second part of the building is the office
16 component, the subject of this ULURP and goes to the
17 seventh floor. And it's mentioned this is geared
18 toward expanding the existing creative tech sector in
19 Dumbo and to encourage live work opportunities.

20 Briefly, about development of office in these times
21 during Covid and the current home working situation,
22 we know that the creative tech sector is eager to get
23 back to office working with, quite frankly, we need
24 inefficiencies and creativity from home working. It
25 has been described to us as sort of treading water at

2 present. Also note that the building is going to be
3 ready in late 2023 or early 24 hoping that Covid has
4 waned and that we are back to saw him normal next by
5 then. But that being said, the office design is
6 changing. There are no bullpens, larger conference
7 rooms. We are accommodating accordingly. I just
8 want to add that Rabsky is bullish on Brooklyn. This
9 is aware Rabsky is headquartered and [inaudible
10 00:24:33] on New York as a whole and we want to
11 invest in Brooklyn's commercial future. One last
12 note: the office component from feedback from the
13 borough president and the Council members offices,
14 10,000 square feet of the office component would be
15 priced at 50 percent below market rent and geared
16 toward local startups and cultural users to give them
17 some assistance. The third part of the building,
18 just above the office is the amenities spaces which
19 are floors eight and nine. That is located right at
20 the setback in this drawing and the setback actually
21 corresponds to the top of the bridge on the back of
22 it this drawing and the amenities space, of course,
23 is used for the residents in the offices-- office
24 users. And above that in many space is the fourth
25 part of the building which is the as of right market

2 rental residential component with a roof deck and
3 solar farm on top. If we go to the next slide,
4 because this is an EDC project, there is a job hiring
5 requirement and we have heard from various community
6 groups that job hiring should directly affect local
7 residents. So, as such, there are two directions we
8 are taking with regard to hiring. One is local
9 hiring for construction and for permanent hiring
10 positions and the other is MWBE hiring during
11 construction. Quickly, with regard to the local
12 hiring, we will work with the city with its hire NYC
13 program and we have also started outreach with NYCHA
14 Office of REES to work with them on training and
15 hiring the tenants on this project, but we are
16 working with local officials, community, and civic
17 leaders and workforce organizations to collectively
18 create early job training and job posting and
19 ultimately to hire local folks both from permanent
20 construction and during construction. Sorry.
21 Permanent and then also during construction. With
22 regard to MWBE hiring, we are going to be working
23 with EDC and SPS on our MWBE hiring plan that will
24 also coordinate with local officials and
25 institutions, as well as the MWBE contouring to

2 community. All notice that Rabsky has a construction
3 arm which will be building this project and we are
4 sincerely eager to work with the city to encourage
5 everyone interested to participate in this project.
6 We can go to the next slide and I am going to pass
7 this over to Eleni from EDC.

8 ELENI DE SIERVO: Thanks, Stephen. On the
9 next slide, as Council member Levin had laid out
10 earlier, we have been having many, many conversations
11 with the community board and with the Council member
12 as well as the local groups in the Dumbo
13 neighborhood. So, we have met with the Dumbo Action
14 Committee, the Neighborhood Alliance, the BID,
15 Chamber of Commerce, Brooklyn partnership, as well as
16 NYCHA REES, many of which you will hear from later
17 today and, overwhelmingly, the top concerns, top
18 things that folks have mentioned as desires or
19 investments in the York Street F train station
20 improvements which, you know, we are in ongoing
21 dialogue with the MTA. They are doing a feasibility
22 study right now and so we are looking to see how the
23 proceeds from this investment could help make some of
24 those improvements that public use access to the DOT
25 site, those are ongoing conversations with the

2 Department of Transportation, as well as
3 infrastructure investments in this community. From
4 the EDC and Rabsky perspective, we are committed to
5 investing a portion of these proceeds back into the
6 Dumbo neighbor had and back into the district and so,
7 the conversation becomes, you know, how do we do that
8 and what makes the most sense in terms of where those
9 investments need to be made. And so, those are
10 conversations that we are looking forward to having
11 with Council member Levin over the next week or so as
12 we continue through ULURP. Next slide. That is all
13 from us. So, if there are any questions from the
14 Council members, we would love to take that now.

15 CHAIRPERSON RILEY: Thank you. Thank
16 you to the panel for that presentation. I do have a
17 few questions and then I am going to kick it over to
18 Council member Levin, if he is still here, with any
19 questions. My first question is, in 2017, EDC issued
20 an RFP for these development rights under the
21 Manhattan Bridge. I used development rights exist at
22 numerous properties under elevated bridges or
23 highways. How and why did EDC identify this
24 particular site as an opportunity?

2 ELENI DE SIERVO: Sure. Christina, do you
3 want to take a pass at that?

4 ELENI DE SIERVO: We can't hear you. Can
5 you unmute--

6 CHAIRPERSON RILEY: Can we unmute
7 Christina, please? Sergeant, can someone--

8 CHRISTINA RAUCH: Yeah. I'm here. I'm
9 here. Sorry. I couldn't unmute myself. I just got
10 unmuted. Thank you.

11 CHAIRPERSON RILEY: No problem.

12 CHRISTINA RAUCH: So, I know that the city
13 was interested and looked at this particular
14 opportunity and said that there may be a benefit to
15 selling the development rights off of these parcels
16 at this particular time. And so, that prompted us
17 putting out the RFP. There was a potential
18 development site next-door. That is not always the
19 case with development rights from the city, but it
20 turned out to be an opportunity that the city wanted
21 to just see whether there was interest in doing
22 projects with these development rights.

23 CHAIRPERSON RILEY: And the stated
24 public purpose of this action is to facilitate outer
25 borough initial office space. So why does EDC

2 consider outer borough office space a public benefit?

3 What kind of tenants do you envision for this space
4 and are you confident there will be demand for this
5 specific space?

6 ELENI DE SIERVO: Yes. We are confident
7 that there will be demand. You know, what we are
8 envisioning-- and this goes with alongside citywide
9 policy of having job growth within every single
10 borough outside of the core of lower Manhattan. You
11 know, the economic policy here is really a belief in
12 people being closer to where the jobs can be
13 accessed. And so, the goal here is to create class a
14 office space, support the existing Brooklyn Tech
15 triangle, as well as other office creative tenants
16 that may want to expand or already are located within
17 the area I want to continue to grow. We also hope to
18 attract new tenants that, you know, see the value in
19 being located in Brooklyn and want to bring those
20 jobs closer to that community. Christina, anything
21 to add to that?

22 CHRISTINA RAUCH: I'm actually going to
23 ask Stephen do you have any comments on demand
24 because I know that you have been in conversation
25 with potential tenants.

2 STEPHEN HAYES: There we go. We, of
3 course, are confident in demand, particularly in
4 regard to the creative tech sector, otherwise, you
5 know, we would think about it again. But, with
6 Covid, certainly we have done a lot of research and
7 because there is, of course, office sectors that are
8 saying that they might be working from home or
9 continuing for some period of time, but we do know,
10 and that sector, the particularly we were told this
11 by our brokers and then also by people who are in the
12 sector directly. If you talk about the creative tech
13 sector, they really are in need of being back in an
14 office environment and we know that sector is eager
15 to grow and will grow. So we feel pretty-- we're
16 bullish on this. We feel very confident in this
17 office component.

18 CHAIRPERSON RILEY: Thank you.

19 STEPHEN HAYES: And this demand. Thank
20 you.

21 CHAIRPERSON RILEY: Thank you. My next
22 question. Just two more questions. The negotiated
23 purchase price for the approximately 99,000 square
24 feet of the development rights is \$17.2 million.

2 Some have correctly observed that this price appears
3 to be below market. Can you explain why?

4 ELENI DE SIERVO: Sure. Christina can run
5 through the appraisal that we received and some of
6 the methodology that goes into that.

7 CHRISTIAN RAUSCH: Sure. The RFP
8 stipulated that the development rights couldn't be
9 sold for less than fair market value, as appraised.
10 So, the way that we think about this is that
11 development rights are at a discount to land value.
12 That is kind of industry standard. So, the price
13 that we sold-- that we have negotiated for these
14 development rights is \$175 per square foot, so that
15 represents roughly 850 percent discount to land value
16 and a discount of that magnitude is typical for
17 development right transfers. The other thing to
18 remember is that the development rights are
19 restricted to commercial office use only, so that is
20 less valuable than residential use. So that is a
21 further discount from the highest investment sales.

22 CHAIRPERSON RILEY: Thank you,
23 Christina. My last question is the Brooklyn borough
24 president recommends that DOT surrender control of
25 one or more of the properties it uses for storage in

2 the area for open space and that some portion of the
3 proceeds go to capital projects for the benefit of
4 NYCHA Farragut housing. It is EDC considering these
5 recommendations?

6 ELENI DE SIERVO: This is all part of the
7 conversation that we want to have with Council member
8 Levin. We have already started that discussion. And
9 so, from our perspective, we are looking at a portion
10 of the proceeds that could be invested and so how and
11 where and when, we want to figure that up jointly
12 with the Council member.

13 CHAIRPERSON RILEY: Okay. And I just
14 want to give this time if Council member Levin has
15 any questions he would like to ask the panel?

16 COUNCIL MEMBER LEVIN: Thank you very
17 much, Chair. I guess my first question would be on--
18 to EDC. Have you been in discussions with the MTA on
19 what-- on how to coordinate around any kind of
20 physical improvements to the York Street station. I
21 would direct you to read-- there's an article that
22 came out just today in the Brooklyn paper about how
23 treacherous that station is and, using real like
24 examples in 2003, there was a fire on a train that
25 was entering that station. People were led to the

2 back of the station where there is no exit by the
3 police not knowing that it was a dead end,
4 essentially. You know, it's a single exit and
5 entrance from this busy station. It could be really,
6 really, very treacherous. If there was a serious
7 fire down there, you know, with the-- at rush hour,
8 you know, with one exit and entrance, I mean, it
9 could be a risk of not just smoke inhalation but
10 also, you know, being trampled. You know, it's a
11 very dangerous station. And so, this is, you know,
12 to be totally candid, I mean, I want to make sure
13 that the city is not looking at something like
14 transit improvements and saying, you know, that is
15 the MTA's responsibility and not the city's
16 responsibility and we are not like, you know, this,
17 you know-- they wouldn't object to that being used
18 as a, you know, destination for this funding if
19 needed.

20 ELENI DE SIERVO: Thank you, Council
21 member. So, we did read the article by Kevin Degen
22 this morning. It was incredibly helpful. And, as
23 you know, we have been in touch with some of the
24 leadership at the MTA. We also have been in touch at
25 the staff level, so they are working through their

2 feasibility study and we anticipate those findings
3 being available over the next week or so. And so,
4 that will inform how this is something that could be
5 invested way that in the MTA in order to advance the
6 conversation around York station. We believe that
7 the next step would need to be some type of
8 conceptual design, but, you know, as you know, the
9 city does not control the MTA and so we would need to
10 follow their lead. We wouldn't have any issues with
11 investing a portion of this funding into that
12 project, though.

13 COUNCIL MEMBER LEVIN: Similar
14 conversations, are they happening with NYCHA in terms
15 of like sitting down with NYCHA about the DNA at
16 Farragut houses identifying kind of what-- where
17 capital dollars are needed or expense dollars, for
18 that matter for the NYCHA community at Farragut?

19 ELENI DE SIERVO: We have reached out
20 through the community affairs team at NYCHA to get a
21 better sense of what the need is and we have been in
22 touch with NYCHA REES and so we'll continue to work
23 you to see what the need is at Farragut Houses
24 specifically. And whether that is capital or
25 programmatic. And, I mean, as I said, we have the

2 funding that will be coming as a result of the
3 proceeds of the sale and can use a portion of it to
4 be invested in the neighborhood. And so, you know,
5 how that breaks down between the various projects, we
6 want to work with you to figure that out. It does
7 sound like York Street station may be the number one
8 priority that you have been using, as well as
9 Farragut houses potentially having some programming
10 needs.

11 COUNCIL MEMBER LEVIN: And just to be
12 clear, you know, that York Street station is the
13 single station that Farragut residents use. There is
14 not another station, you know, in a probably-- I
15 don't know-- a 1000 foot radius to Farragut houses.
16 So, that is certainly the main pinch point of
17 transportation. In terms of DOT-- I would like to
18 talk about DOT for a second. Sorry. My children are
19 being loud. What are the conversations with DOT
20 about opening up that space underneath the Manhattan
21 Bridge? It's been something I've been raising for a
22 few years now. You know, essentially, it's walled
23 off. There is, you know, a significant amount of
24 space under the bridge that the public has no access
25 to. I know that that-- you know, I think three or

2 four spaces underneath the Manhattan Bridge and then
3 one very large space adjacent to the Brooklyn Bridge
4 and, again, DOT, you know, is-- if you go there,
5 there are about 20 percent occupied with vehicles
6 mostly unoccupied. You know, at some point, there
7 was a boat there. DOT bridges said that that boat
8 was used-- you know, it wasn't somebody's personal
9 boat. It was about that was used to go out there and
10 inspect the-- you know, some of the bridges that
11 are, you know-- parts of the bridge are the towers
12 of the bridge. The bases. But I didn't see any DOT
13 insignia on that. On that boat. I mean, I see all
14 types of vehicles with out-of-state plates. New
15 Jersey plates. Pennsylvania plates. Not official
16 DOT vehicles. So, what is the status of the
17 conversation on DOT consolidating their vehicles?

18 ELENI DE SIERVO: So, I could speak to the
19 nature of the conversations that we have had with DOT
20 to date. I can't speak directly for the agency, but
21 our understanding is that the lots that are closest
22 for the side are used currently for bridge
23 maintenance and storage of their equipment and that
24 is an ongoing need that we have heard from the
25 Commissioner. That the Department of Transportation

2 does need to have access to those bridges for ongoing
3 maintenance. You know, we have not made a-- you
4 know, DOT is not made a final determination yet as to
5 what is possible, although what they have said is
6 that they are reluctant to give up those lots. And
7 so, where we stand is that, again, there are proceeds
8 that will be coming from the sale of these
9 development rights. There are development rights
10 that will be retained within this site for, you know,
11 one story facility an ongoing agency needs. And so,
12 those are conversations that we will be continuing
13 with the Department of Transportation and I
14 understand you will be, as well.

15 COUNCIL MEMBER LEVIN: I appreciate that.
16 You know, it is definitely something that I think it
17 would be important for me that the city and EDC, as
18 the representative agency in this application
19 process, kind of recognize and acknowledge that this
20 is a real issue and that DOT should make a real
21 effort to consolidate the spaces. It's not as if
22 there is no place for them to go. I mean, just so
23 that everybody knows, from what they told me is that
24 there are multiple parking lots that DOT contractors
25 should be able to park in because they have different

2 maintenance contracts. And so, you know, the
3 maintenance contract on one part of-- on the
4 platform of the bridge is a different contract than
5 the tower of the bridge and, therefore, even if they
6 are both the same company that has the contract, so
7 [inaudible 00:42:44] of team one and [inaudible
8 00:42:45] of team two, they need different parking
9 lots to park in because they can't be bothered to
10 share a parking lot, even if means that those parking
11 lots are 20 percent occupied at any given time. And
12 that's, basically, what they told me. Is that, you
13 know, the DOT-- the company that has the contract on
14 the Brooklyn Bridge can't share space with the
15 Manhattan Bridge because what if they both need to
16 get out of the parking lot at the same time? Who
17 gets to go first? I mean, that's, basically, what
18 they have said is like, you know, we can't be
19 bothered to share space. We have to be able to offer
20 everybody in their own contract their own space that,
21 you know, God forbid, they have to like wait 30
22 seconds for like another contractor to like get out
23 of the parking lot. I mean, it's a ridiculous
24 argument. It's, basically, as an agency, they are
25 saying that we need 100,000 square feet or 200,000

2 square feet in a neighborhood, you know, because we
3 can't ask our contractor to share any space. So, to
4 be perfectly clear with the public, that's what DOT
5 has said. It's a totally unacceptable position to me
6 and if we're going to be selling air rights to one of
7 these spaces, I mean, I felt a little bit like
8 insulted that they decided that they wanted to sell
9 the air rights, but retain one FAR underneath the
10 bridge so that they can, you know-- basically the
11 design on that is so that they could retain access to
12 it, you know, in perpetuity. So, you know, I
13 appreciate the need for commercial space. I think
14 that that is a valiant effort. You know, commercial
15 space, in and of itself, is not a community benefit.
16 There needs to be much more going back to the
17 community as part of this deal toward the sale of air
18 rights. So, I just want to make that very clear.
19 And I will turn it back over to the Chair. Thanks.

20 CHAIRPERSON RILEY: Thank you, Council
21 member Levine. I now would like to invite mt
22 colleagues to ask any questions. I do see that
23 Council member Barron has her hand raised and I want
24 to give her the floor to ask her questions. Council
25 member Barron?

2 COUNCIL MEMBER BARRON: Thank you, Mr.
3 Chair. Just a couple of questions. I heard my
4 colleague in his introductory remarks alluded to the
5 fact that there would be no public access under the
6 bridge if this deal were to go forward and I would
7 just want the panel to respond to that or expand on
8 that.

9 ELENI DE SIERVO: Sure. Christina, I may
10 ask you to step in here. So, as Christina had
11 outlined in the ULURP action that is being taken, the
12 transfer of development rights is for a portion of
13 the air rights that are otherwise unusable because of
14 the location of the bridge overhead. And so, those
15 can only be transferred to an adjacent property owner
16 and the Rabsky team has the as of right development.
17 And so, the city had approached them through the RFP
18 process about changing their program from as of right
19 market rate residential to include commercial. So,
20 there would be some type of access by the community
21 for a job creation. This is in addition to, you
22 know, building operation jobs. There would be
23 commercial office jobs. The balance of the site,
24 which is everything that is kind of below the bridge,
25 those air rights would be-- those development rights

2 would be retained on the site and that is controlled
3 by the Department of Transportation and it has always
4 been controlled by the Department of Transportation.
5 And so, it will, as of now, continue to be controlled
6 by that agency.

7 COUNCIL MEMBER BARRON: So, there are no
8 plans to develop anything on that site that was
9 marked or that you are transferring? There is no
10 development that is going to go there on that
11 particular location?

12 ELENI DE SIERVO: That is right. And so,
13 everything will go on the adjacent site, which is the
14 private site adjacent to the city owned DOT site.

15 COUNCIL MEMBER BARRON: What are the plans
16 for the construction on that new site? On the site
17 where the rights are being transferred?

18 ELENI DE SIERVO: Sure. Stephen, do you
19 want to walk through your program for how the air
20 rights-- the development rights that would be
21 transferred would change the as of right program?

22 STEPHEN HAYES: Sure. So, the as of
23 right program is the full residential component of
24 the project that I just presented, as well as some of
25 the retail component. And that component would be a

2 building that would be approximately the same height
3 but slimmer. The office component adding to it would
4 be added to the floors just above the retail and it
5 would widen the lower six floors that we're talking
6 about, which would be the office, the seventh floor--
7 sorry. And then, above that, would be the as of
8 right residential. So, we're basically adding the
9 air rights transaction to 100 percent office
10 development and applying it to the existing building
11 envelope.

12 COUNCIL MEMBER BARRON: Approximately how
13 many stories will this new building be?

14 STEPHEN HAYES: 25.

15 COUNCIL MEMBER BARRON: And what is
16 currently?

17 STEPHEN HAYES: It's noting now.

18 COUNCIL MEMBER BARRON: Oh, there's nothing
19 there.

20 STEPHEN HAYES: Oh. There's nothing
21 there now. Yeah. It's vacant.

22 COUNCIL MEMBER BARRON: Vacant. Thank you.

23 ELENI DE SIERVO: The as of right
24 proposal, though, would be the same height as the
25 commercial proposal.

2 COUNCIL MEMBER BARRON: Right. Okay.

3 Good. I'm also concerned about community benefits.

4 I'm very familiar with that area because I grew up in

5 the Fort Green projects which is neighboring to the

6 Farragut projects and, as my colleagues had said,

7 that's a very dense area in terms of population and

8 that train station is horrible. I understand that

9 we're looking to see what the city might be able to

10 do with the MTA to make any kind of improvements with

11 that, but in addition to looking at the NYCHA

12 development that is there, there are other community-

13 based organizations that are there. There is a

14 school. There is a public school that is located

15 there. There are several churches that are there and

16 I would just hope that, as you look at community

17 benefits agreement's, you would look not just at

18 NYCHA, but also at the other entities that are there,

19 it in the particularly familiar with the Church of

20 the Open Door that is located there one block up from

21 where the school is. And there may also be where

22 there was at one time, I think, private Catholic

23 school. I'm not sure if it is still there. If that

24 is what it is. But I would certainly want to hope

25 that you have a very expansive outreach to the

2 community organizations that are there so that they
3 might also see how benefits from this development
4 would be available. Thank you, Mr. Chair.

5 ELENI DE SIERVO: Thank you, Council
6 member.

7 COUNCIL MEMBER BARRON: Thank you.

8 CHAIRPERSON RILEY: Thank you, Council
9 member Barron. Council member Levin, do you have
10 another question?

11 COUNCIL MEMBER LEVIN: Thank you, Chair.

12 I just want to thank Council member Barron for
13 pointing out the needs of the school. It is PS 307
14 which is the adjacent school as well as PS 282
15 which-- I'm sorry. Not 282. Now I'm blanking. I'm
16 sorry. I'm blanking. 237? There's definitely needs
17 in both of those schools. Capital needs. And so, I
18 would definitely be looking at that. And then, in
19 regards to the Catholic church, I think that they,
20 sometime in the 1990s, the Catholic Church was
21 demolished and in the middle the night in the
22 community is still very upset about that along Front
23 Street. So, it is still very much a sore spot for
24 the community. But thank you very much, Council

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2 member Barron, for speaking to these issues. Thank
3 you.

4 CHAIRPERSON RILEY: Counsel, are there
5 anymore questions from any members?

6 COMMITTEE COUNSEL: If there are any
7 Council members who have questions, please push the
8 raise hand button now. I see no other Council member
9 questions.

10 CHAIRPERSON RILEY: Thank you. There
11 being no questions for this panel, this panel is
12 excused. Thank you very much.

13 ELENI DE SIERVO: Thank you, Chair.

14 COMMITTEE COUNSEL: Chair Riley, I have
15 received word that Council member Barron is ready to
16 vote now.

17 CHAIRPERSON RILEY: Okay.

18 COMMITTEE COUNSEL: So, Council member
19 Barron there? We lost Council member--

20 COUNCIL MEMBER BARRON: Thank you. No.
21 I'm not-- I'm here.

22 COMMITTEE COUNSEL: Okay.

23 COUNCIL MEMBER BARRON: You can hear me?

24 COMMITTEE COUNSEL: Yes.

25

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2 CHAIRPERSON RILEY: Yes, Council
3 member.

4 COUNCIL MEMBER BARRON: Okay. I'm going to
5 be voting no on the Lower East Side project and
6 voting yes on the three NCP scattered site
7 application in Harlem and I am abstaining on the
8 homeownership Harlem Open Door cluster site pending
9 getting the information that I need. Thank you very
10 much.

11 CHAIRPERSON RILEY: Thank you, Council
12 member.

13 COMMITTEE COUNSEL: One moment, please.
14 I want to make sure I get that right. So, this is no
15 on LU 741, is that correct, Council member Barron?

16 COUNCIL MEMBER BARRON: Yes.

17 COMMITTEE COUNSEL: No on 741. Yes on
18 747, 746, and 756.

19 COUNCIL MEMBER BARRON: Correct.

20 COMMITTEE COUNSEL: And abstaining on
21 743.

22 COUNCIL MEMBER BARRON: Correct.

23 COMMITTEE COUNSEL: All right. So, the
24 vote on LU 747 remains four in the affirmative, zero
25 in the negative with zero abstentions. The vote on

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2 LUs 744-- 743, 745, and 746-- I'm sorry. 745 and
3 746 is five in the affirmative, zero in the negative,
4 and zero abstentions. And the vote on LUs 741-- let
5 me make sure this is right. 741-- does 741 have an
6 article 11? Let me just check this. 741 is abstain,
7 correct?

8 COUNCIL MEMBER BARRON: No. 741 is a no.

9 COMMITTEE COUNSEL: Okay. So that one
10 is--

11 COUNCIL MEMBER BARRON: The Lower East
12 Side.

13 COMMITTEE COUNSEL: One in the
14 negative. Zero abstentions. Which one did you
15 abstain on?

16 COUNCIL MEMBER BARRON: 743.

17 COMMITTEE COUNSEL: 743 abstain. And
18 744, 745, and 746 you are yes on.

19 COUNCIL MEMBER BARRON: 745, 746, 747
20 is a yes.

21 COMMITTEE COUNSEL: 747.

22 COUNCIL MEMBER BARRON: 741-- we did that
23 as a no. 743 is an abstention. 743 is the Harlem
24 Open Door cluster. I'm abstaining. I need more
25 information.

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2 COMMITTEE COUNSEL: 743 and 744, the
3 related article 11.

4 COUNCIL MEMBER BARRON: Okay. Yes.

5 COMMITTEE COUNSEL: Okay. Yes. So, no
6 on 741.

7 COUNCIL MEMBER BARRON: Correct.

8 COMMITTEE COUNSEL: So that is four in
9 the affirmative, one in the negative, zero
10 abstentions.

11 COUNCIL MEMBER BARRON: Right.

12 COMMITTEE COUNSEL: You are abstaining
13 on 743 and 744. So that is four in the affirmative,
14 zero in the negative, and one abstention--

15 COUNCIL MEMBER BARRON: Correct.

16 COMMITTEE COUNSEL: on 743 and 744.
17 And yes on 745, 746, and 747.

18 COUNCIL MEMBER BARRON: Correct.

19 COMMITTEE COUNSEL: Which would be five
20 in the affirmative, zero in the negative, and zero
21 abstentions.

22 COUNCIL MEMBER BARRON: Right. We agree.

23 COMMITTEE COUNSEL: Thank you.

24 COUNCIL MEMBER BARRON: Thank you.
25

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2 COMMITTEE COUNSEL: All right, then.
3 We may continue.

4 CHAIRPERSON RILEY: Thank you, counsel.
5 Thank you, Council member Barron. Counsel, are there
6 any members of the public who wish to testify on LU
7 752, 69 Adams Street?

8 COMMITTEE COUNSEL: Yes. There are.
9 If you would give me one moment. The first panel we
10 have on this item is Suzanne Quint, Lincoln Restler,
11 Ivo Stanic, and Deborah Shaffer.

12 CHAIRPERSON RILEY: Okay.

13 COMMITTEE COUNSEL: It appears that
14 everybody is here. I will remind you that members of
15 the public will be given to minutes to speak. Do not
16 begin until the sergeant-at-arms has announced the
17 time has started.

18 CHAIRPERSON RILEY: Okay. So, the
19 first witness we will be going with his Lincoln
20 Restler. Please state your name and affiliation
21 before you begin. You may begin.

22 SERGEANT-AT-ARMS: Starting time.

23 LINCOLN RESTLER: Thank you, Chair Riley.
24 Congrats on your promotion and chairing this
25 distinguished committee. It is good to see Jeff and

2 Council member Levin and [inaudible 00:57:47]. I'm
3 terribly disappointed in EDC. EDC and the city are
4 selling off their rights from the city-owned property
5 in the Dumbo community and have come to this hearing
6 failing to deliver one tangible community benefit for
7 the Dumbo community. After working for years and
8 years on this project, to not, at the very tail end
9 of a ULURP project, to not have one single tangible
10 community benefit is unacceptable. Nothing on
11 funding for the York Street station is secure.
12 Hiding behind a new study when we know that New York
13 City transit has already studied this is
14 disingenuous. This station is a death trap. Every
15 penny from this project, every single penny generated
16 from the sale of air rights towards 69 Adams should
17 be invested as a down payment in the second entrance
18 at York Street. There is nothing firm on securing
19 space from DOT. We know their bridges division was
20 totally unwilling to work with us. You should have
21 brought them to this hearing. They should have been
22 answering questions from Council member Levin and
23 hearing the outrage from the community about how they
24 block off so much of the Dumbo-- so much space in
25 the Dumbo community from us to be able to enjoy.

2 There is not one unit of affordable housing in this
3 project, not a penny is being invested in needed
4 infrastructure. Not one more inch of public space.
5 The Dumbo community isn't clamoring for more office
6 space. The community that has recently experienced
7 an explosion in new commercial space due to the sale
8 and conversion of the Watchtower Properties. EDC is
9 handing over significant wealth to a private
10 developer and hemming and hauling on what we are
11 getting in return. This project, as EDC has laid it
12 out, does not work for the community--

13 SERGEANT-AT-ARMS: Time expired.

14 LINCOLN RESTLER: and we need to go back
15 to the board. Thank you.

16 CHAIRPERSON RILEY: Thank you, Lincoln.
17 Our next witness we will be hearing from is Deborah
18 Shaffer.

19 SERGEANT-AT-ARMS: Starting time.

20 CHAIRPERSON RILEY: Deborah, state your
21 name and affiliation before you begin.

22 DEBORAH SHAFFER: Hi. My name is Deborah
23 Schaefer and I a Dumbo resident for about 10 years
24 and I just want to applaud everything that Lincoln
25 just said. You know, even in today's presentation,

2 we heard a lot about the commercial space, the
3 commercial space, the commercial space. And I
4 believe that this is really a big obfuscation of the
5 developers real intention which is to gain much more
6 valuable residential space by enlarging their
7 footprint and getting a pedestal that they can put
8 the residential towers on and have a hugely, hugely,
9 hugely valuable project without a drop of affordable
10 housing included and, as Lincoln said, without any
11 who was quoted in the Brooklyn Eagle as saying that I
12 feel like I take my life in my hands when I go into
13 the York Street station. I use that station
14 frequently and Councilman Levin spoke about a fire
15 down there. Well, even if somebody had like a
16 medical emergency and needed an EMT, if it was rush-
17 hour, boarding more night, you could not get a
18 medical team down there to evacuate somebody. I urge
19 all of you who are considering voting for this
20 project to go to the York Street station at rush
21 hour. And whoever said that the neighborhood is
22 quiet in the daytime, they have never been here.
23 This is the busiest, most vibrant daytime
24 neighborhood. It is full of young families. I
25 happen to be one of the few older people who lives in

2 the neighborhood, but it is full of families and
3 children and dogs and people on the street all the
4 time. We do not need more office space. There was
5 already lots and lots and lots of un-rented office
6 space. 10 Jon Street has been built for years. It's
7 empty. It is absolutely empty. They areas on used--
8 we do not need commercial space. It is of no benefit
9 to the neighborhood. That has already been said.
10 This whole thing is a big boondoggle and I am
11 completely opposed to selling those air rights to--

12 SERGEANT-AT-ARMS: Time expired.

13 DEBORAH SCHAEFER: Okay.

14 CHAIRPERSON RILEY: No. You can
15 conclude, Ms. Schaefer.

16 DEBORAH SCHAEFER: No. That was everything
17 I was planning to say. There really has to be much
18 more attention paid to York Street into the other
19 problems-- you know, other infrastructure issues to
20 the crowding in the neighborhood of the vehicular
21 traffic and the pedestrian traffic.

22 CHAIRPERSON RILEY: Thank you, Ms.
23 Schaefer. The next witness we will be hearing from
24 is Ivo Stanic. I'm sorry if I pronounced your name

2 wrong, but Ivo, please state your name and
3 affiliation before you begin.

4 SERGEANT-AT-ARMS: Starting time.

5 IVO STRANIC: My name is Ivo Stanic. I'm a
6 member of the Dumbo community.

7 CHAIRPERSON RILEY: Ivo Stranic. Sorry
8 about that. Go ahead, Ivo.

9 IVO STRANIC: No problem. Thank you. So,
10 I urge the Council to vote no on this proposal for
11 the following reasons: you know, first of all, you
12 know, adding to the strain to the neighborhood
13 infrastructure, as people of said, especially to York
14 Street is a really, really bad idea. Since we are
15 completely underwater in terms of capacity and since
16 there are over 1000 apartments that are being built
17 right around the station in the next two years, we
18 must avoid, at all costs, piling on additional
19 commuters to this dangerous station and that is
20 exactly what we accomplish. The problem. The piling
21 on of additional commuters and adding to the risk and
22 what happens if we expand the size of this building.
23 Now, in discussions with the MTA, they have said that
24 this station is extremely difficult to update, so the
25 chances of them fixing the problem more slim. Now,

2 second, is the safety risk and the cost of the added
3 infrastructure strain far outweigh the benefits of
4 the \$18 million price tag. And, in fact, as I have
5 learned, 18 million does not even begin to solve the
6 issues faced by the Dumbo community. And the money
7 is not even going to Dumbo, so that is not even
8 relevant. Now, this ULURP does way more harm than
9 good and I want to remind the Council this is the
10 same conclusion that was reached by community board
11 two and the Brooklyn Borough President. So, the
12 entire community is against this proposal. It is
13 very evident that this proposal only serves the
14 interest of the developer and no one else in Council
15 member Levin has been in the loop and is well aware
16 this, but I just wanted the other Council members to
17 hear from us so that they know about the lack of
18 community support, as well. And, you know, instead
19 of listening to the dozens of additional reasons
20 against this proposal, really a better perspective is
21 what Mr. Restler said. There's absolutely nothing--
22 and I mean nothing-- for the residents of the city
23 in this proposal. And, therefore, there is no reason
24 to approve it. Thank you.

2 CHAIRPERSON RILEY: Thank you, Ivo.

3 And last, but not least, we will be hearing from the
4 last witness is Susan Quint. Susan, please state
5 your name and affiliation before you begin. You may
6 begin.

7 SERGEANT-AT-ARMS: Starting time.

8 SUZANNE QUINT: Hi. I am Suzanne Quint
9 and I am a Dumbo resident. My husband also has an
10 office in Dumbo. I am also urging the Council to
11 vote no on this item and, again, stating that there
12 are no-- and I mean no-- community benefits
13 associated with this. No affordable housing, no
14 support, importantly, for the local infrastructure,
15 then, yes, first and foremost, that means the York
16 Street subway station. The York Street subway
17 station get some out as much traffic as Queens Plaza
18 or the World Trade Center Portland Station. We've
19 got one platform, three turnstiles, and one egress
20 and the entire station and. And this is not a
21 conversation that started now. It's a conversation
22 that has been going on since 2004 and we cannot just
23 have promises and we will do a study and, as Lincoln
24 said, there has been a study. We can't support--
25 you know, the community, we can't support and I don't

2 think the city can support getting \$18 million over
3 here and then not getting any meaningful benefit and
4 safety improvement that is needed. And I do want to
5 underscore that that station services Dumbo, Vinegar
6 Hill, the Brooklyn Tech Triangle, the NYCHA housing--
7 Farragut, specifically-- and the Brooklyn Navy Yard.
8 It's the closest station to the Navy Yard which the
9 city is working to boost capacity on, so how can we,
10 in any conscience, boost that? We recognize that we
11 voting no means we need to get a tower in that space,
12 but we can't support any added density without a
13 safety improvement. I did just want to say on my
14 remaining time, with regards to the DOT land, that
15 the community does not view turning over the partial
16 of land that is immediately adjacent to this. If
17 that one parcel of land, as a community benefit, that
18 is commensurate with the money and certainly would
19 not be in lieu of a safety improvement there. I
20 mean, that parcel of land, obviously, would be to
21 beautify the developers space and really serves more
22 as a benefit for the developer into their evaluation
23 and then for the community right there. I would also
24 like to respond to the benefit of jobs for the
25 community. The hardtack and creative sector jobs. I

2 have worked in the tech and the digital sector. They
3 are not going to be hiring people from the immediate
4 community. It's not enforceable and we don't think
5 that is a community benefit and, frankly, we believe
6 it to be smoke and mirrors. Lastly, I would like to
7 raise the question about transportation density. I
8 am not an expert on all of these proceedings and
9 these documents, certainly, but the amount of square
10 feet, we understand, could accommodate up to 900
11 people as part of this, but the numbers that were
12 used in the application and make it so that it falls
13 just under the number needed to request an additional
14 study. So, just under the 200 commuters during rush
15 hour on the subway-- when I say just under, I mean
16 like 198 instead of 200. And so, we question,
17 without being experts, we question the calculations
18 used, especially as it relates directly to how it
19 impacts the density and the subway usage on this
20 dangerous subway. So, I would conclude there. Thank
21 you.

22 CHAIRPERSON RILEY: Thank you, Suzanne.

23 Are there any members of the Council that have any
24 questions for this panelist?

2 COMMITTEE COUNSEL: If there any
3 Council member questions, please use the raise hand
4 button if you have questions for this panel. I see
5 no Council member questions.

6 CHAIRPERSON RILEY: I think Council
7 member Levin has a question.

8 COUNCIL MEMBER LEVIN: Thank you very
9 much, Chair. Sorry. I should have used the raise
10 hand function instead of actually raising my hand. I
11 just want to thank the members of the public that
12 have testified. Lincoln, Ivo, Deborah, and Suzanne
13 for raising these concerns and I certainly understand
14 and sympathize with their frustration here. If this
15 project is to move forward, this has to be a
16 significantly different project and is presented
17 right now and so, you know, you have my commitment
18 that I will do everything in work as hard as I can
19 over the coming four or five weeks to see if there is
20 an opportunity to have meaningful community benefits
21 as part of this and I am going to insist that that be
22 the case if this is to move forward. So, again, I
23 appreciate that and I make myself available any time
24 to meet with you guys and let you know what I have
25

2 been up to and get your feedback and continue to have
3 conversations here. Thanks.

4 CHAIRPERSON RILEY: Thank you, Council
5 member Levin. Counsel, are there any more questions
6 for this panel?

7 COMMITTEE COUNSEL: If there any more
8 Council member questions, please use the raise hand
9 button. I see no Council member questions.

10 CHAIRPERSON RILEY: There being no more
11 questions for this panel, the panel is now excused
12 and I would like to thank you all for coming today
13 and giving your testimony.

14 COMMITTEE COUNSEL: The next panel is
15 Sinade Wadsworth, Lori Rafael, Alexandria Sica,
16 Regina Myer, and Michael Nared.

17 CHAIRPERSON RILEY: Thank you. We
18 would--

19 COMMITTEE COUNSEL: Remember, you will
20 have two minutes to speak and make sure you're on
21 muted.

22 SINADE WADSWORTH: Good afternoon,
23 counselors. My name is Sinade Wadsworth, one of the
24 areas standard representatives for the New York City
25 District Council Carpenters. We're a membership of

2 approximately 20,000 members. I represent
3 approximately 200 union carpenters in the proposed
4 area and I would like to take this opportunity to
5 share our full support for the project. During these
6 unprecedented times, public and private industries
7 have joined forces to invest in our communities and
8 it is so, so, so important right now because we have
9 lost so much last year due to the pandemic. This
10 project will provide union careers for the community,
11 as well as restore faith in our city and I want to
12 thank you all for your time and your service. Thank
13 you so much and enjoy the rest of this beautiful
14 today. Have a wonderful day, everybody.

15 CHAIRPERSON RILEY: Thank you, Ms.
16 Wadsworth. I would like to recognize Alexandria
17 Sica. I'm sorry if I pronounced your name wrong.
18 When you testify, just please state your name and
19 affiliation before you begin.

20 SERGEANT-AT-ARMS: Starting time.

21 ALEXANDRIA SICA: You pronounced my name
22 fantastically. Alexandria Sica, president of the
23 Dumbo Improvement District, the local BID. I want to
24 say that I support the intention of this action.
25 Investing in existing clusters and ecosystems of the

2 tech and creative system which Dumbo is 100 percent
3 at the top of that list, it seems to be very sound
4 economic development policy for the city of New York,
5 particularly now when we are competing more and more
6 with cities across the country for these companies,
7 but I do also want to say that I am really hopeful
8 that there is going to be a good deal for the
9 community coming out of this project. That
10 absolutely means a bunch of this money going to the F
11 train. The MTA has clearly not made this station a
12 priority and so, if we can give them the funding to
13 kickstart their effort to transform that station, I
14 believe it's the only way we will get this ball
15 rolling. We also very much, at a minimum, need to be
16 turnings, these spaces over from the Department of
17 Transportation back to the community. If the city is
18 going to benefit from this deal, if anyone is going
19 to benefit from this deal, we absolutely should have
20 the space coming along with it. So, we look forward
21 to the negotiations over the next few weeks and hope
22 that a good deal can be struck for everyone.

23 CHAIRPERSON RILEY: Thank you,
24 Alexandria. I will now recognize Lori Rafael to give
25 her testimony. Please, Ms. Rafael, please state your

2 name and affiliation before you begin and you may
3 begin.

4 SERGEANT-AT-ARMS: Starting time.

5 LORI RAFAEL: I'm Lori Rafael. I'm senior
6 vice president with the Brooklyn Chamber of Commerce
7 and good afternoon, members of the subcommittee. The
8 Brooklyn Chamber is speaking in full support of the
9 disposition of the city-owned property to 69 Adams by
10 the Rabsky Group and I selected by EDC through the
11 RFP process. As you know, that Brooklyn Chamber is a
12 membership-based assistance organization. We
13 represent the interests of our member businesses, but
14 also businesses across the borough of Brooklyn and
15 through the Brooklyn Alliance. That is our not-for-
16 profit economic development arm and where conducting
17 business assistance programs boroughwide, as well.
18 Under the terms of the transfer, development rights
19 are to be used in a commercial office use only to
20 create and support outer borough office development,
21 aligned with the Mayor's New York Works jobs plan.
22 There must be both MWBE and local hiring plans in
23 place for both and permanent jobs in connection with
24 the commercial development rights and pursuant to the
25 hiring program plan. The office portion of the

2 development is projected to bring 438 per minute jobs
3 to downtown Brooklyn. That is a significant and
4 important number to us. It is notable that the
5 commercial portion of the project will be 25 stories,
6 the same height as the adjacent as of right
7 residential buildings. The first floor lobbies will
8 how neighborhood retail with street facing windows
9 activating those streets and parking will be placed
10 on the second floor with access away from the corner
11 of Adams and Front also improving access in the
12 streetscape or maintaining access in the streetscape.
13 The Rabsky Group has committed to hiring a fulltime
14 community liaison to be readily available and
15 responsive to community concerns. The community
16 liaison will attend community board and other
17 meetings, as requested, will keep the community
18 informed of the projects progress, and will monitor
19 construction to ensure minimal community impact
20 during the construction phase. We are in full
21 support of the sale of the air rights to 69 Adams
22 Street in the measures that will be taken to bring
23 jobs to higher MWBE and local individuals and to
24 engage with the community on a meaningful basis.

25 Thank you.

2 CHAIRPERSON RILEY: Thank you, Lori. I
3 would like to recognize Regina Myer to testify next.
4 Ms. Meyer, please state your name and affiliation
5 before you begin and you may begin.

6 REGINA MYER: Sure thing.

7 SERGEANT-AT-ARMS: Starting time.

8 REGINA MYER: My name is Regina Myer. I am
9 the president of the Downtown Brooklyn Partnership
10 and I thank all of you members of the committee,
11 Council member Levin, and the staff at the Land Use
12 Committee and city Council for the opportunity to
13 speak on behalf of this proposal. I would like to
14 express my support, our support, for the city of New
15 York's proposed sale of nearly 100,000 square feet of
16 unused development rights to 69 Adams Street, LLC,
17 for commercial use. This action will facilitate the
18 construction of new commercial office space which,
19 has been noted, is in total alignment with the Mayors
20 new works jobs plan that calls for investment in the
21 emerging commercial centers with access to
22 transportation. As others have mentioned, especially
23 my colleague in Dumbo, mixed-use development has been
24 key to Dumbo and downtown Brooklyn success and we
25 must continue to advocate for jobs, especially in the

2 post-recovery mode when we find that having jobs
3 closer to the neighborhood and where people live is
4 probably one of-- going to be one of the things that
5 New York City means to rebound. The mixed use model
6 supports those kinds of live work opportunities that
7 we know people are going to be looking for as they
8 have more and more concerns about commuting into
9 Manhattan. As also has been noted, the project will
10 also create hundreds of new jobs and have a very
11 strong commitment to local and MWBE hiring. These
12 commitments really, really matter and have also
13 really been successful in other projects and downtown
14 Brooklyn and Dumbo. In summary, I just want to say
15 that this critical new space is really important--

16 SERGEANT-AT-ARMS: Time expired.

17 REGINA MYER: and I look forward to the
18 ongoing negotiation to bring further benefits to the
19 Dumbo neighborhood.

20 CHAIRPERSON RILEY: Thank you, Ms.
21 Myer. In the last panelist we will have is Michael
22 Nared. Sorry five pronounced her name wrong,
23 Michael. But you may state your name and affiliation
24 before you begin and you may begin now.

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND
DISPOSITIONS

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2 MICHAEL NARED: Good afternoon. My name
3 is Michael Nared. Can you hear me?

4 CHAIRPERSON RILEY: Yes. We can hear
5 you.

6 MICHAEL NARED: Okay. Thank you. Thank
7 you for having this meeting today. I am a long
8 resident of Dumbo, 40 something years, but now I come
9 strong. I come with 87,000 other members of my 32 BJ
10 brothers and sisters who work in support working
11 families with prevalent wages. Today we want to
12 discuss the real quick issue of having the support of
13 this Dumbo project due to the fact that due to Covid
14 we have lost a lot of jobs and a lot of things that
15 went with that, especially in that neighborhood and
16 we are just looking to be able to become part of a
17 working force back there where we can actually, you
18 know, take pride in what we do there and have an
19 abundance of people working back there because we
20 have lost tons of them during this pandemic. The
21 Rabin-- keep pronouncing their name wrong. I
22 apologize for that. The Rabsky Group, we dealt with
23 them is 32 BJ members and they have always had a
24 track record of doing the right thing by the people
25 that work in our city. The prevalent wage thing is

2 very important because, you know, with all this new
3 growth that is going on, we want to be a part of that
4 new on different ways. We want to be able to not
5 just work, and that led in the places that we are
6 building and we know that the city, Dumbo, was the
7 new Midtown Manhattan as far as development is
8 concerned and we, basically-- I've got to read
9 something to you real quick and I know I only have
10 two minutes, but we need to put our working families
11 and good jobs in the center of our recovery and we
12 can do so through the New York develop projects like
13 the ones on 69 Adams Street. My local development,
14 the Rabsky Group. The proposed development at 69
15 Adams would ensure that Brooklyn families will
16 benefit from our new development where workers--

17 SERGEANT-AT-ARMS: Time expired.

18 MICHAEL NARED: can earn a prevalent
19 wage. Summarizing, we need this. 32 BJ supports it
20 and more than willing to say yes to this project and
21 we hope for the betterment of it. Thank you.

22 CHAIRPERSON RILEY: Thank you, Michael.
23 Counsel, are there any members who have questions for
24 this panel?

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2 COMMITTEE COUNSEL: Council members who
3 have questions, please use the raise hand button. I
4 see no Council member questions.

5 CHAIRPERSON RILEY: Counsel-- Sorry.
6 There being no more questions for this panel, this
7 panel is now excused. Thank you so much for
8 testifying today.

9 COMMITTEE COUNSEL: The next panel that
10 we have on this item is Mallory Kasdan, Aaron Comino
11 Smith, Callie Katt, and Nick DeSantis.

12 CHAIRPERSON RILEY: Thank you.

13 COMMITTEE COUNSEL: The committee will
14 stand at ease while we admit them to the room. Are
15 they all here? Okay. You may proceed.

16 CHAIRPERSON RILEY: Thank you. I will
17 now recognize Mallory Kasdan to begin. Mallory,
18 thank you for being here today. Please state your
19 name and affiliation before you begin and you now may
20 begin.

21 MALLORY KASDAN: Hi. I'm Mallory Kasdan.
22 Can you hear me?

23 CHAIRPERSON RILEY: Yes.

24 SERGEANT-AT-ARMS: Starting time.

25

2 MALLORY KASDAN: Great. I am the
3 cofounder of the Dumbo Action Committee and a Dumbo
4 resident since 2003. Thank you so much for listening
5 to us today and we really appreciate being heard. I
6 founded this organization with another woman who will
7 be speaking on here. We felt that we wanted a
8 neighborhood that was safe and responsible
9 development wise and we found that things were going
10 a little haywire, quite frankly, in this neighborhood
11 and I had no experience in the city planning or
12 community organizing, but it seemed to me very
13 important that, as people that plan to live here--
14 we sent our kids to public schools, I am not planning
15 to leave ever-- to be more versed in how things get
16 done here because it seems often that, as residents,
17 we are often caught unaware with the amount of
18 development that is happening. This particular
19 project, I just want to say, with all due respect, we
20 had very little contact with EDC or the Rabsky Group.
21 Our team at DAC, Dumbo Action Committee, approached
22 them in 2019 in the fall to have a meeting and we had
23 another talk with a high member there very recently
24 about this project of which we have considerable
25 concerns which my other Dumbo neighbors, I think,

2 have pointed out-- specifically, the infrastructure
3 problem with our F train and we feel that this is a
4 not very well thought through plan. We don't feel
5 there is any community benefit, as my friends and
6 colleagues have said and we would like to really be
7 considerate in a community conversation, not just,
8 you know, as a bullet point, but we really haven't
9 felt heard until now because now everyone is talking
10 about the F train and this is one of the things that
11 we've been working on for the last three or four
12 years trying to get people to pay attention as our
13 neighborhood gets more and more crowded.

14 SERGEANT-AT-ARMS: Time expired.

15 MALLORY KASDAN: Okay. Thank you.

16 Sorry.

17 CHAIRPERSON RILEY: No. you may

18 conclude. Go ahead, Ms. Kasdan.

19 MALLORY KASDAN: Oh, okay. I just want
20 to say, you know, we feel, as a community
21 organization, that we really need to be heard when we
22 say that this building is not appropriate and we
23 realize that it will be built regardless and there
24 will be jobs. There will be construction jobs if
25 this building gets built as a residential tower, but

2 we don't feel that we're receiving any concessions as
3 a community with the additional space being sold.
4 So, thank you for listening.

5 CHAIRPERSON RILEY: Thank you, Ms.
6 Kasdan. I would like to recognize Callie Katt.
7 Callie, please state your name and affiliation before
8 you begin and I'm sorry if I said your name wrong.
9 You may begin.

10 CALLIE KATT: I'm Callie Katt--

11 SERGEANT-AT-ARMS: Time.

12 CALLIE KATT: with the Dumbo Action
13 Committee. Can everyone hear me okay?

14 CHAIRPERSON RILEY: Sure. Yeah. We
15 can hear you.

16 CALLIE KATT: Yes. Okay. Thank you for
17 everyone's time. I am also speaking in opposition to
18 the 69 Adams Street ULURP. As an organization, DAC
19 has spent countless hours voicing our concerns about
20 the onslaught of development in Dumbo. We are not
21 anti-development, but residents have enjoyed the day
22 today hardships of living through construction and
23 all of the private developers have come in, built
24 their buildings, taken their profits, and not the to
25 improve the lives of Dumbo residents and, frankly,

2 enough is enough. We have an opportunity here to
3 finally change how developers work with our
4 neighborhood on an ongoing basis. Without a firm
5 commitment for improvements to our neighborhood and
6 its infrastructure, we cannot support further
7 development here in Dumbo. New York's Street F
8 station is a disaster waiting to happen, as we have
9 heard about all day. It is poorly designed,
10 overcrowded, and not only has just one exit, but also
11 I just one staircase leading off the platform and
12 only three turnstiles. With so many new residential
13 land commercial units coming online in the next few
14 years, at the station will become unusable due to the
15 large crowds and unsafe conditions, especially at
16 rush hour. In addition, this ULURP allows for 69
17 Adams to add commercial space to the building. While
18 I understand the desire to create jobs in other
19 boroughs, this neighborhood is already filled with
20 underutilized commercial space. The panorama
21 development consists of over 600,000 square feet of
22 class a commercial space and it is empty. There is
23 not one tenant there. The Dumbo Heights development
24 on Prospect Street is virtually and D, too, and 29 J
25 is a new building that will add over 200,000 square

2 feet of additional commercial space to the
3 neighborhood that simply cannot be absorbed. Last,
4 DOT owns many parcels of land throughout the
5 neighborhood and they should not be able to sell
6 their air rights without giving the neighborhood
7 something in return. Many of their parcels sit
8 vacant and are an eyesore to the people that live,
9 work, and visit our neighborhood. In conclusion,
10 this ULURP should not proceed and tell EDC
11 renegotiate said and gives that community summary all
12 public benefits. Thank you.

13 CHAIRPERSON RILEY: Thank you, Ms.
14 Katt. The next witness we will be acknowledging is
15 Nicholas DeSantis. Nicholas, please state your name
16 and affiliation before you begin and you may begin.

17 NICHOLAS DESANTIS: Can you hear me?

18 CHAIRPERSON RILEY: Yes. We can hear
19 you, Nicholas.

20 NICHOLAS DESANTIS: Thank you. My name
21 is Nick--

22 SERGEANT-AT-ARMS: Starting time.

23 NICHOLAS DESANTIS: DeSantis. I am a
24 member of the Dumbo Action Committee. I am also a
25 resident of Dumbo for what will now be 14 years. I

2 am testifying in opposition to this ULURP. I am
3 going to state some statistics that you have mostly
4 heard already and reiterate some others . We know
5 that York Street station has a single egress. It is
6 not ADA compliant. It has three turnstiles. It
7 serves riders of every demographic and socio-economic
8 category. The station serves residents of Dumbo, of
9 Vinegar Hill, the Farragut houses, Fulton Ferry
10 Landing, , and Dumbo is a hub for Brooklyn Tech
11 Triangle. The station also serves commuters coming
12 into city tech and why you and the Navy Yard. The
13 Navy Yard currently has approximately 11,000 people
14 working very and they plan to expand to 30,000.
15 There are many tourists coming to Dumbo to visit
16 Brooklyn Bridge Park to see Dumbo, and to photograph
17 themselves on the corners of Washington and water
18 Street, the most Instagram to place in New York City
19 and possibly the United States. The station also
20 serves Dumbo itself. Dumbo has the city's highest
21 concentration of technology firms. Dumbo is home to
22 25 percent of New York City's technology-based firms.
23 Dumbo is a hub for the Brooklyn Tech Triangle. It is
24 also the corporate headquarters for Etsy and West
25 Elm. Dumbo has 1000 new residential units coming

2 online in the next year or two and already, as you've
3 heard, it has over 1 million on occupied commercial
4 square feet. In 2019, the MTA statistics showed that
5 the station had nearly 4 million riders. That is a
6 42 percent increase from 2014. The volume of our
7 station is on par with Hobbes like Queens Plaza, and
8 the World Trade Center Cortland Street. The city
9 continues-- the city and state continues to push
10 Dumbo in the areas as tech, work, lifestyle, and
11 tourism.

12 SERGEANT-AT-ARMS: Time expired.

13 NICHOLAS DESANTIS: but they do not
14 back it up with any infrastructure support. Thank
15 you.

16 CHAIRPERSON RILEY: Thank you,
17 Nicholas. In our last witness we will hear from Ms.
18 Aaron Kominos Smith. I am so sorry if I pronounced
19 your name wrong. Aaron, please state your name and
20 affiliation before you begin and you may begin.

21 AARON KOMINOS SMITH: I'm Aaron Kominos
22 Smith. You got it close enough. We will take it. I
23 am speaking in opposition. I have lived in Dumbo for
24 14 years now. I mean, we've heard a couple of
25 comments about the EDC pushing for mixed use

2 development and then the second piece that was
3 finally mentioned was mixed use with access to
4 transportation. It just does not exist here in
5 Dumbo. Everybody loves the idea of mixed use.
6 Office, residential, retail. Let's get it all in
7 there. It's a great idea, but Dumbo cannot support
8 it. Even if all ET million dollars of this transfer
9 went to a new station, voyage there currently is no
10 ready plan that has been created, it would not be
11 nearly enough to even get that station going, even as
12 proposed if it was the down payment. I think my
13 biggest frustration with this is that EDC just
14 basically proposed a number of 18 million and it is
15 beyond a bargain. It is an absolute joke for what
16 Rabsky gets as a result of this 18 million. One,
17 they get an entire office building that they get to
18 build. A massive office building that they will
19 easily break even and make a profit on, about reality
20 what they get to do is take residential that would
21 otherwise be at second, third, fourth floor with the
22 building right across the street and instead now
23 place that residential way higher up with beautiful
24 views and get so much more profit. I mean, we're
25 talking probably 40 or \$50 million in additional

2 profit from that residential. I was looking at their
3 plans. They have a section drawing of what their
4 residential would be as of right and it would be the
5 single loaded corridor that would only face West,
6 which doesn't even make sense. No one would build a
7 32 foot wide building that is 200 feet long, but this
8 would allow them to build a building they really want
9 which is all about the residential. I understand 18
10 million dollars was based off of a very specific
11 pricing for commercial property, but that's
12 ridiculous. They weren't just buying commercial
13 space. What they are buying with that money is an
14 opportunity to raise the so much more of their
15 residential--

16 SERGEANT-AT-ARMS: Time expired.

17 AARON KOMINOS SMITH: and make it higher.
18 So, I guess that is my frustration. They're not
19 interested in the commercial. They would build this
20 on an empty 12 story platform if they could because
21 of all the extra benefits that they get monetarily
22 from the residential. Thank you.

23 CHAIRPERSON RILEY: Thank you, Aaron.
24 Counsel, are there any questions for this panel?

2 COMMITTEE COUNSEL: Any Council members
3 who have questions should use the raise hand button
4 now. I see no Council member questions.

5 CHAIRPERSON RILEY: There being no
6 questions for this panel, this panel is now excused.
7 Thank you so much for your testimony today.

8 COMMITTEE COUNSEL: The next panel is
9 Melissa Prober, William Taylor, Salisa Hudson, and
10 Doreen Gallo. One moment while we admit the
11 panelists to the zoom room. Is Melissa Prober in the
12 room already?

13 CHAIRPERSON RILEY: No. I don't see
14 her.

15 COMMITTEE COUNSEL: I see Doreen Gallo,
16 Salisa Hudson, and William Taylor, so why don't we
17 proceed with that and we'll try to locate Melissa.

18 CHAIRPERSON RILEY: No problem. So, I
19 will recognize-- The first witness I will recognize
20 on this panel is Doreen Gallo.

21 DOREEN GALLO: Hello. Hi.

22 CHAIRPERSON RILEY: Hello, Doreen.
23 Please state your name and affiliation before you
24 begin and you may begin.

2 DOREEN GALLO: My name is Doreen Gallo
3 and I am representing that Dumbo Neighborhood
4 Alliance. I have lived in Dumbo for 40 years, so I
5 have seen it all. All the promises made. Thank you
6 for the opportunity to testify on behalf of the Dumbo
7 Neighborhood Alliance. DNA is asking for the
8 committee to vote no on the city's proposed sale of
9 unused development rights for commercial use. We ask
10 that the as of right M1-5 R9-1 zoning for 69 Adams
11 have the appropriate percentage of affordable units
12 in keeping with the mandatory inclusionary housing
13 guidelines. 69 Adams is captured in the 2001 one
14 block rezoning. This rezoning was a continuation of
15 the piecemeal development in Dumbo with no givebacks
16 to the community. The R9 was a deeply
17 uncharacteristic ups zoning adjacent on all sides and
18 smack up against the Manhattan Bridge. This one
19 block rezoning became a catalyst for rampant
20 overdevelopment without preparation for the necessary
21 infrastructure. The commercial corridor is
22 inappropriate at the site, adding too much density
23 within such close proximity to the bridge. There is
24 an oversupply of vacant commercial spaces already and
25 businesses are leaving Dumbo, many struggling before

2 Covid. An R9 building in this rezoning, 100 J
3 Street, was not built until after 9/11. At that
4 time, city planning had the opportunity for a FUCA, a
5 follow-up corrective action, because the
6 environmental review was flawed and clearly still is.
7 Buildings on York and York Street [inaudible
8 01:36:30] registers the part of our historic
9 district, the Manhattan Bridge, remains an eyesore
10 with DOT rooted under every parcel. Zoning has
11 sanitized Dumbo of its mixed-use neighborhood,
12 leaving DOT with the only industrial use. DNA has
13 advocated for the restoration of down under the
14 Manhattan Bridge, accessing pre-existing
15 transportation and water avoid privatizing our public
16 streets and connecting our adjacent neighborhoods and
17 being the north entrance to Brooklyn Bridge Park.
18 The city has had over 20 years to address the
19 inaccessibility and the dangerous means of egress at
20 the York Street station--

21 SERGEANT-AT-ARMS: Time expired.

22 DOREEN GALLO: Okay. May I just finish
23 with saying that DNA will be submitting written
24 testimony and it will include a historic 1930s photo
25 of the York and Pearl Street stations with intact

2 historic resources. And just one other note. This
3 city enable the Jehovah's Witnesses to raise historic
4 buildings, sit on those speculative sites, and leave
5 with a billion dollars of profit only to give back 7
6 million dollars for a park that our organization
7 initiated and we still don't have that. So, please
8 vote no. Thank you.

9 CHAIRPERSON RILEY: Thank you, Doreen.
10 The next witness we will acknowledge will be Salisa
11 Hudson. Salisa, can you please state your name and
12 affiliation before you begin and you may begin.

13 SERGEANT-AT-ARMS: Starting time.

14 SALISA HUDSON: Hi. Can you--

15 CHAIRPERSON RILEY: Yes. We can hear
16 you.

17 SALISA HUDSON: Hello. My name is
18 Salisa Hudson. I am with the Farragut Stakeholders.
19 We, the Farragut Stakeholders are fully aware of the
20 proposals to change land zoning on 69 Adams Street.
21 I first want to be thankful to Councilman Levin and
22 that he does acknowledge the Farragut community and
23 that is not, indeed, part of his district, but just
24 adjacent to his district. The decision, however, has
25 a direct impact on the quality of life of Farragut

2 residents and that the new construct would be a short
3 walking distance and sharing the train station
4 Farragut has frequented for decades before the rapid
5 development in Dumbo. The Farragut community has
6 been disenfranchised and marginalized in the way that
7 the district had [inaudible 01:38:59] around and
8 developed in all areas its borders and there has yet
9 to be any significant chances, development, or
10 cultural programing to benefit the tenants in regards
11 to employment, education, or opportunity for upward
12 mobility. The jobs that are always promised to the
13 Farragut community have never followed through and
14 it's always been exercising a great [inaudible
15 01:39:20]. The proposal to build commercial space
16 within this construction is both unnecessary and
17 potentially burdensome. The York Street subway
18 station is already operating at capacity for its
19 physical status. The station has one exit for both
20 entrance and exit, extremely narrow train platform in
21 a subpar ventilation system. This station, without
22 the desperate repair and without additional ridership
23 from the proposed rezoning is in desperate need of
24 repair, updates, and ADA accessibility. The subway
25 station is a danger zone at this very moment. There

2 are already large buildings being constructed that
3 will contribute tremendously to the foot traffic of
4 the area and the subway station. We in this area
5 cannot tolerate it anymore. In the event, however,
6 that this proposal is passed, it must be under the
7 conditions of funding for updating the York--

8 SERGEANT-AT-ARMS: Time expired.

9 SALISA HUDSON: Thank you. I'll wrap it
10 up. Just to make it safe for patrons like myself and
11 people with disabilities. Funding for the
12 development of the Farragut community houses and to
13 address the decade long issues of the conditions
14 there, as well. Farragut has been forgotten and many
15 of these other positions that have happened in the
16 city. Please do not forget us in moving forward.
17 Thank you.

18 CHAIRPERSON RILEY: Thank you, Ms.
19 Hudson. The next witness we will acknowledge is
20 Melissa Prober. Please state your name and
21 affiliation before you begin. You may begin.

22 MELISSA PROBER: Hi. My name is Melissa
23 Prober. I have lived in Dumbo for almost 10 years
24 and, with Mallory, I am a cofounder of the Dumbo
25 Action Committee. Thank you so much for listening to

2 all of us today. I think you are being sold a bill
3 of goods and I would just ask you to not buy them.
4 They have had over a year to negotiate and figure out
5 a community benefits and they have come up with
6 nothing. They had their time to say that it can go
7 on and they can keep talking. That's just empty
8 promises and I've really want to go to what Ms.
9 Hudson just said. Everything she said is absolutely
10 true. The Dumbo Action Committee has been trying to
11 work with developers to help fund PS 309 and give
12 money to that community and nobody has. There's no
13 money in this program, as Council member Barron said,
14 for the local schools, the NYCHA housing. There is
15 nothing. And if you approve, there's going to be no
16 incentive to do any community benefits whatsoever.
17 The ULURP should not be approved without a written
18 MOU in place specifying what concessions are being
19 given and where the money is going. To York Street,
20 which I think, you know, everyone that lives in the
21 area knows that that is a big problem. Affordable
22 housing, helping the PS 309 which-- really, you
23 know, PS 309, that PTA raises just a few thousand
24 dollars a year where when you go to Brooklyn Heights,
25 PS 8, the raise \$800,000 a year. That school could

2 really benefit from some of these developers helping
3 and funding that. You are being sold a bill of goods
4 because they are confident demand-- you have heard
5 that Dumbo, the commercial space is empty. There is
6 a Wall Street Journal article from December 15, 2019
7 talking about it called Brooklyn Startups Face Speed
8 bumps and also--

9 SERGEANT-AT-ARMS: Time expired.

10 MELISSA PROBER: I know I am out of time,
11 but the fair market value, as you heard from Aaron,
12 regarding how the property is going to be higher and
13 get better views. We are fine with it going on as of
14 right. Please vote no. Thank you.

15 CHAIRPERSON RILEY: Thank you, Melissa.
16 The next witness we will hear from is William Taylor.
17 William, can you please state your name and
18 affiliation before you begin? And you may begin.

19 SERGEANT-AT-ARMS: Starting time.

20 WILLIAM TAYLOR: Hi. My name is William
21 Taylor. I am from an organization called Goose
22 Tenants, a tenants group comprised of residents who
23 reside in some of Rabsky's 1500 apartments. Upon
24 completion of the Broadway triangle and this project
25 at 69 Adams, the number of Rabsky's tenants will

2 double. Future projects include hotels and a
3 gigantic 79 story tower at 625 Fulton. Easily one of
4 the fastest growing developers in NYC. But there is
5 a huge problem and now is the time to fix that. We
6 yet again find a developer who says all the right
7 things, but continually comes up incredibly short.
8 During the Covid 19 pandemic, Rabsky's properties
9 have been a nightmare, absolutely ignoring NYC and
10 CDC guidelines for months, we begged for the most
11 basic of signage and policy. At 26 W. Street and
12 Greenpoint, residents were trapped in their
13 apartments while rooftops are rented out and unmasked
14 inebriated party guests build into our elevators and
15 halls last summer. A resident nine months pregnant,
16 and fear of becoming infected, forced to walk down
17 five flights of stairs because of new Covid protocols
18 in place. NYC bars are closed. No problem. Across
19 town in Bushwick, at the 500 unit Rheingold building,
20 Mr. Dasinski [sp?] has wine and cheese parties,
21 indoor movie nights, and a two-story gym with
22 seemingly no rules. In Bushwick, one of the hardest
23 hit locations in the city for Covid 19, what did
24 Rabsky do with the hundreds of thousands of dollars
25 in federal PPP money they eagerly received? Look no

2 further than the abundance of empty units they let
3 sit on the market for 80, 90, 100 days last year with
4 artificially propped up prices. 32 percent of the
5 population falls under the poverty line in Bushwick
6 and we wonder why there is a lack of affordable
7 housing. The dots have never been easily more
8 connected. In 2016, the publication Curb New York
9 ran a feature entitled Will Bushwick Rheingold
10 Development be a Fantasy or Dystopia? Five years
11 later, in 2021, we have our answer. While Mr.
12 Dashinski may still be living in a fantasy land, he
13 is creating fully realized dystopias within our city.
14 Now is the time to stand up and protect Brooklyn.
15 Tell Rabsky that the health and welfare of our
16 residents are not for sale. Not for 18 million. Not
17 for 180 million. Thank you.

18 CHAIRPERSON RILEY: Thank you so much,
19 William. And thank you, panel, for your testimony
20 today. Counsel, are there any questions for this
21 panel?

22 COMMITTEE COUNSEL: if there are any
23 Council member questions, if so, please use the raise
24 hand button. There are no Council member questions.

2 CHAIRPERSON RILEY: There being no
3 questions for this panel, this panel is excused and I
4 would like to thank you each for your testimony
5 today. Thank you.

6 COMMITTEE COUNSEL: The next panel is
7 Mary Andrews, Stelene Rogakos, and Jeffrey Salvador.
8 The next panel is ready when you are, Chair Riley.

9 CHAIRPERSON RILEY: Thank you, Council.
10 The next witness we will be calling is Mary Andrews.
11 Mary, please state your name and affiliation before
12 you begin and you may begin.

13 MARGARET BROWN: My name is Margaret
14 Brown. Mary Andrews will not be able to speak today.
15 I am speaking on behalf of her. I am the vice
16 president of the Tenant Association of Farragut
17 Houses.

18 CHAIRPERSON RILEY: You can go ahead,
19 Ms. Brown. Thank you for being here with us today.

20 MARGARET BROWN: Okay. The Association
21 for the Benefit of Farragut Houses is against the
22 rezoning regarding the lane used at the 69 Adams
23 Street. This proposal to build a commercial space
24 will create additional congestion and it is already
25 overcrowded by-- packed by York Street train station

2 which, for many years, has been used by the Farragut
3 community. Due to the increase and development of
4 Dumbo, noncommunity residents who park their cars and
5 use the train to get to where-- in addition to
6 persons from the Navy Yard, the York Street train
7 station has become gridlocked. The station has one
8 entrance, one exit, no planned upgrades. Farragut
9 has been overlooked and dismissed. We are surrounded
10 by condos, tall buildings, and new construction, but
11 never any benefits extended to our community. We
12 deserve the same quality of life as the investment
13 that we are surrounded by. This rezoning falls under
14 district 33, Council member Stephen Levine. Levin.
15 However, it has a tremendous impact on district 35,
16 Farragut Houses under Council member Laurie Cumbo.
17 If this proposal passed with the 18 million funding,
18 it needs to go to the York Street station as well as
19 some form of contribution to the Farragut community
20 houses such as summer programs, food programs, after
21 school activities. We don't want to watch any longer
22 while everyone around us benefits and we don't
23 benefit from any of it. Thank you.

24 CHAIRPERSON RILEY: Thank you very much
25 for coming here and testifying today, Ms. Brown. The

2 next witness we will be calling is Stelene Rogakos.

3 I'm so sorry if I pronounced your name wrong.

4 Stelene, please state your name and affiliation

5 before you testify and you may begin.

6 STELENE ROGAKOS: Hi. My name is Stelene
7 Rogakos. I'm a resident of Dumbo. I was born and
8 raised and lived my entire life in-- Can you hear
9 me?

10 CHAIRPERSON RILEY: Yes. Yes. We can
11 hear you.

12 STELENE ROGAKOS: Okay. Have lived my
13 entire life in Brooklyn. Regarding the proposed sale
14 of almost 100,000 square feet of commercial air
15 rights to the 69 Adams Street project, I urge you all
16 to hear the voice and the concerns of the entire
17 community and vote against the proposal. Based on
18 Transit Authority statistics, the station is already
19 one of the busiest stations in the system and is one
20 of the very few in the system that has only one exit,
21 making it a potential death trap. Its narrow
22 platform is overflowing with commuters and there are
23 often lines of commuters trying to get in, extending
24 out into the street which has been shut down on
25 several occasions by the police due to the dangerous

2 overcrowding. There was already a huge one city
3 block mixed use project under construction at York
4 and Front Streets that will bring over 700 new
5 apartments and fight a lot of commercial square
6 footage across the street from the only entrance to
7 the York Street station and will bring over 1500 new
8 residents to the immediate area and will definitely
9 add more pressure to the York Street station than it
10 can handle. The proposed sale of the air rights at
11 69 Adams Street will create close to 100,000 square
12 feet of office space and will bring up to 1000 new
13 employees to the area, many of whom will look to use
14 the already overcrowded York Street station.

15 Allowing the sale to go through without mandating and
16 completing a new entrance to the station is a recipe
17 for disaster. In addition, our neighborhood is
18 desperate for parking. Street parking is extremely
19 limited and it is almost impossible to find a spot.
20 Certainly, a large number of the thousand additional
21 employees and the many customers visiting those
22 offices will be using cars and, yet, from what I
23 understand, there is no parking provided for the
24 proposed commercial space. In closing, I urge you
25 all to take into consideration the voice of the

2 residents that you are representing. Community board
3 number two voted unanimously--

4 SERGEANT-AT-ARMS: Time expired.

5 STELENE ROGAKOS: against the sale and,
6 subsequent to a public hearing, the borough president
7 of Brooklyn vetoed against the proposal. Approving
8 the proposal disregards the wellbeing and safety of
9 the current Dumbo residents and simply ignore the
10 voice of the community with no justification. Thank
11 you and I appreciate your time.

12 CHAIRPERSON RILEY: Thank you, Stelene.
13 The next witness we will be calling is Geoffrey
14 Salvatore. Geoffrey, can you please state your name
15 and affiliation before you begin? You may begin.

16 GEOFFREY SALVATORE: My name is Geoffrey
17 Salvatore and I'm a Dumbo resident. I'm a relative
18 newcomer here. I've only been here for five years,
19 but as my neighbors have all very, very eloquently
20 pointed out, we are very, very united on this ULURP
21 application. We would urge the Council to vote no on
22 this. I think it's interesting because what everyone
23 has pointed out is that it's two fold here. There is
24 both problems with the actual development itself and
25 the way that this process has been handled and the

2 fact that we have no guarantees to date. But, more
3 importantly, is that Dumbo is, literally, getting
4 nothing in return. There is no infrastructure
5 improvements. We've talked a lot about York Street
6 station today. There is no commitments. There is no
7 movement towards getting anything to make that
8 station safe for. There has been no declaration of
9 public space. There has been no agreement for
10 affordable housing. There has been no programming
11 for PS 307 or other community members. Literally,
12 Dumbo is not getting anything out of this. You heard
13 many of my neighbors share. We're very understanding
14 that there will be a building built even if this
15 ULURP is not approved, but if we have the
16 opportunity, by virtue of this air rights transfer,
17 to get something out of it from the community, we
18 would ask that our public servants demand more and
19 give us something in return. Thank you.

20 CHAIRPERSON RILEY: Thank you,
21 Geoffrey. You're not new. I am only 10 weeks new,
22 so it's okay that you are a newcomer in the
23 community. But I would like to thank this panel.
24 Counsel, do we have any questions for this panel?

2 COMMITTEE COUNSEL: If there are any
3 Council member questions, please use the raise hand
4 button now. I see no Council member questions.

5 CHAIRPERSON RILEY: There being no
6 questions for this panel, this panel is excused and I
7 would like to thank you all for testifying today.

8 COMMITTEE COUNSEL: The next panel is
9 someone who is registered as Ms. Corrigan and Arlene
10 Blitz. The committee will stand at ease while we
11 locate Ms. Corrigan and Arlene Blitz. Okay. You may
12 proceed.

13 CHAIRPERSON RILEY: All right. The
14 first witness we will recognize on this panel is Ms.
15 Corrigan and. Ms. Corrigan, please state your name
16 and affiliation before you begin and you may begin.

17 SERGEANT-AT-ARMS: Starting time.

18 BONNIE CORRIGAN: Hi, guys. I don't know
19 if you can hear me or not.

20 CHAIRPERSON RILEY: Yes. We can hear
21 you.

22 BONNIE CORRIGAN: Okay. Cool. Yeah. I
23 have been a Dumbo resident for the past five years
24 also and, I mean, I am pretty much going to say
25 everything-- everybody else said what I was

2 thinking. I was listening to the proposal of
3 Rabsky's Group and they said nothing. You guys are
4 saying nothing about what you are going to do for the
5 community. It just sounded really like vague and
6 unclear and I agree with everyone else. Like we have
7 a local school year that barely gets any money and
8 the York Street F station is so dangerous and we also
9 have to keep in mind we have a project coming up with
10 728 apartments and, on average, you've got to average
11 out about three people per apartment. So, there is
12 going to be at least 2000 people coming to Dumbo.
13 And to build this building and have even more and not
14 even contribute to the safety of the York Street
15 station is beyond me. I really--

16 CHAIRPERSON RILEY: Sorry, Ms.

17 Corrigan. I'm sorry to cut you off. Can you just
18 state your name for the record, please?

19 BONNIE CORRIGAN: Yes. It's Bonnie

20 Corrigan.

21 CHAIRPERSON RILEY: Thank you. You may

22 proceed. Go ahead.

23 BONNIE CORRIGAN: So, I am just asking

24 that the Council votes no on this until we at least
25 get some like actual concrete guarantees that these

2 folks are going to do something for the community.

3 And that is pretty much it.

4 CHAIRPERSON RILEY: Thank you, Ms.
5 Corrigan. The next witness that we will be calling
6 from this panel is Arlene Blitz. Arlene, please
7 state your name and affiliation before you begin and
8 then you may begin.

9 ARLENE BLITZ: Hi. My name is Arlene
10 Blitz. I am a resident of--

11 SERGEANT-AT-ARMS: Starting time.

12 ARLENE BLITZ: Excuse me? Can you hear
13 me?

14 CHAIRPERSON RILEY: Yes. We can hear
15 you.

16 ARLENE BLITZ: Okay. I am a resident
17 of Dumbo for nine years. I wasn't planning to speak,
18 but as long as my name is up there, I want to just
19 register also as being against this project for all
20 the reasons that were very well put before you today
21 and, in addition, I think this building is huge
22 compared to anything else and Dumbo. We have one
23 area in Dumbo, most of Dumbo, that is zoned for 12
24 stories. We have only one block in Dumbo that is out
25 of that zoning, but there is no building that comes

2 close to this in height. I think that the people who
3 are in favor of this project don't live in this
4 neighborhood. They are pro-development regardless
5 and I just very much against it. That is it.

6 CHAIRPERSON RILEY: Thank you, Arlene.
7 Do we have any members that have any questions for
8 this panel?

9 COMMITTEE COUNSEL: I see no Council
10 member questions for this panel.

11 CHAIRPERSON RILEY: There being no more
12 questions for this panel, this panel is now excused
13 and I would like to thank you to ladies for
14 testifying today.

15 COMMITTEE COUNSEL: If there are any
16 other members of the public who wish to testify on LU
17 752, the 69 Adams project, please press the raise
18 hand button now. The meeting will stand at ease
19 while we check for members of the public. Oh. I see
20 Council member Levin wishes to speak.

21 COUNCIL MEMBER LEVIN: Thank you very
22 much, counsel, and thank you, Chair. I just want to
23 address this to everybody that has testified on this
24 topic. I hear you loud and clear. This is, as
25 proposed, is not meeting the standards that any

2 community can expect or deserves when it comes to
3 public benefits from any action and that enhances the
4 development potential or value for a particular
5 developer. So, I am committed to working as hard as
6 I can and dedicating as much time as possible in the
7 coming weeks to making sure that there is something
8 that is legit to present to the community, that it is
9 not vague promises, that it is something that is
10 commence our it with what is being given up here
11 which is, you know, every development potential in
12 the neighborhood has a commence at loss of light and
13 air four brothers for the community and so I take
14 that very seriously. I do want to note that when it
15 comes to York Street which is the overwhelming issue
16 that I took from this hearing and what I've taken
17 from conversations about this project in recent weeks
18 and months, this has the potential-- not a sure
19 thing, but a potential to provide meaningful funding
20 to get and improve York That enhances the public
21 safety and ease of use of the subway station. And I
22 do not take that lightly. We do not have endless
23 sources of funding. This is a project that I've had
24 conversations with the MTA in recent weeks about--
25 and the station that has conversations with the MTA

2 about recent weeks. It's not on a capital plan list
3 in this current capital plan. It's not, you know, on
4 the next one, you know, kind of all things status
5 quo. So, without funding from this, it's not likely
6 to be on the next capital plan. These are a five
7 year capital plans and, frankly, the next station
8 from an MTA systemwide perspective, you know, they
9 are looking at making stations accessible. You know,
10 they see the next station on the F line at Metro Tech
11 is that is an accessible station. And so, from their
12 perspective, you know, the very next station is
13 accessible, so it makes it less of a priority to make
14 York Street accessible. You know, obviously, that
15 doesn't do anything for the residents of Dumbo,
16 Vinegar Hello, and Farragut or the people that work
17 there, but it is, kind of from a system perspective,
18 from the MTA's perspective, you know, I don't see any
19 likelihood that this is on the next capital plan and
20 it is certainly not on the one that is currently
21 underway. So, now, if this project were to go
22 forward and it produces enough funding that gets that
23 underway, then there is a possibility, maybe-- and
24 I'm not saying that that is for sure right now, but
25 this is what I am exploring. The possibility that

2 this could then get into the list of priorities. And
3 so, I know that that is a kind of roundabout
4 explanation of where I, but I want everybody to know
5 kind of what the conversations are that we are having
6 and be fully transparent with the wall and I look
7 forward to continuing to do that and engage. And
8 then just one last thing. I misspoke earlier in a
9 brain fog. I said PS 237. It is PS 287 which is one
10 of the local schools in addition to PS 307. So, my
11 apologies to my friends at PS 287. And with that, I
12 will turn it back over to you, Chair. Thank you.

13 CHAIRPERSON RILEY: Thank you, Council
14 member Levin. Counsel, are there any additional
15 members of the public who wish to testify on this
16 item?

17 COMMITTEE COUNSEL: Once again, the
18 committee will stand at ease while we wait to check.
19 If there are any members of the public who wish to
20 testify on LU 752, please use the raise hand button
21 now. There are no members of the public who wish to
22 testify.

23 CHAIRPERSON RILEY: There are no other
24 members of the public who wish to testify on this
25 item, the public hearing, LU 752, the 69 Adams Street

2 project is now closed and the item is laid over.

3 That that concludes today's business. I remind you
4 that if you have written testimony on today's item,
5 you may submit it to the land use

6 testimony@Council.NYC.gov. Once again, that is
7 landusetestimony@Council.NYC.gov. Please indicate

8 the LU number or the project name in the subject

9 heading. I would like to thank the applicant's,

10 members of the public, my colleagues, and the

11 subcommittee counsel, land use staff, and the

12 sergeant-at-arms for participating in today's

13 hearing. This meeting is hereby adjourned.

14 [gavel]

15 CHAIRPERSON RILEY: Thank you,

16 everyone.

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date _____ May 12, 2021 _____