

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON ZONING AND FRANCHISES

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June 21, 2010
Start: 10:30 am
Recess: 3:30 pm

HELD AT: Council Chambers
City Hall

B E F O R E:
MARK WEPRIN
Chairperson

COUNCIL MEMBERS:
Jessica S. Lappin
Vincent Ignizio
Leroy G. Comrie, Jr.
Diana Reyna
James Vacca
Albert Vann
Stephen Levin
Daniel R. Garodnick
Joel Rivera
Sara M. Gonzalez

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

Michael Lappin
President
Community Preservation Corporation and CPC Resources

Susan Pollack
Project Manager
CPC Resources

Rafael Vinoly

Nicholas Quennell
Quennell, Rothschild & Partners

Robert Silman
President
Robert Silman Associates

Frank Sciame
Sciame Construction

Linh Do
Senior Vice President
AKRF

Kathleen Dunn
Executive Vice President
CPC Resources

Vito Lopez
Assemblyman and Chair
New York State Housing Committee

Elsie McCabe Thompson
President
Museum for African Art

C. Virginia Fields

Evelyn Cruz
Congresswoman Nydia Velazquez

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

Carol Lamberg
Executive Director
Settlement Housing Fund

Jerilyn Perine
Executive Director
Citizens Housing and Planning Council

Donald Elliott

Maria Vieira

Helen Mitchell

Peter Bassett

David Brody

Tom Pritchard
Board member
Open Space Alliance

Esteban Duran
Community Board 1

John Tynan
Director of Housing
Brooklyn Catholic Charities

Ric Bell
Executive Director
American Institute of Architects, New York Chapter

Luis Garden Acosta
Founder and President
El Puente

Amy Cleary
Assemblyman Joe Lentol

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

Laura Treciokas
Co-chair
Friends of Bushwick Inlet Park

Nancy Real

Kristin Schaefer

Cosimo Cavallaro

Rob Solano
Executive Director
Churches United for Fair Housing

Juan Sebastian Arias
Bill Frey
Enterprise Community Partners

Yana Kapava
Roland Lewis

Heather Roslund
Chair
Community Board 1 Land Use Committee

Janice Steffen Cole

Andres Ledesma
State Senator Martin Malave Dilan

Brandon Cole

Reverend Getulio Cruz, Jr.
Pastor
Monte Sion Christian Church

Harry Brown

Nadja Alvarado
Housing Partnership Development Corporation

Marilus Lopez

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

Ramon Peguero
Executive Director
Southside United HDFC

Kathryn Wylde
President
Partnership for New York City

Stephanie Eisenberg

Mary Habstritt
Past President
Society for Industrial Archaeology

Ethan Pettit

Emily Gallagher
Co-chair
Neighbors Allied for Good Growth

Margaret Walsh
President
Parkchester South Condominium

Jason Espinal
Reverend Monsignor Anthony Hernandez
Pastor
Transfiguration in Williamsburg

Isaac Abraham
Bedford Gardens Tenants Association
Roberto Clemente Plaza Tenants Association
Schaffer

Paul Cogley
Executive Director
Churches United Corporation

Aura Dawson

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

Ryan Kuonen
Organizer
Neighbors Allied for Good Growth

David Raina

Steven Zacks

Miguel A. Hernandez
Churches United Corporation

David Lopez

Mary Rivera

Doris Deither
Zoning Consultant

Philip DePaolo
President
New York Community Council

Rich Mazur
Executive Director
North Brooklyn Development Corporation

Ann Carroll

Estelle Hafferling

Aidan McEver

Jeffrey Wilson

Ward Dennis
Chair of the Land Use Committee, CB 1
Co-chair of Neighbors Allied for Good Growth

Richard Heitler
Chief Operating Officer
Urban Homesteading Assistance Board

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

Marcus Masri

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2 CHAIRPERSON WEPRIN: Good morning,
3 everyone, my name is Mark Weprin, I am the Chair
4 of the Zoning and Franchises Subcommittee of the
5 Land Use Committee of the City Council, I'd like
6 to welcome everybody here this morning.

7 We'll have a long day ahead of us
8 so we ask for some cooperation as we move forward,
9 we have a lot of people wanting to testify and as
10 we move forward we're sort of going to try to move
11 it along as fast as possible. We would appreciate
12 cooperation from the audience and try to limit any
13 outbursts or anything like that during the course
14 of our day.

15 And we're all here today is to hear
16 people's opinion on the project. We are going to
17 start with the applicants who are going to
18 describe the project to us in detail. The members
19 of the Subcommittee who are here, I'd like to
20 welcome, on the left Council Member Jessica Lappin
21 from Manhattan, Vincent Ignizio from Staten
22 Island, next to him Leroy Comrie from Queens; to
23 my left, Diana Reyna from Brooklyn, on the far
24 right is Jimmy Vacca from the Bronx, and the
25 gentleman in green, the well-dressed gentleman in

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green, Al Vann from Brooklyn.

I'd like to let the members of the panel know we are going to let the applicants, the entire panel of the applicants make their presentation and let them go through the entire presentation before we ask questions. They have requested that and I have said that would be okay, so I hope you'll work with me on that. So without further ado, we'd like to have the applicants start. Could everyone who speaks please identify themselves for the record and try to do it as quickly as possible without leaving anything out.

[Pause]

MICHAEL LAPPIN: How's that? Thank you, Chair Weprin, and thank you members of the Committee. It's a pleasure to be here, my name is Michael Lappin, I am president of the Community Preservation Corporation and CPC Resources.

For more than three decades, the Community Preservation Corporation has been at the forefront of preserving and developing the affordable housing stock of our great city. Started in 1974 by New York's major commercial and savings banks, our original goal was to stem the

1
2 tidal wave of housing abandonment that struck New
3 York during the 1970s. CPC, working with city and
4 state government, focused on preserving the city's
5 older housing stock by providing funds and
6 expertise to upgrade deteriorated, but still
7 occupied, properties to prevent their abandonment.
8 When the city's economy bounced back in the early
9 eighties, CPC was one of the driving forces in
10 working with the various mayoral administrations
11 in the effort to reclaim vacant buildings and
12 transform them into sound, affordable housing.

13 Since our founding we have
14 preserved or built almost 140,000 housing units
15 throughout New York State--so a little bit in
16 Jersey, a little bit in Connecticut--and this
17 140,000 units has included almost 90,000 in New
18 York City, providing decent housing for almost a
19 half a million residents--enough to house the
20 entire population of Cleveland.

21 These numbers include over 10,000
22 units of housing we restored in Washington Heights
23 and Inwood, over 7,000 units in Harlem, over
24 30,000 units throughout the Bronx, and almost
25 30,000 units in Brooklyn and Staten Island. And

1
2 we also help stabilized thousands--this was in the
3 early nineties--help stabilize thousands of
4 moderate income co-op and condo units in Queens
5 and around the city. Our goal then, as it is now,
6 is to preserve not only the physical structures in
7 our communities but to build strong neighborhoods
8 where residents can be proud to live and raise
9 their families.

10 In our latest initiative, we
11 announced a billion dollar program to retrofit
12 older apartment buildings to make them more energy
13 efficient and help set a standard for others to
14 follow. Perhaps our most remarkable achievement
15 was the restoration of the 12,271 units in the
16 Parkchester development in the northeast Bronx,
17 the largest privately built housing complex in the
18 country. Here CPCR, the development subsidiary of
19 CPC, physically and financially restored one of
20 the great landmarks of the city and used our own
21 funds to subsidize the apartments of the disabled
22 and low income seniors. After seven years of
23 renovation which upgraded the plumbing and
24 electrical systems and replaced over 70,000
25 windows, Parkchester is once again one of the most

1
2 attractive and affordable residential communities
3 in the city.

4 At the new Domino, our challenge is
5 very much the same: To revitalize a section of a
6 community and ensure that long time residents can
7 afford to stay in the neighborhood they have
8 called home, sometimes for a generation. The
9 Community Preservation Corporation is no stranger
10 to Williamsburg, having invested over a quarter
11 billion dollars there over the past two decades to
12 create 2,000 low, moderate, and middle income
13 apartments in partnership with community groups
14 and property owners.

15 When we acquired the Domino Sugar
16 site, we heard the urgent need for affordable
17 housing, particularly among seniors and families
18 fearing the loss of their apartments and of young
19 people who had grown up in a close-knit families
20 but cannot afford to stay in the neighborhood and
21 raise their own families there. Our response was
22 to develop a plan in consultation over six years
23 with community leaders to have 30% of the units,
24 or 660 units, at affordable levels, 200 of those
25 units are planned to be affordable to low income

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2 seniors and families, some making as little as 30%
3 of the median income, or about \$24,000 for a four-
4 person household.

5 Residents also said there was too
6 little open space and community facilities in
7 South Williamsburg. Our response in our plan is
8 to develop four acres of open space along a
9 quarter-mile waterfront and deed it over to the
10 Park Department so it is available to the entire
11 community. For the first time in 150 years, this
12 portion of the Brooklyn waterfront will be open to
13 the neighborhood.

14 We've also proposed building
15 145,000 feet of community space, with 100,000 feet
16 set aside for a school if it is needed in the
17 future as the community grows.

18 Preservationists urged us to retain
19 Domino's main refinery building and Domino Sugar
20 sign as a reminder of Brooklyn's industrial
21 heritage. This was incorporated into the plan at
22 an enormous additional cost.

23 Finally, our plan provides the
24 opportunity for a mixed-use site by providing
25 thousands of feet for commercial space and small

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2 businesses to locate, and 125,000 feet to meet the
3 retail needs of the residents.

4 All this work will create a vast
5 number of jobs, it will employ an estimated 27,000
6 months of construction jobs, and over 1,000
7 permanent jobs. This plan has evolved after
8 working almost six years with city and state
9 governmental agencies, as well as local residents,
10 community groups, clergy, and public officials.
11 We expect this dialogue that we've had during the
12 six years to continue and we hope to iron out as
13 best as possible disagreements that remain as we
14 conclude the entitlement process.

15 Our goal has always been to seek a
16 balance between all these public goods in a way
17 that is financially realistic. We look forward to
18 celebrating the day when the Domino site once
19 again assumes a place of prominence on New York's
20 waterfront as a model for how development can
21 support our city's growing population and evolving
22 economy.

23 The Domino team will now present
24 the specific elements of our plan and I want to
25 just introduce my colleague, Susan Pollack, who is

1
2 the project leader for the development.

3 SUSAN POLLACK: Thank you, Mike.
4 Good morning, Chair Weprin, Council Members, thank
5 you very much for holding this hearing. My name
6 is Susan Pollack, I'm the project manager for the
7 Domino Sugar project, work at CPC Resources.

8 We are proud to describe all the
9 elements that go into making the Domino Sugar
10 project a landmark of the future to stand
11 alongside the landmark of the past that we are
12 carefully preserving. The evolution of this
13 proposed plan over the past six years has resulted
14 in a project that the whole city can be proud of,
15 one truly without peer. It almost goes without
16 saying that the new Domino is a landmark in its
17 unwavering commitment to provide 660 units, 30% of
18 the project's total, as permanently affordable.
19 It was with that objective in mind that we were
20 drawn to the site initially and it is the element
21 that is closest to our mission.

22 But working closely with multiple
23 representatives of the Williamsburg community we
24 have crafted a balanced proposal that includes all
25 the best things an urban environment can offer and

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2 that is unprecedented in its scope. The complete
3 package includes not just a significant amount of
4 affordable housing, affordable to people across a
5 broad spectrum of incomes, but also includes
6 preservation, job training, community facility
7 space, office space, retail space, four new
8 streets leading to the water, a quarter-mile long
9 esplanade, spectacular design, and over four acres
10 of stunningly landscaped and programmed open
11 space.

12 Let me take a few minutes to touch
13 on some of the elements of our plan and later
14 presenters will go into more detail on its
15 individual features. The affordable housing
16 includes 660 units, 30% of the total, with 100
17 units affordable to those at 30% of the area
18 median income, another 100 units reserved for
19 senior citizens, another 410 units affordable to
20 those at 60% of the area median income, and 150
21 affordable homeownership units for families
22 earning up to 130% of the area median income. All
23 will be permanently affordable and 50% will be
24 reserved for residents of Community Board 1.

25 We are preserving at enormous

1
2 expense the three buildings that make up the
3 refinery complex along with the iconic Domino
4 Sugar sign. The refinery will be a dramatic
5 centerpiece, preserving an important part of
6 Brooklyn's storied industrial past, but it comes
7 at a cost, and an extravagant cost at that. We
8 have proposed a design scheme that accommodates
9 the various uses sensitively and achieves a
10 striking architectural statement. The entire plan
11 of the massing is based on three central
12 objectives: A desire to introduce the
13 continuation of the neighborhood grid onto our
14 site by extending each of the east-west streets
15 through the site to the waterfront; a commitment
16 to retain the refinery complex; and a goal of
17 maximizing the amount of land available for public
18 open space.

19 The resulting massing creates at
20 Kent Avenue a contextual approach that meets the
21 scale of the neighboring community and the
22 refinery. Our taller modules, none of which
23 exceeds the as of right heights currently being
24 constructed under the 2005 Greenpoint-Williamsburg
25 height limits, are slender and tapered to glass so

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2 as to offer lightness at their highest points. In
3 this way, bulk on the skyline is minimized and
4 light and air are maximized. The varying heights
5 of the modules and the changes in façade masonry
6 all serve to create a dynamic undulating vision.

7 The building footprints have also
8 been carefully placed so as to maximize the open
9 space we can offer on the site. That open space
10 totals over four acres, more than 40% of the
11 waterfront site, and can be accessed via each of
12 the streets leading to the water, streets that
13 have been closed to the community for over 150
14 years. The open space has been designed to
15 include playgrounds, gathering places of varying
16 sizes and designs, and a large central lawn.

17 All this in addition to the
18 esplanade, which has been sculpted to create a
19 beautiful meandering quarter-mile path along the
20 river. The open space will be turned over to the
21 Department of Parks and Recreation as each phase
22 is completed and its maintenance will be assured
23 through payments by market rate owners into a
24 general fund for its upkeep.

25 We are providing ground floor

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2 retail at all building frontages to reanimate Kent
3 Avenue as it runs through the south side. We are
4 committing to a job training program for 500 local
5 residents to help strengthen the community's
6 economic base, and we are offering a noteworthy
7 amount of community facility space.

8 In order to gracefully accommodate
9 all these urban goals, our plan consists of a
10 series of zoning envelopes and specific design
11 controls. These controls ensure that the
12 beautiful design scheme and the expansive open
13 space network as presented today will be built as
14 you see them now. We have planned with an eye
15 towards sustainability--excuse me--and community
16 infrastructure.

17 In addition to committing to
18 sustainable design elements for our buildings that
19 will reduce energy and water usage, we are
20 allocating spaces to car sharing programs and
21 extensive bicycle parking. We have acknowledged
22 the potential future need for a school and have
23 reached agreement with the School Construction
24 Authority to cite a P.S.I.S school in the refinery
25 complex should the need arise. We are providing

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2 an additional 46,000 square feet of yet to be
3 programmed community facility space which we
4 envision as a place for the arts and music and
5 community gathering and recreation. We have
6 recognized the community's need for a full-service
7 supermarket with fresh produce and have committed
8 the largest of that retail spaces to such a use
9 and aim to complete that component in the
10 project's first phase.

11 We continue to study the effects of
12 our project's demand on traffic and transit as the
13 project is developed in a phased manner over a 10-
14 year period, and we have had a continuing dialogue
15 with City Planning and New York City Transit on
16 how best to address these issues as they may arise
17 due to both neighborhood growth and the Domino
18 project. We have always stated our willingness to
19 accommodate a water taxi stop on the site as
20 demand materializes, and we continue to explore
21 the feasibility of a shuttle bus option.

22 With all this, I have yet to
23 mention the project's inclusion of office space
24 for a walk-to-work component, the rebuilding of
25 the quarter-mile long wharf, the building of new

1 sewer outfalls, and other infrastructure costs.
2 All this will be done with a modest FAR boost over
3 adjacent rezonings, most of which, in any event,
4 is dedicated to the aforementioned community
5 facility and affordable housing programs, and the
6 balance of which is needed to ensure the project's
7 viability.
8

9 I look forward to continuing to
10 work with the local Council Member and other
11 Council Members as we craft a plan that serves the
12 needs of all of the community, and I turn this
13 over to our esteemed architect, Rafael Vinoly.
14 Thank you.

15 RAFAEL VINOLY: Good morning. My
16 name is Rafael Vinoly and I am an architect
17 working in the city for the last 32 years. For
18 the last five I have been involved with this
19 extraordinary project, which I think would
20 revitalize an extraordinary resource in the
21 waterfront which the city needs to upgrade.

22 The project is essentially, from an
23 architectural design perspective, based on a very
24 simple notion, although it was really crafted over
25 a number of very detailed and elaborate series of

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2 meetings with City Planning in order to generate a
3 massing that essentially breaks the monotony of
4 the simple slab building that characterizes
5 developments in the area. An intention on that is
6 really to create a much more articulate presence
7 in the skyline, to contribute to public access, to
8 generate open space that essentially gets turned
9 back to the community.

10 The project essentially follows the
11 grade of the city coming into fully accessible
12 waterfront that will be described in more detail
13 in a minute. But then the buildings that front
14 those [off mic] are buildings that accommodate to
15 different heights in that respect, Kent Avenue
16 Street in a rather contextual fashion modulating
17 the transition between different heights of the
18 existent neighborhood and the rather large and
19 sort of monumental presence of the refinery that
20 works as the central piece of the composition.

21 The peak elements of the plan are
22 meant to frame the importance of this building
23 rather than absorb it into a continuous frontage.
24 It's basically trying to highlight the substantial
25 sort of function of the refinery building turned

1
2 back into a community facility that basically
3 organizes the rest of the massing.

4 It is important from a use
5 perspective also to focus on the fact that the
6 intent from the very beginning was to create a
7 mixed-use community and a multiple income
8 community. The introduction of affordable housing
9 is treated, not as a separate type of
10 architecture, but basically incorporated within
11 the same system. So we're very proud of the fact
12 that the result is a well-balanced result without
13 actually having to withdraw or to postpone any of
14 the urban design aspirations that the project and
15 the site deserves.

16 Just to conclude, I think it is
17 important to really look at one aspect of the
18 project that Susan Pollack just mentioned before,
19 the fact that it is within the zoning guidelines
20 of Greenpoint-Williamsburg, but it really adds
21 something more to it, which is a flexible code
22 that allows design to occur in the future, this is
23 a long-term project. But maintaining the basic
24 approach of trying to reduce the impact of the
25 slab typology of buildings into something which is

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2 by far much more articulated, much more ductile in
3 terms of dealing with the massive buildings of
4 this size.

5 The regulations that are
6 incorporated in design guidelines are thought out
7 and designed precisely to absorb those future
8 changes, and we are, as I said before, we're very
9 proud of the fact that this is a breakthrough on
10 how to, not only just legislate zoning uses and
11 [off mic] but also the architectural result, which
12 is so critical for the public perception of a
13 building of a complex of this nature. Thank you
14 very much.

15 NICHOLAS QUENNEL: Yeah, all
16 right. Morning, my name is Nicholas Quennell, I'm
17 a landscape architect at the firm of Quennell,
18 Rothschild & Partners and we have been very
19 excited, proud, and enthusiastic about the
20 opportunity to work on this project which will
21 become a spectacular new open space amenity for
22 the city unlike any other in the Williamsburg
23 Greenpoint, which as a community suffers from a
24 lack of green open space, particularly on the
25 waterfront.

1
2 The plan locked in by a legally
3 binding agreement provides more than four acres of
4 open space, all of which will be completely
5 accessible to the public. More importantly, due
6 to its design, it will feel completely open with
7 no barriers to access visual or physical. Almost
8 three acres of the entire four acres of open space
9 will be donated to the Department of Parks. The
10 waterfront park will be accessible physically and
11 visually by four new westbound streets from Kent
12 Avenue and upland areas, as well as from South 5th
13 Street at the south end and connecting to Grand
14 Ferry Park at the north. With all access points
15 open to the public, new vistas, new corridors, a
16 public comfort station, the park will in effect
17 operate as one large waterfront park system.

18 The park promenade celebrates the
19 spectacular location on the East River and
20 provides physical spaces that encourage people to
21 enjoy views north, south, and, of course, across
22 the river to the west.

23 Unlike other new Williamsburg
24 parks, Domino's waterfront provides a variety of
25 experiences. In addition to its continuous 40

1
2 foot wide quarter-mile long esplanade, the park
3 contains a three-quarter acre central lawn in
4 front of the Domino refinery building sloping to
5 the esplanade, richly diverse plantings, various
6 types of seeding, a multiuse lawn which could
7 contain a skating rink in the winter, shade
8 structures, playgrounds, tot lots [phonetic],
9 gathering spaces, a concession stand, and outdoor
10 eating opportunities. And the plan for the park
11 and its activities were all developed closely in
12 collaboration with both the Parks Department and
13 City Planning. Thank you.

14 ROBERT SILMAN: Good morning, I'm
15 Robert Silman, president of Robert Silman
16 Associates, structural engineers. Our firm
17 specializes in historic preservation and adaptive
18 reuse.

19 And I'm here this morning to talk
20 only about one part of this new Domino project and
21 that is the red brick building that you can see
22 pictured on the easel over there, the so-called
23 refinery building. This is not really one
24 building, but it's actually three buildings that
25 are connected together and share common brick

1 bearing walls. It was built in 1882 and this is a
2 time before the material steel was commonly used
3 in building construction, therefore, this building
4 is made out of brick arches in the floors and it's
5 got wrought iron for beams and girders and cast
6 iron for columns.
7

8 When we got to analyze this
9 building, we found out it was far more complex and
10 complicated than we had ever anticipated. We sent
11 a team of engineers in there three summers ago and
12 we conducted a thorough site survey, we measured
13 all of these slabs and beams and columns. We then
14 went up to the archive of American Sugar Company,
15 which has taken over Domino, and looked through
16 all of their drawing files and were unable to find
17 any original building drawings. However, we did
18 find one recreation of an original drawing that
19 had enough information that allowed us to make
20 calculations about the capacity of the columns to
21 support the load of an adaptive reuse that would
22 be used for both housing and community resources.

23 We were absolutely stunned to find
24 that the capacity of this building was far less
25 than we had anticipated. You know, you go and you

1
2 see a big industrial building like this and you
3 say it must be really strong to hold all the
4 machinery that was in it. Well it turned out to
5 be able to do that but just about able to do it
6 and, in fact, although there are loads posted on
7 every floor that tell you what the allowable load
8 on the floor is, if you ever added them up and put
9 them all together, the building would not be able
10 to support them.

11 We, therefore, investigated several
12 adaptive reuse alternatives. One was to leave the
13 building as it was and see what we could get out
14 of it, another was to take out the brick floors
15 which are very heavy and replace them with much
16 lighter thin concrete lightweight slabs, and a
17 third alternative was to rip the entire guts out
18 of the building, it's called a gut rehabilitation,
19 leave the outside brick walls, and construct a new
20 structure inside of it.

21 In reality, only one of these
22 schemes was feasible and that was the last one,
23 which is a gut rehab, leaving the exteriors so the
24 building looks the same, but putting an entire new
25 interior. And the reasons for that are as

1 follows: The interior columns are very closely
2 spaced, they're 11 feet on center each way, and
3 those of you who have any notion of what a room
4 layout is like know that you can't do much in an
5 11 foot spacing either in an apartment and
6 certainly not in a community space such as a
7 school for classrooms or any other kind of social
8 space.
9

10 The floors between the three
11 buildings in the refinery complex or not at the
12 same level and that makes for accessibility
13 problems. There are significant areas in the
14 building where no floors exist at all, some of the
15 machinery was multi-floored, we would have to then
16 insert new framing and attaching to these cast
17 iron columns is very, very difficult and very
18 costly.

19 In some of the scenarios we were
20 unable to add additional floors, and you can see
21 from that picture that there are additional floors
22 on this, it's part of the economic necessity of
23 this in order to get enough housing units on the
24 site to make it economically viable, and
25 therefore, we felt that we had to replace the

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2 columns. And then don't forget we know nothing
3 about the foundations here, we never found
4 drawings, we do not know what the building rests
5 on, it's a waterfront building, it's likely that
6 it might be on piles, it might not be on piles, we
7 don't know the condition of the piles, it's much
8 safer to install new foundations. And then based
9 on cost estimates, and you'll hear in a minute
10 from my colleague Frank Sciame, we found that it
11 was probably the best alternative to do the
12 rebuild scheme.

13 So in the end, what we will have is
14 a wonderful addition to the historic resources of
15 New York City, keeping this refinery building as
16 part of the industrial heritage of New York that
17 will be adaptively reused as housing and community
18 space. Thank you.

19 FRANK SCIAME: Thank you, Chair and
20 the Members of this Committee, I am Frank Sciame
21 of Sciame Construction. We are the construction
22 managers for the Domino Sugar refinery plant.

23 The Domino refinery plant, as Bob
24 just mentioned, is really three separate
25 buildings. The machinery needs to be carefully

1 removed through the roof and the machinery
2 actually braces the walls in the building. That
3 makes for a very intricate and costly demolition
4 operation. Shoring must be in place before the
5 demolition even begins. Again, this type of
6 demolition is very costly.
7

8 The challenge is a formidable one
9 due to the buildings' condition. The floors and
10 windows are unaligned, and as a result, especially
11 given the huge depth of the existing buildings, it
12 makes for real difficulty in aligning the floors
13 so that the different buildings can communicate
14 with each other.

15 And putting on a different hat for
16 a minute, as former chair of the Landmarks
17 Conservancy and a current board member, I applaud
18 CPC for saving this great building, however, by
19 standards of preservation, which I and my firm
20 have a great deal of experience in, this is an
21 extraordinarily complex building.

22 The building appears to be a loft,
23 but it is not, it is an industrial building, not a
24 manufacturing building, and in effect, the Domino
25 Sugar refinery building is a plant surrounded by

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2 brick walls, it's a machine surrounded by brick
3 walls. We pride ourselves at Sciame for building
4 things cost effectively and we will, working with
5 Bob Silman and this team, build it cost
6 effectively, but there is no choice but this will
7 be an expensive restoration, renovation project,
8 it can't be avoided. Thank you.

9 CHAIRPERSON WEPRIN: Thank you,
10 lady and gentlemen, how are you, thank you for
11 this presentation. What we'd like to do is we're
12 going to have members who are up here, my Council
13 Members ask questions first and then we have many
14 speakers later on. But this is going to take a
15 while, this is the nuts and bolts of why we're all
16 here today. I know a lot of passion is in the
17 audience, lot of people feeling very strongly
18 whether you're a Domi no, Domi yes, Domi maybe,
19 whatever you are, and so this is the important
20 part. So I ask you please to bear with us, I know
21 it's not comfortable, I see we have standing room
22 only upstairs, but we want to get as much
23 information out to the Council Members who are
24 going to be making decisions on this, so we ask
25 you to bear with us.

1
2 What I'd like to do is start with
3 the member who represents the district, that would
4 be Council Member Steve Levin, who has questions
5 for this panel.

6 [Pause]

7 CHAIRPERSON WEPRIN: Yes, and I'd
8 like to please ask that there be no outbursts,
9 applause, boos, hisses as we go along here 'cause
10 that'll just slow us down. Thank you very much.

11 COUNCIL MEMBER LEVIN: Well thank
12 you, Mr. Chairman. [Pause] Hello? [Pause]
13 Thank you, Mr. Chairman. So I have a prepared
14 statement to read on the outset here so if you'll
15 bear with me.

16 Thank you very much for the
17 opportunity to speak today and for coming down on
18 the application of CPCR, Community Preservation
19 Corporation Resources, to rezone the site formerly
20 occupied by the Domino Sugar refinery on the
21 Williamsburg waterfront.

22 While I commend CPCR for their
23 continued engagement with the Williamsburg
24 community over the past several years, as well as
25 their commitment to much-needed affordable housing

1
2 and open space and community facilities, I do
3 believe that the new Domino site as it is proposed
4 before us today simply imposes too much of a
5 burden on the existing infrastructure of our
6 Williamsburg neighborhood. And I'll speak to
7 several key issues that I believe need to be
8 addressed as this project moves forward.

9 Number one, the new Domino project
10 is proposed to be 2.8 million square feet, the
11 vast majority, 2.4 million, is due to be
12 residential, that translates to 2,200 to 2,400
13 units for between 6,100 and 6,700 people on an 11-
14 acre site on the Williamsburg waterfront. In my
15 opinion as the Council Member who represents that
16 area, we do not have the mass transportation, road
17 infrastructure, basic civil service
18 infrastructure, the school infrastructure to
19 sustain this type of influx of residents.

20 This development must be seen in
21 the context of the 2005 Williamsburg Greenpoint
22 rezoning in several ways. First, the total
23 average FAR of the proposed waterfront site is
24 5.7, which exceeds the maximum FAR with
25 inclusionary bonus of 4.7, which is allowed by the

1
2 2005 Williamsburg Greenpoint rezoning by about
3 21%. On the upland site, CPCR is asking for an
4 FAR of 6.0, which vastly exceeds the maximum FAR
5 allowed by an R6 zoning with an inclusionary
6 housing bonus of 2.75. Both the Community Board
7 and the Borough President have recommended
8 decreasing the upland density to 3.6, that's about
9 a 40% decrease from what CPCR is proposing.

10 In addition, 2005 Williamsburg
11 Greenpoint rezoning is allowed for the
12 construction of additional thousands of units
13 between the waterfront and upland sites, many of
14 which remain empty or are just beginning to fill
15 up now. There is clearly a cumulative effect on
16 the neighborhood to all of this development.

17 It is my opinion that the entire
18 density of this project needs to be brought down
19 significantly to where the total number of units
20 not exceeds 1,600 while maintaining 40% of those
21 units as affordable. I agree with the Community
22 Board and the Borough President the density for
23 the upland parts to be brought down significantly
24 not to exceed 3.6 FAR.

25 In terms of transportation, one

1
2 must ask themselves how do 6,400 new people get to
3 work and school every day. The development site
4 is half a mile to the nearest subway line
5 equidistant to the Marcy Avenue J-M-Z, which is
6 woefully underserved and the Bedford Avenue L
7 stop, which anyone here who lives in Williamsburg
8 or even in Bushwick or East New York or Canarsie
9 knows that that train is packed, it is jam-packed
10 at Bedford Avenue L stop, there are 1,900 550
11 riders per day just at that one stop, it is the
12 fourth busiest station in all of Brooklyn and the
13 busiest single line stop in the borough. Even
14 more astounding is actually the ridership at that
15 stop only decreases by 9% on Saturdays.

16 In addition, the proposed
17 population increase will put local bus lines at
18 300% capacity--300% capacity at morning rush hour.
19 So there needs to be significant efforts to
20 address and mitigate the overwhelming strain that
21 6,400 people approximately will put on our
22 neighborhood's infrastructure. I believe that the
23 applicant must provide a plan to mitigate the
24 adverse impacts because, as the EIS stated, absent
25 such mitigation measures, the proposed project

1 will result in--I'm sorry, "Absent such mitigation
2 measures, the proposed project will result in an
3 unmitigated significant adverse transit impact."
4 Options should include a shuttle bus provided by
5 CPCR to the nearest subway lines or across the
6 Williamsburg Bridge to Lower Manhattan and a ferry
7 service to Manhattan. Also, I believe that there
8 needs to be significant upgrades by the MTA in bus
9 service on nearby lines and an upgrade to the J-M-
10 Z line subway service.
11

12 Number three, CPCR has for some
13 time now offered the community 660 units of
14 affordable housing, or 30% of the total proposed
15 project the new Domino site. While I commend CPCR
16 for its willingness to offer this much-needed
17 affordable housing, I believe that the overall
18 density of the project can come down significantly
19 while providing the same number of affordable
20 units. Several blocks off the Domino site is
21 Schaefer Landing, which in 2003 was rezoned for
22 residential use and is in full context with the
23 2005 rezoning.

24 In addition, it is very important
25 that affordability levels of the proposed

1
2 affordable units accurately reflect the median
3 income of the surrounding community, which is
4 about \$35,000 for a family of four, and that unit
5 size reflect the needs of the local families with
6 two, three, or more children.

7 Finally, all affordable units must
8 remain affordable in perpetuity.

9 CPCR has committed to approximately
10 140,000 square feet of community space, 100,000 of
11 which will be located in the refinery building and
12 40,000 of which will be located in the final
13 building on the north end of the waterfront site
14 slated to be developed in 2020. It is my
15 understanding that the 100,000 square feet in the
16 refinery building may potentially be used for a
17 public school, therefore, leaving only 40,000
18 square feet for other community uses. While I
19 recognize that District 14 will very much need
20 school space in the coming years, I am concerned
21 that the community has to wait 10 years from now
22 for any type of community space that is for their
23 use other than a school. In any event, all
24 community space should be locked in for community
25 use and not used for residential or commercial or

1
2 retail use.

3 I continue to have concerns on
4 other aspects of the development, including the
5 amount of open space created which will, with the
6 increase of population brought by the project,
7 result in a net decrease for the surrounding
8 community in terms of acreage per capita, that's
9 the truth. This is especially felt on the south
10 side where there's a great lack of open space to
11 begin with. The overall effect of the development
12 on secondary displacement in the surrounding
13 neighborhood, the overall effect of the
14 development on vehicular traffic patterns in the
15 surrounding neighborhood, and the overall effect
16 on civic infrastructure, including police and fire
17 services.

18 It is my belief that the new Domino
19 plan has a great potential to bring much-needed
20 affordable housing, community space, jobs, and
21 open space to Williamsburg community. However,
22 the project presented as it is today would, simply
23 put, be so big, with so much density, and so many
24 people that the negative impacts on the community
25 would outweigh the benefits to the community.

1
2 It is important that we look at
3 this proposal in the context of the surrounding
4 neighborhoods of Williamsburg, North Side, and
5 South Side where we are facing the challenges of
6 an affordable housing crisis, gentrification, and
7 an already overburdened infrastructure. Real and
8 significant changes should be made and need to be
9 made for this proposal before it is approved so
10 that the benefits in surrounding community
11 outweigh the negative impacts that may result.

12 CHAIRPERSON WEPRIN: Mr. Levin, you
13 want to ask questions now or you want them to
14 respond to your statement?

15 COUNCIL MEMBER LEVIN: I have some
16 questions, Mr. Chairman.

17 CHAIRPERSON WEPRIN: Why don't we
18 let Mr. Levin ask his questions and you can
19 respond appropriately.

20 COUNCIL MEMBER LEVIN: I want to
21 start by addressing the issue of density, 2005
22 rezoning set a precedent on the waterfront that
23 this proposal would vastly exceed in terms of
24 density, in terms of FAR, in terms of buildable
25 residential space. That precedent that was set in

1
2 2005, I believe, was there for a reason. It was
3 deemed at the time to be sufficiently dense in
4 order to meet the challenges posed by building on
5 the waterfront and including affordable housing.
6 And I wonder why it is that CPC feels at its
7 outset, regardless of pressures being put on by
8 Landmarking, why CPC feels that it needs a 20%
9 increase or more in terms of density from 2005,
10 which I think the neighborhood was not happy with
11 in terms of density then. Why now or why this,
12 why should this be allowed, why does the precedent
13 not stand?

14 SUSAN POLLACK: Thank you, Council
15 Member, for the question. It's interesting to
16 compare the Domino site to the Greenpoint-
17 Williamsburg rezoning. You are correct that we
18 are exceeding the residential density on
19 Greenpoint-Williamsburg, but but only by about 150
20 or so thousand square feet, the balance of the
21 additional FAR we're seeking on the site is being
22 used for community facility space, 145,000 square
23 feet of community facility space, we also have
24 100,000 square feet of office space, 125,000
25 square feet of retail space, and of course, I'll

1
2 point out that we are providing 200,000 additional
3 square footage for affordable housing than what
4 would be required under Greenpoint-Williamsburg.

5 And while it is true that the
6 rezoning assumed that it was addressing the
7 challenges on the waterfront, the challenges that
8 this site faces, because it is very unique site,
9 are different from those faced under the
10 Greenpoint-Williamsburg. You can't take this
11 project and look at it without paying attention to
12 the refinery because the refinery is in fact one
13 of the single biggest expenses that we are being
14 asked to take on. As you know, there are no other
15 sites along the waterfront that are preserving a
16 structure, let alone a structure the size and
17 complexity of the refinery, it adds an enormous
18 amount to the cost. And yes, of course, FAR of
19 market rate units would be used to address that.

20 Furthermore, our site is a long
21 site, we have a quarter of a mile esplanade and we
22 are required to completely demolish and rebuild
23 the wharf associated with this site. No other
24 site along the Williamsburg waterfront has the
25 proportional wharf area that our site has.

1
2 We are also providing, as you
3 mentioned, 145,000 square feet of community
4 facility space, which is at no cost to the city.
5 The offering of the school of 100,000 square feet
6 uses up a significant amount of FAR, it is
7 completely not revenue producing. The additional
8 45,000 square feet of community facility space is
9 also not revenue producing, it is something that
10 we think the community needs, we're happy to offer
11 it, but it does come at a cost.

12 So the FAR that we're asking for,
13 again, I say that it is under 200,000 square feet
14 of market rate revenue that we're asking for is
15 being used to cover all these additional costs
16 that this project is absorbing.

17 By the way, I haven't even
18 mentioned that in terms of the affordable housing,
19 the square footage that we're providing is
20 greater, but also the income levels that we're
21 serving are lower, and any time you serve a lower
22 income population, you have to provide additional
23 cross subsidies from the market rate units to pay
24 for that affordable housing and that is exactly
25 what we're doing.

1
2 COUNCIL MEMBER LEVIN: Ms. Pollack,
3 a lot of those answers factor in kind of economic-
4 -outside the scope of a land use application. We
5 are here to look specifically at the zoning of
6 this application and not to factor in voluntary
7 costs that CPRC has incurred. I mean, and that's
8 the protocol here. So what I'm saying is beyond
9 that, aside from those issues, aside from
10 preservation costs and other voluntary measures
11 that you have taken, why should CPRC be allowed to
12 exceed a precedent-setting zoning?

13 SUSAN POLLACK: CPRC was not
14 included--not CPRC, the Domino site was not
15 included in the Greenpoint-Williamsburg rezoning
16 because of the time that that rezoning was
17 effected the Domino Sugar factory was still in
18 operation. This site is a unique site and as a
19 private application on a unique site, the Land Use
20 Committee, much of City Planning had to address
21 this, has to address it as its own proposition
22 and, given everything that we are proposing on
23 this site, it doesn't in many ways bear any
24 resemblance to Greenpoint-Williamsburg in the
25 sense that what we are offering far exceeds what

1
2 Greenpoint-Williamsburg developers are offering.
3 All of those elements that go into this are
4 actually an exercise I think in phenomenal
5 planning because what we're producing is a
6 community that serves its residents, that serves
7 the community, that provides all sorts of civic
8 goods that no other application has provided.

9 And the developers in Greenpoint-
10 Williamsburg have to follow a very set and rigid
11 planning that was put through by the Planning
12 Department, none of it is specific to their sites,
13 they have no obligation to provide community
14 facility, they have no obligation to do
15 preservation, they're doing nothing other than a
16 very standard residential development that fits
17 into the general massing that the Planning
18 Department approved. Whereas our site has been
19 held very specifically to massing, to design, to
20 guidelines about the open space, to a very
21 elaborate planning program. The City Planning
22 Commission, as you know, unanimously approved the
23 project because it felt that from a land use
24 perspective, what we are providing was exemplary.

25 COUNCIL MEMBER LEVIN: I'll just

1
2 actually point to the Community Board, which in
3 its very first recommendation said the exact
4 opposite, which was that the Domino site should be
5 held to the same standard that apply to 2005. As
6 a representative of a community, I have a
7 responsibility to pay attention to what the local
8 residents are saying and that representation has
9 come forth, or in an official capacity has come
10 forth at the Community Board level. So the
11 Community Board itself, which those are the people
12 that have to live with the development, they have
13 recommended that this site come down to within the
14 density that was allowed under 2005. So while I
15 understand that City Planning may have prescribed
16 certain things, it's the folks that actually have
17 to live with the impact. Now I'm going to just--

18 SUSAN POLLACK: [Interposing] Can I
19 respond to that?

20 COUNCIL MEMBER LEVIN: Sure.

21 SUSAN POLLACK: The Community Board
22 did in fact vote no with modifications on our
23 project, it also voted no with modifications on
24 Greenpoint-Williamsburg rezoning, I believe it has
25 voted no on every development project that has

1
2 come before it. I think that in many ways they
3 commended our project more than they've commended
4 any other project that has come before it,
5 recognizing many of the benefits that the project
6 provides the community.

7 COUNCIL MEMBER LEVIN: Ms. Pollack,
8 if the Community Board voted no with
9 recommendations and so pending those
10 recommendations being implemented, their
11 recommendation would still be a no, the Community
12 Board's vote would still be a no pending those
13 recommendations being implemented. Have any of
14 those recommendations been implemented up 'til
15 this point?

16 SUSAN POLLACK: Yes, actually quite
17 a number of them have and many of them were
18 actually communicated to the Community Board
19 subsequent to their ULURP Committee vote. But we
20 have not reduced the density, if that's what
21 you're asking, no.

22 COUNCIL MEMBER LEVIN: That's what
23 I'm asking.

24 SUSAN POLLACK: No, we have not.

25 COUNCIL MEMBER LEVIN: I'd just

1
2 like to talk and pivot a little bit to what type
3 of impact this will have on the neighborhood. The
4 EIS did state that there would be a significant--
5 without significant mitigations that--and I'm
6 paraphrasing--that there would be an unmitigated
7 adverse impact on local transit. So the adjacent
8 streets, you're looking at Kent Avenue that the
9 site is--the site is between Kent and the water,
10 that's a one-way street with a single lane, one
11 single lane of through traffic; Wythe Avenue, one
12 single lane, one-way street of through traffic
13 going south; Berry and Bedford. If you were to
14 drive on any of these streets, if you were to go
15 around, you ride your bike, you walk on any of
16 these streets, you would see, because I do when I
17 go around, that at times, fairly frequently, they
18 are at saturation. Those streets are at
19 saturation in terms of cars driving down the
20 street, someone double parks on Kent Avenue and
21 the traffic backs up for a half a mile. How does
22 CPCR plan to mitigate the traffic impacts?

23 [Off mic]

24 CHAIRPERSON WEPRIN: Just for the
25 record, so far Ms. Pollack's the only one who's

1
2 answered any questions, but if the time comes
3 where anyone speaks from now on, make sure to say
4 your name before you answer a question.

5 [Off mic]

6 SUSAN POLLACK: Yeah, I'm going to.
7 I'm going to turn this over to...

8 [Pause]

9 LINH DO: Yes. Good morning,
10 Council Members, my name is Linh Do, I'm the
11 senior vice president, AKRF. My firm had prepared
12 the environmental impact statement and I'm here to
13 specifically address Councilman Levin's concern
14 about the traffic.

15 In particular, you had mentioned
16 that Kent Avenue is a one-way and, yes, we did
17 analyze Kent Avenue one-way, as well as Berry and
18 Bedford, and in fact, we analyze over 55
19 intersections, which is a significant endeavor. I
20 will note that when we have done the impact
21 statement, we did disclose the number of impacts
22 that would occur and that includes not just our
23 project, but the cumulative effects of other
24 Greenpoint-Williamsburg--excuse me--developments,
25 as well as background growth. We did propose a

1
2 set of mitigation measures, which was reviewed by
3 the City Department of Transportation and that
4 includes a number of things, including
5 reconfigurations of certain lanes, signal timings,
6 and the installation of new signals as well. So
7 those are all part of the proposal to mitigate and
8 at this point, based on our analysis, we have
9 addressed all of the impacts from a traffic
10 transportation standpoint.

11 [Off mic]

12 COUNCIL MEMBER LEVIN: Sorry, so
13 then you would say that at this point because of
14 those recommendations that CPCR has made to DOT,
15 that if those were implemented that the statement
16 that quote, absent such mitigation measures, that
17 those mitigation measures would be sufficient to
18 make--the proposed project would no longer have an
19 unmitigated significant adverse traffic transit
20 impact?

21 LINH DO: [Interposing] We had no
22 unmitigated traffic impacts, we had proposed--we
23 had identified and proposed mitigation measures
24 that would address our traffic impacts on the
25 local neighborhood, yes.

1
2 COUNCIL MEMBER LEVIN: So if
3 changing a couple signals would mitigate
4 effectively in your estimation that changing a
5 couple traffic signals and lane configuration
6 would make everything okay?

7 LINH DO: [Interposing] It is not
8 just changing a couple of signals, it's actually
9 the implementation of new signals, it's also
10 changing certain configurations, yes.

11 COUNCIL MEMBER LEVIN: Okay. I
12 think we can agree to disagree or at least I have
13 a difference of opinion on that, with all due
14 respect.

15 LINH DO: Well then we agree to
16 disagree, however, all the impacts are mitigated.

17 COUNCIL MEMBER LEVIN: Okay. I
18 want to pivot then to public transportation. The
19 EIS, I think, determined that there would be 2,500
20 new subway rides per day as a result of this
21 development, 2,500, is that correct?

22 SUSAN POLLACK: [Off mic] Want
23 numbers in--

24 [background noise]

25 LINH DO: Yeah, [off mic] the

1
2 numbers on that.

3 [Pause]

4 LINH DO: It is a combination of
5 about 1,100 in the mornings and about a little
6 over 1,300 in the evening peaks.

7 COUNCIL MEMBER LEVIN: Do you know
8 how long does it take to walk from the Domino
9 Sugar site to those closest subway stations for an
10 average person that can walk in --whatever be
11 determined to be the average speed?

12 LINH DO: Well I don't know what
13 the average walk is, but in terms of what I've
14 done it in, it's probably about a 12, 15 minute
15 walk.

16 COUNCIL MEMBER LEVIN: So it's a 15
17 minute walk--

18 LINH DO: [Interposing] And I'm a
19 slow walker.

20 COUNCIL MEMBER LEVIN: And if it's,
21 say, raining or snowing and you have to get to the
22 subway then to get to work and--

23 SUSAN POLLACK: [Interposing] Then
24 we walk faster.

25 COUNCIL MEMBER LEVIN: And then you

1 walk--right, well some folks can't walk faster.

2 SUSAN POLLACK: That's--

3 [Crosstalk]

4 COUNCIL MEMBER LEVIN: My question
5 is if we're looking long term here, right, if
6 we're looking ahead and trying to figure out how
7 to deal with these, 'cause this is what city
8 planning is all about, right?

9 LINH DO: Right.

10 COUNCIL MEMBER LEVIN: Then have
11 you in engaged with the city, have you engaged
12 with the state, have you engaged with MTA on ways
13 to mitigate--now once you get to the Bedford L--
14 say you live on the north side of the site and you
15 want to walk to the Bedford L train, or you work
16 somewhere off of where you can get on a train and
17 transfer from the L train, so once you get to that
18 train at 8:30 in the morning, you then have to
19 wait for two or three trains--I know people that
20 take the train backwards towards Canarsie in order
21 to just get on the train, this isn't just to get a
22 seat, Straphangers Campaign, by the way, said that
23 the L train is the line that you're least likely
24 to get a seat on, right, but by the time it gets
25

1
2 to Bedford--I was down there the other morning,
3 there is a line to get onto the train, people are
4 packed in. So when you said it only adds five
5 people per car all day long, I mean, some of those
6 cars can't handle five more people, I mean, people
7 are packed in. What measures have you taken, has
8 CPR taken with the city, with the state, with the
9 MTA to figure that out? Because it's only going
10 to get worse. The Edge is just starting to fill
11 up now, Northside Piers is just starting to fill
12 up now, a lot of upland sites are just starting to
13 fill up now it's only going to get worse. What
14 measures have we taken, what discussions have we
15 had?

16 SUSAN POLLACK: Just for the record
17 I would just like to say that there are no
18 unmitigated traffic or transit impacts and that's
19 an important thing to note, and the only transit
20 impact identified was possible congestion at the
21 near end of the Marcy Avenue station on the J-M-Z,
22 which will be fully mitigated and we've worked
23 with MTA, New York City Transit to work that out.

24 In terms of the crowding on the
25 train lines, we believe that given the location of

1
2 our site and being equidistant from the L and the
3 J-M-Z, and with the recent changes to the M line
4 so that its route now follows the original line
5 and then goes up into Midtown Manhattan, more
6 people from the site will be using the JMZ than
7 will be using the L That site is currently
8 underserved, not over-served, there's capacity on
9 those trains at every station.

10 In terms of the L train, people
11 certainly do complain that it is overcrowded, much
12 as they do about many subway lines in New York
13 City. In terms of whether the trains can absorb
14 additional ridership, I think New York City
15 Transit has a history of monitoring ridership and
16 increasing their service as is necessary and there
17 is capacity on the L line to absorb additional
18 trains, and we have started conversations with New
19 York City Transit and those will continue.

20 COUNCIL MEMBER LEVIN: With all due
21 respect, Ms. Pollack, the Bedford Avenue L station
22 is the single--it's the fourth or fifth or sixth
23 busiest single line stop in the city of New York
24 and it's the busiest that is not a six line, and
25 the six lines are all in Manhattan, those stops

1
2 are all in Midtown Manhattan where we have a lot
3 of people that are going to and from work. In
4 addition, we are building--MTA's major capital
5 project right now is the 2nd Avenue subway line to
6 mitigate that exact problem on the six line. So
7 the Bedford Avenue L stop, according to MTA's
8 ridership statistics, is the most crowded,
9 congested single line stop in the city of New York
10 that is not--and it's the only one that's not
11 currently being addressed.

12 SUSAN POLLACK: I'll remind you
13 that our project is a 10 year project, it'll be
14 phased in over 10 years, there are six parcels on
15 the site, they'll not be developed all at one
16 time. It's critical that all the infrastructure
17 needs of each phase are addressed and I believe
18 that the New York City Transit will take on the
19 issue of addressing these additional riders as
20 they grow with the increase in demographics and
21 the community.

22 COUNCIL MEMBER LEVIN: We're going
23 to pivot off of transportation for a moment. I
24 want to talk to you very quickly about some of the
25 affordable housing commitments made. I have a

1
2 several part question for this. The senior
3 housing that is supposed to be funded that has
4 been committed to by CPCR has been proposed to be
5 done through Section 8, is that correct?

6 SUSAN POLLACK: I'm sorry, I'm
7 switching answer, answerer.

8 [Pause]

9 KATHLEEN DUNN: Hi, my name is
10 Kathleen Dunn, I'm executive vice president at CPC
11 Resources. Your question was....

12 COUNCIL MEMBER LEVIN: The senior
13 housing that has been committed to by CPCR is
14 supposed to be funded through Section 8, is that
15 correct, that's the plan?

16 KATHLEEN DUNN: No, actually the
17 funding source for the project would be Section
18 202, although there's a hold right now on all
19 federal Section 202 funds. So we've actually
20 underwritten the project assuming that we would
21 use the low income housing tax credit along with
22 city subsidies. If 202 again opens up then we
23 would use 202 to develop it and Section 8 would
24 support the 100 seniors to be able to afford to
25 live there.

1
2 COUNCIL MEMBER LEVIN: So that
3 commitment then, regardless of whether 202 or
4 Section 8 for that matter, regardless of whether
5 that's ever unfrozen because they're both frozen
6 right now--

7 KATHLEEN DUNN: Right.

8 COUNCIL MEMBER LEVIN: --there's a
9 commitment from CPCR that that will exist no
10 matter what happens with these federal programs?

11 KATHLEEN DUNN: Correct, we have a
12 commitment to provide 100 very low income senior
13 units whether or not the 202 program is in
14 existence. But even if that 202 program is in
15 existence, 202 funds a maximum of about \$157,000 a
16 unit for a one-bedroom unit, the cost at the
17 Domino development far exceed that in hard cost.
18 In fact, throughout New York City the hard cost to
19 develop a senior project exceed what the federal
20 government would provide, so there is likely to be
21 a large cross subsidy in addition to the land from
22 the developer in order to create those 100 units.
23 Two-oh-two today will create at best a plain
24 vanilla box, and even then there's a shortfall.

25 COUNCIL MEMBER LEVIN: I want to

1
2 talk a little bit about secondary displacement, I
3 think that the EIS did determine that there would
4 be secondary displacement as a result of--that
5 there would be units lost due to secondary
6 displacement as a result of this development. On
7 2005 the city agreed to establish an anti-
8 displacement fund, that fund is in its waning
9 months. Does CPCRC commit to contributing to that
10 fund in order to mitigate any displacement caused
11 by the Domino development?

12 LINH DO: I'm going to speak to the
13 first matter which is the statement that the EIS
14 had disclosed a significant adverse impact on
15 secondary displacement, that is not the case with
16 the Domino project. We had acknowledged that
17 there may be some secondary displacement that that
18 is happening in existing conditions and we in fact
19 are actually offsetting that by the provision of
20 all of the affordable housing programs on the
21 site.

22 COUNCIL MEMBER LEVIN: Right, I
23 didn't say that there was going to be primary
24 displacement, I didn't say you were going to be
25 displacing people with the development of this

1 project, secondary displacements what we're
2 talking about, and we're not talking about how
3 that's going--because if we're going to be talking
4 about how that's offset by the affordable housing,
5 then we can talk about how the affordable housing
6 is going to be offset by the secondary
7 displacement. What I'm asking is CPCR committing
8 to putting money into that fund?
9

10 LINH DO: All right, I think--

11 [Pause]

12 [Off mic]

13 SUSAN POLLACK: Sorry for all the
14 seat changing. I missed a little bit of the
15 discussion that was just underway, but there's no
16 primary displacement--

17 COUNCIL MEMBER LEVIN: Correct.

18 SUSAN POLLACK: --as a result of
19 Domino--

20 COUNCIL MEMBER LEVIN: Right.

21 SUSAN POLLACK: --there is very
22 minimal secondary displacement that was viewed as
23 even potential and--

24 COUNCIL MEMBER LEVIN:

25 [Interposing] How many units?

1
2 SUSAN POLLACK: I don't know
3 offhand. I will find out and get back to you--

4 COUNCIL MEMBER LEVIN:

5 [Interposing] It wasn't minimal 'cause--

6 SUSAN POLLACK: [Interposing] It
7 was quite minimal, but I think the important thing
8 to realize when you talk about secondary
9 displacement is that secondary displacements is a
10 social issue that occurs as a result of a
11 development in an area, it is not because of one
12 project, everybody sitting in this room knows that
13 there's a tremendous amount of development going
14 on in this neighborhood and whatever causes a
15 secondary displacement there would have already
16 occurred in this community. And I think you can
17 look around this hearing room and see how many
18 people support this project, probably the very
19 people who should be most concerned about
20 secondary displacement.

21 And in terms of a fund to study
22 secondary displacement as was put in the
23 Greenpoint-Williamsburg, I think we'd be happy to
24 continue discussing that with you.

25 COUNCIL MEMBER LEVIN: That fund

1
2 that was set up was not to study it, the fund was
3 set up to address it.

4 SUSAN POLLACK: Fine, same thing,
5 we would be happy to continue discussing that with
6 you, I think it's a very valuable fund.

7 CHAIRPERSON WEPRIN: I'm glad to
8 see chivalry isn't dead [off mic].

9 COUNCIL MEMBER LEVIN: I would like
10 to--

11 SUSAN POLLACK: [Interposing] I
12 have to correct something I said, I apologize.
13 There are no primary or secondary displacement
14 issues from our project, so that when I said it
15 was minimal, in fact, non-existent would have been
16 a better term.

17 COUNCIL MEMBER LEVIN: I've read
18 otherwise so maybe we can clarify that. I want to
19 talk a little bit about open space, this project
20 has been lauded for the amount of open space that
21 it would create, four acres of publicly accessible
22 open space. In reality, the Domino project would
23 actually represent a decrease in five open space
24 ratios as it pertains to per capita. Number one
25 is the passive open space ratio for workers in the

1 commercial study area; number two--this is from
2 the EIS--number two, the passive open space ratio
3 for the combined population of residents and
4 workers in the commercial study area; number
5 three, the active open space ratio in the
6 residential study area; number four, the passive
7 open space ratio per 1,000 residents in the
8 residential study area; number five, the total
9 open space ratio in the residential study area.
10 In a community that is starving for open space,
11 any decrease is concerning. Does CPCR admit that
12 even with the amount of open space that it is
13 presenting, that there will be a decrease per
14 capita in the surrounding neighborhood?
15

16 CHAIRPERSON WEPRIN: I just want to
17 remind you, if you could just state your name as
18 you answer questions quickly before you answer
19 them.

20 SUSAN POLLACK: Oh--

21 CHAIRPERSON WEPRIN: Again.

22 SUSAN POLLACK: --each time I--
23 okay. Susan Pollack.

24 CHAIRPERSON WEPRIN: Yeah, each
25 time, for the record--

[Crosstalk]

SUSAN POLLACK: [Interposing]

Coming back for more, okay. Thank you. I'm glad to hear that the open space in our project has been lauded because I think it well deserves the laudatory comments thrown on it. We are providing four acres of open space, if we had done Greenpoint-Williamsburg rezoning, we would have been required to do 20% open space; had we been doing the residential density of Greenpoint-Williamsburg, the open space ratio would have dropped far further. What the open space ratio does not account for is any of the private open space being produced anywhere and what it does account for is all the background growth that is mythically spoken of in Williamsburg. So it takes into account everything that might be developed under Greenpoint-Williamsburg, it takes into account--is it 32?

LINH DO Yes.

SUSAN POLLACK: Thirty-two background projects that have not been built in the community and that's what the per capita ratios is based on. What I do know about our open

1
2 space is that it is there, it will be there
3 forever, it is four acres, it has two playgrounds,
4 it has shade structures, it has gathering spaces,
5 it has a one acre lawn, it has a smaller lawn, it
6 is space that people in the community can use, and
7 it connects to Grand Ferry Park.

8 COUNCIL MEMBER LEVIN: Ms. Pollack,
9 with all due respect--

10 SUSAN POLLACK: Yes.

11 COUNCIL MEMBER LEVIN: --it is not
12 mythical, this is not a--you said mythical.

13 SUSAN POLLACK: I did say mythical
14 because it assumes background growth on 32
15 projects plus countless others that have not been
16 built, it assumes that every one of those projects
17 would be built to the dimensions once upon a time
18 talked about.

19 LINH DO: [Off mic] Open space, and
20 they're--

21 [Crosstalk]

22 SUSAN POLLACK: And none of those
23 projects are required to provide open space, by
24 the way.

25 COUNCIL MEMBER LEVIN: They're not

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getting, and a lot of those projects are not getting--

SUSAN POLLACK: [Interposing] Only the green--

COUNCIL MEMBER LEVIN: --rezoning so--

SUSAN POLLACK: --only the green--

COUNCIL MEMBER LEVIN: --we allow them as of right.

SUSAN POLLACK: No, they were all part of the Greenpoint-Williamsburg rezoning or other rezonings that have already been affected.

COUNCIL MEMBER LEVIN: So then you do not then admit--

SUSAN POLLACK: [Interposing] I admit that by a--

COUNCIL MEMBER LEVIN: [Interposing] According to the EIS, they--

SUSAN POLLACK: --I admit that by the calculations that must be done according to the CEQR Technical Manual, there is a statistical fractional decrease in open space, but I do not agree in any way that this represents a serious decrease in open space for the enjoyment of the

1
2 neighborhood residents.

3 COUNCIL MEMBER LEVIN: Well then
4 let me ask you, there's a right south of the
5 Domino Sugar site there is a DCAS site at 390 Kent
6 Avenue--

7 SUSAN POLLACK: Right.

8 COUNCIL MEMBER LEVIN: --that is
9 currently used for various city functions, but
10 it's right there on the waterfront very close to
11 the Domino site. Has CPCR engaged the city on
12 potentially acquiring the site to provide more--

13 [Crosstalk]

14 SUSAN POLLACK: [Interposing]

15 Actually, years ago--

16 COUNCIL MEMBER LEVIN: --open
17 space?

18 SUSAN POLLACK: --we did discuss
19 how that site might be appended to our site and
20 turned into open space, we were completely
21 unsuccessful in moving those discussions. As I
22 understand, many neighborhood groups have been--
23 also we've spoken to many of the neighborhood
24 groups concerned with open space about those sites
25 over the years. Nothing would please us more than

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2 for the city to turn that over to park land and
3 what we are doing is addressing the issue of the
4 end of South 5th Street far and away beyond what
5 we're required to do in order to create open space
6 down to the southern end of the site so that if
7 those DCAS sites are ever turned over as city
8 parks, the connection will already exist.

9 CHAIRPERSON WEPRIN: Council Member
10 Levin, I just want to ask you if we could just
11 wrap up soon so we can get other people on the
12 panel, we could always come back to you later on.

13 COUNCIL MEMBER LEVIN: Okay. And
14 just to clarify and this is because there is a--
15 I've been somewhat lampooned in the daily news
16 editorials regarding this and there's been--it's
17 been stated there publicly now three times CPCR,
18 it says repeatedly that CPC, a not-for-profit
19 developer, is doing this. I just want to clarify
20 for the record, CPCR is a for-profit development
21 wing, is that correct?

22 SUSAN POLLACK: CPC Resources is
23 the for-profit development subsidiary of CPC,
24 which is a not-for-profit corporation. All the
25 profits that go to CPC Resources are turned back

1
2 to the parent company, which is a not-for-profit,
3 for further use in developing affordable housing
4 and stabilizing communities.

5 COUNCIL MEMBER LEVIN: But CPC is
6 not the developer.

7 SUSAN POLLACK: [Interposing] CPC
8 Resources, CPC Resources is a for-profit
9 subsidiary of the not-for-profit Community
10 Preservation Corporation, that's correct.

11 COUNCIL MEMBER LEVIN:
12 [Interposing] And CPC Resources is the developer
13 on this project.

14 SUSAN POLLACK: CPC Resources is
15 the developer of the project because CPC is not
16 permitted to do development activities, only a
17 for-profit can handle the development activities
18 because of an IRS ruling.

19 COUNCIL MEMBER LEVIN: In
20 conjunction or in partnership with the Katan
21 Group, which is a--

22 SUSAN POLLACK: [Interposing] That
23 is correct, we have--

24 COUNCIL MEMBER LEVIN: --not a not-
25 for-profit, not a--

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SUSAN POLLACK: That's correct.

COUNCIL MEMBER LEVIN: --affordable housing developer--

SUSAN POLLACK: That's correct.

COUNCIL MEMBER LEVIN: --they are a for-profit housing developer, is that correct?

SUSAN POLLACK: That's correct, we have a partner on the project and that is the Katan Group, we are the managing member and managing partner, we have sole decision-making authority, yes.

COUNCIL MEMBER LEVIN: So then the characterization that's been in the press that this project is being developed by a not-for-profit is specious at best.

SUSAN POLLACK: I can't speak to the characterization in the press, I have nothing to do with what the press writes, but I think their point was that because CPC Resources, as I've said, is the subsidiary wholly owned of the not-for-profit and the profit it earns goes back to the not-for-profit, that ultimately it is a not-for-profit mission that is guiding the development of this project.

1
2 COUNCIL MEMBER LEVIN: But the
3 Katan Group is not a subsidiary--

4 SUSAN POLLACK: [Interposing] Katan
5 Group is--

6 COUNCIL MEMBER LEVIN: --of--not a
7 subsidiary of CPC.

8 SUSAN POLLACK: --definitely not a
9 subsidiary of CPC, that's correct.

10 COUNCIL MEMBER LEVIN: So the Katan
11 Group is a for-profit developer, is that correct?

12 SUSAN POLLACK: I would imagine.

13 COUNCIL MEMBER LEVIN: So I'm going
14 to withhold any further questions, at least for
15 the time being, but I do want to reiterate that as
16 a representative for the area and talking to the
17 folks that I represent, and that's throughout my
18 district, but particularly up here, people have a
19 concern with the height and density and the
20 transportation negative impacts and open space
21 negative impacts that this project will have. It
22 is a refrain that I hear from everybody, even for
23 the most part if their very much in favor of
24 affordable housing, they still have concerns about
25 this. And it is my hope that CPCR will in the

1
2 coming days significantly address those concerns,
3 because that is the voice that I am hearing from
4 the community that I represent.

5 SUSAN POLLACK: I appreciate that,
6 I understand you're representing your community, I
7 really do look forward in the coming days to
8 engaging in a dialogue with you. Thank you very
9 much for all your questions.

10 COUNCIL MEMBER LEVIN: Thank you.

11 CHAIRPERSON WEPRIN: Thank you,
12 Council Member Levin. I'd like to turn now to
13 Council Member Diana Reyna who is a member of the
14 subcommittee, as well as representing the
15 neighboring district.

16 COUNCIL MEMBER REYNA: Thank you so
17 much, Mr. Chair. I just wanted to take a moment
18 to thank our community for being present and vocal
19 on this very important matter. I wanted to also
20 just comment to my colleague that I look forward
21 to working with him on two very important issues
22 that he's raised here time and time again, the
23 issue on transportation, as well as the open space
24 factors.

25 These are issues since I was a

1
2 child in Williamsburg that we have been dealing
3 with and in the course of time we have seen
4 improvements and it's a value to continue to have
5 these dialogues not just with a single rezoning,
6 but ongoing dialogue with the MTA, as well as the
7 Department of Transportation and Parks and
8 Recreation. At the moment there is an open space
9 project that I know our community and my
10 constituency have been working with Open Space
11 Alliance with and I hope that we can continue to
12 receive support from you, Council Member Steve
13 Levin.

14 The matter as far as the new Domino
15 Sugar is concerned and the issues of
16 transportation, you've mentioned that the issues
17 of transportation, you will continue, to as a
18 private developer, a non-profit developer, to be
19 able to see to it that as you produce the
20 population necessary, that you will look and
21 continue to look at how to address those issues
22 working in collaborations with different agencies.

23 SUSAN POLLACK: Yes, we certainly
24 hope to. We have a commitment to making the
25 community a livable place both for people who move

1
2 onto the new Domino site as well as existing
3 residents. As I've mentioned, the parcels will be
4 phased in over time and we expect to be monitoring
5 the use of the transportation system and any
6 impacts from the new population as the development
7 proceeds.

8 COUNCIL MEMBER REYNA: And I just
9 want to make note and for the record express to
10 CPC the interest our community has to be consulted
11 with as these decisions are being made. Part of
12 the problem with the Department of Transportation
13 in an early onset of transportation mitigation
14 issues concerning bike lanes versus vehicular
15 traffic created very unnecessary high tensions
16 and, as you can see, part of your EIS study within
17 a half a mile, more than 50% of my constituency
18 are affected by this project. Now I can look at
19 this one of two ways: does it affect us
20 negatively or does it affect us positively, and I
21 want to reference very important figures in
22 relation to my assessment concerning this project.

23 [Off mic]

24 [Pause]

25 COUNCIL MEMBER REYNA: And I don't

1
2 know if CPC has taken into account the American
3 Community Survey, which over the course of three
4 years was conducted to assist in collaborating
5 with the census, and if you want to answer yes or
6 no, please....

7 LINH DO: Yes, we've looked into
8 using ACS on a number of our data inputs for the
9 EIS.

10 COUNCIL MEMBER REYNA: Thank you
11 very much. I want to just point out a very
12 important figure, in 2000, CB1 had a total
13 population of 160,000 people; in 2008, CB1 had a
14 population of 147,000 people, a loss of 14,000
15 people, a loss. So when we talk about density, is
16 this exacerbating a population overload in your
17 opinion? Are we increasing the population where
18 there is an adverse effect considering that we've
19 had a loss of 14,000 people?

20 LINH DO: No.

21 CHAIRPERSON WEPRIN: This is Ms.
22 Do--

23 LINH DO: I'm sorry.

24 CHAIRPERSON WEPRIN: --just make
25 sure to state your name--

1
2 LINH DO: I'm sorry.

3 CHAIRPERSON WEPRIN: --as you
4 speak.

5 LINH DO: This is Linh Do, I would
6 say that it's not because historically this area
7 of Williamsburg has been much denser at the turn
8 of the century and so on, so over time there have
9 been migrations of population in and out, yes.

10 COUNCIL MEMBER REYNA: I also just
11 want to point out part of the support that as far
12 as the map is concerned and the EIS study half
13 mile area that was taken into consideration within
14 my district, the area that it is affected most is
15 within the 34th District, the issues of affordable
16 housing and how it affects traditionally Latino
17 community. In 2000, CB1 had 60,000 Latinos, in
18 2008, CB1 has 38,000 Latinos, rapidly declining,
19 rapidly declining. Do you believe that the loss
20 of 22,000 Latinos will be replaced if an
21 opportunity can--or even worse, if an opportunity
22 does not present itself for affordable housing,
23 how does the affordable housing give an
24 opportunity to the Latino community to continue to
25 preserve its presence in Community Board 1? Can

1
2 you run the course of what percentage have been
3 set aside for Community Board 1, what the process
4 will be to encourage participation of Community
5 Board 1 residents?

6 SUSAN POLLACK: Susan Pollack.

7 Yes, we're aware of the issue of the diminishing
8 population in the Latino community and we have
9 worked with various Latino organizations within
10 the community over the past number of years
11 specifically in an effort to design our affordable
12 housing program so that it meets the needs of that
13 community, who has primarily been affected by
14 increasing development in the area. I think, as
15 you know, 50% of the units that we are providing
16 the affordable housing units are reserved for
17 Community Board 1, that is a stated fact. So 330
18 units will be able to be won in the lottery only
19 by residents of Community Board 1, the other three
20 330 units will be available to residents of the
21 city citywide, but Community Board 1 residents are
22 certainly invited and will be encouraged to
23 participate in those lotteries as well.

24 Over the years we've had many
25 conversations with housing groups in the area to

1
2 discuss how we will help people, not only be
3 notified of these lotteries when the time comes
4 for each parcel to be opened with its affordable
5 housing component, but also to be helped along in
6 the effort to improve their credit, improve their
7 paperwork trail so that when the lottery takes
8 place they will be the best candidates possible to
9 win at that lottery.

10 COUNCIL MEMBER REYNA: And as far
11 as the marketing of these units, what is your
12 process as far as community preservation
13 consultants?

14 SUSAN POLLACK: The process is
15 exactly the process that the city, through its
16 Housing Preservation and Development Department
17 mandates. We don't control the process, it is a
18 city mandated process and we will follow it to the
19 letter of the law and the spirit of the law.

20 COUNCIL MEMBER REYNA: And part of
21 the criticism with previous land use matters in
22 CB1 was the lack of marketing perhaps in a very
23 bilingual, dual language effort.

24 SUSAN POLLACK: Right, I think
25 that's part of the concerns we've heard mentioned

1
2 again from the community as we've talked to people
3 over the years and we will absolutely engage in a
4 bilingual process so that, again, residents of the
5 community who live there now and who will be
6 impacted, we hope favorably by the project, will
7 be able to participate.

8 COUNCIL MEMBER REYNA: And there
9 was a--it's unfortunate because the generations to
10 follow the immigrant families that have
11 traditionally lived in the Southside of
12 Williamsburg or perhaps even Greenpoint as well
13 just don't find opportunities for their children
14 or their grandchildren as young urban
15 professionals and so your affordable homeownership
16 or market rate, can you just share with us--

17 SUSAN POLLACK: [Interposing] Yeah,
18 that's actually something that came as a surprise
19 to us when we began talking to local community
20 groups and affordable housing advocates in the
21 community five years ago, affordable homeownership
22 was not one of the components we had anticipated
23 offering. We didn't recognize an issue that is
24 really of extreme concern to people who have grown
25 up in this community, and this probably is true in

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2 other neighborhoods of the city as well, and that
3 is that for people who have grown up in this
4 community whose entire family network is there,
5 but who have succeeded in the American dream to
6 the extent that their incomes surpass what would
7 make them eligible for the normal affordable
8 housing opportunities, but still do not earn
9 enough to purchase market rate units in the area,
10 we would need to devise an affordable home
11 ownership program that met their income levels.

12 And so we've set aside with community
13 encouragement 150 units of the affordable housing
14 program to be affordable homeownership and then we
15 will model it after the New York City Partnership
16 program, which seeks to offer their units
17 affordable to families earning up to 130% AMI so
18 that for those families who have surpassed perhaps
19 what their parents had dreamed for them, they will
20 still be able to stay in the community and raise
21 their children there.

22 COUNCIL MEMBER REYNA: I do look
23 forward to seeing that possible, but at the moment
24 I fear that development that is not inclusive will
25 continue to exacerbate what I see occurring over

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2 the last decade, perhaps even two decades, where
3 we have the closest school near CPC is P.S. 84, is
4 it not?

5 SUSAN POLLACK: Yes, it is.

6 COUNCIL MEMBER REYNA: And the
7 current enrollment is 553, the capacity is 1027.
8 The next closest school would be P.S. 19, 678 and
9 the capacity is 737 and the surrounding community
10 reflects its school and there is a proposed school
11 in Domino Sugar according to the Department of
12 Education, this is not say that the school is
13 necessary, that's correct?

14 SUSAN POLLACK: That is correct,
15 right now nobody from us to the Department of
16 Education and the School Construction Authority
17 envisions that a school is necessary in the Domino
18 site specifically for the reasons you mention.
19 The overall utilization in the district is at
20 about 50% or lower. The concern, however, is that
21 as our development proceeds, along with all the
22 other developments that have been proposed or
23 dreamed of for the Williamsburg community, which
24 include 32 projects that we analyzed, were all
25 those projects to be built out in full, the local

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2 schools would at that point be overcapacity and in
3 order to provide for a need that may arise during
4 the course of our development we have agreed to
5 set aside 100,000 square feet in the refinery
6 building for a school, and SCA and the Department
7 of Education will be able to determine whether or
8 not that need has arisen as we proceed with the
9 various phases of the project. But you are 100%
10 correct that right now there does not appear to be
11 such a need.

12 COUNCIL MEMBER REYNA: And as far
13 as the original plans of new Domino, was a school
14 part of what was designed on the project?

15 SUSAN POLLACK: It was not part of
16 our original project, no--

17 [Crosstalk]

18 COUNCIL MEMBER REYNA:
19 [Interposing] So that would be one of the
20 components that have changed over the course of
21 six years.

22 SUSAN POLLACK: Yes, absolutely
23 right.

24 COUNCIL MEMBER REYNA: In addition
25 to that, I believe landmarking was not an

1 original--

2 SUSAN POLLACK: No--

3 COUNCIL MEMBER REYNA: --piece--

4 SUSAN POLLACK: --definitely not,
5 no, we had intended to preserve at least one of
6 the structures on the property, recognizing the
7 importance of this site to Brooklyn's industrial
8 heritage, but that structure was not the refinery
9 site because the refinery is located on the
10 largest of the parcels of the site. We had hoped
11 to provide quite a number of new units, including
12 a significant amount of affordable housing units
13 on that site, but the voices of preservation
14 sought the preservation of the refinery building,
15 we agreed to work together with those voices and
16 we came up with a plan that included the refinery,
17 but it involved our, honestly, completely
18 rechanging the architectural design and the full
19 massing of the site of the project on the site.

20 COUNCIL MEMBER REYNA: And for the
21 record, I know--I want to just, my final point,
22 share with my colleagues as far as the commercial
23 portion, I have been interested in dealing with
24 what is right now a crisis of illegal hotels in my
25

1
2 district and as we speak of jobs, what is to be
3 during construction and post-construction, that we
4 are able to see the space and square footage that
5 will best and most provide the maximum potential
6 to create jobs, and local job hiring. And so I
7 want to express, again, for the record, my
8 interest in dealing with what is now a crisis in
9 discussing further the potential of the use for
10 the commercial space, and it's my understanding
11 that that has also been reduced.

12 SUSAN POLLACK: Yes, at the City
13 Planning Commission, the office component of the
14 site was reduced in height on the three modules
15 that were office related from 300 feet to 250
16 feet, from 240 to 160, and from 200 to 130, I
17 believe, so that is a loss of height on the
18 commercial component.

19 We do continue to believe that our
20 project will offer, in addition to the
21 construction jobs that will be offered, which we
22 estimate to be about 350 jobs a year over the 10-
23 year construction period, we think the project
24 will bring over 1,000 permanent jobs to the
25 community, and we have reached an agreement with

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2 32BJ so that people working in the building in the
3 building services trade will be able to become
4 members of the 32BJ Union, although they don't
5 need to be members of that union currently. We
6 have great hopes that we will be able to encourage
7 residents of the community to apply for the jobs
8 in the building services trades in the buildings
9 as they build them and they will then become
10 members of the union.

11 We do understand the interest in
12 the hotel, we studied it as an alternative in the
13 EIS which will obviate the need for us to have to
14 complete another full EIS should we be able to
15 entertain one in the future. The market around
16 hotel development right now is not strong but
17 should the market change in the future, we would
18 certainly consider putting a hotel into the
19 project.

20 COUNCIL MEMBER REYNA: I do
21 appreciate the ongoing dialogue concerning this
22 issue, making certain that we monitor what is now
23 to be a crisis to me due to the fact that the
24 potential of affordable housing are now a part of
25 a network for illegal hotels, so we're losing our

1
2 affordable housing units upland because landlords
3 are conspiring with illegal hotel use.

4 SUSAN POLLACK: I see.

5 COUNCIL MEMBER REYNA: And so
6 further exacerbating what is the greater
7 population of the area to be the premiere
8 preserved affordable housing stock, and in the
9 meantime this project in jeopardy will only
10 compound the situation. And so I want to thank
11 CPC for its ongoing dialogue, it's tremendous
12 amount of community outreach, and I wholeheartedly
13 believe that this project is reaching and meeting
14 the needs of our community, as long as it gets
15 built properly. Thank you very much.

16 SUSAN POLLACK: Thank you very
17 much.

18 [Applause]

19 CHAIRPERSON WEPRIN: Thank you,
20 Council Member Reyna. Ladies and gentlemen, thank
21 you, I was almost going to compliment you all on
22 how good everybody's been, and I understand the
23 emotional aspect of this, but if we could try to
24 not to have the applauses or any other reactions.
25 But thank you, Council Member Reyna. Two other

1
2 members of the panel have quick questions and then
3 we'll try to move it along. Council Member
4 Lappin, no relation to Mike Lappin, at least I
5 don't think so.

6 COUNCIL MEMBER LAPPIN: No.

7 CHAIRPERSON WEPRIN: No relation.

8 COUNCIL MEMBER LAPPIN: This mic
9 working? No relation, although I get asked all
10 the time.

11 So thank you, Mr. Chair. I wanted
12 to be brief and start by saying when I chaired the
13 Landmarks Committee of the Land Use Committee we
14 had this project come before us on the landmarking
15 piece and, not speaking to the density or the
16 height, but just to the aesthetic look and to the
17 preservation quality of this project, I wanted to
18 thank--

19 COUNCIL MEMBER COMRIE: Quiet,
20 please. Quiet, please, so she can be heard. The
21 mic's a little low.

22 COUNCIL MEMBER LAPPIN: Yeah, this
23 mic is a little low [off mic].

24 COUNCIL MEMBER COMRIE: The mic's a
25 little low, just the sound--

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[Pause]

COUNCIL MEMBER COMRIE: Mine is no better actually.

COUNCIL MEMBER LAPPIN: Okay.

Anyway, I wanted to thank you because, as you mentioned when you started out this project, you weren't being faced with the designation and certainly not of the magnitude that we upheld in the Council, but I did believe it was important, as you did, to preserve this site as best as we can and to adaptively reuse it and that's what we're seeking to do.

So I very much like the look of it, I think it captures the history of the factory, but certainly adaptively reuses it in a positive way. And we had a lot of talk about the sign, and I love that sign, I think it's--and you know, I love that sign, I think it's a big part of when you think of the Domino site, you think of that sign, and it's really to me an important thing to preserve. And you know I felt strongly about that and you are keeping it and that means a lot to me and so I'm very grateful for that and I wanted to thank you.

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2 And my only question was about the
3 park space, you mentioned that it will be deeded
4 over to the City's Parks Department. Who will
5 maintain it, will there be a fund developed for
6 maintenance?

7 SUSAN POLLACK: Susan Pollack.
8 Thank you very much for your comments about the
9 refinery, I do remember your input and your
10 enthusiasm about the project. We do think we've
11 come up with a great plan for it and it really is
12 the centerpiece of the site and I think it's a
13 great thing to add to the borough and the
14 neighborhood.

15 As far as the open space is
16 concerned, it will be deeded over to the
17 Department of Parks and Recreation and it will be
18 maintained by a specially designated fund for that
19 space that will be funded by the private owners,
20 the market rate owners on the site. So the
21 affordable housing units have no obligation to
22 maintain the open space but all the market rate
23 uses do.

24 COUNCIL MEMBER LAPPIN: And that
25 will go into an escrow fund or how will it--

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[Crosstalk]

SUSAN POLLACK: [Interposing] It goes into a special fund that is operated by the Open Space Alliance, who works with the New York City Department of Parks and Recreation and, again, the funds that are raised on the site are specifically designated for the park land at Domino and no other Brooklyn parks.

COUNCIL MEMBER LAPPIN: And are they raised once at the outset or they're--

SUSAN POLLACK: [Interposing] No--

COUNCIL MEMBER LAPPIN: --they're paid into continually.

SUSAN POLLACK: Exactly, it's an annual charge that is collected along with the common charges for everybody on the site. So it's collected monthly and based on an annual maintenance dollar amount with an escrow on top of that to cover additional costs as the development proceeds.

COUNCIL MEMBER LAPPIN: Thank you.

SUSAN POLLACK: Thank you.

CHAIRPERSON WEPRIN: Thank you.

The chair of the Land Use Committee, Council

1
2 Member Comrie.

3 COUNCIL MEMBER COMRIE: Thank you,
4 I know it's been an interesting morning for you,
5 I'm going to try to be succinct, my first
6 questions are going to deal with the impact of the
7 shadows on the upland properties. Can you give us
8 an estimate on what the impact of the shadows
9 would be on the upland properties and the impacts
10 of that and how is that mitigated or addressed by
11 the City Planning Commission?

12 LINH DO: It's Linh Do speaking.
13 Our EIS identified sun-sensitive resources in the
14 surrounding neighborhood and we studied the shadow
15 impacts on those resources, such as Grand Ferry
16 Park, and a number of other open spaces.

17 With respect to the shadows on Kent
18 Avenue and the surrounding areas, in the morning
19 the proposed building shadows would fall primarily
20 on the west, so that's the East River, and really
21 the shadows of our buildings wouldn't really reach
22 across Kent Avenue until the late afternoon at any
23 time of the year. And additionally, we would note
24 that, while the buildings may be tall and would
25 cast shadows on the surrounding areas, there are

1 parts that are upland where there are adjacent
2 buildings that already cast existing shadows as
3 well. So basically there is minimal effects on
4 Kent--
5

6 [Crosstalk]

7 COUNCIL MEMBER COMRIE:

8 [Interposing] And this was done based on modeling
9 or just the--how was this assessed, through
10 modeling?

11 LINH DO: Yes, we do 3D modeling,
12 putting in all of the buildings that are existing,
13 future, and our proposed project on top of that.

14 COUNCIL MEMBER COMRIE: And you
15 talked about traffic mitigation, was there
16 something to deal with the impact of opening up
17 Kent Avenue so that it would be available for more
18 traffic flow and getting rid of that ridiculous
19 bike lane that is blocking traffic now, has that
20 been part of your long-term planning, working with
21 DOT to talk about that?

22 SUSAN POLLACK: This is Susan
23 Pollack. No, we have not engaged in conversations
24 with getting rid of a bike lane, ridiculous or
25 otherwise.

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2 COUNCIL MEMBER COMRIE: I would
3 hope that that would be part of your long-term
4 conversation. What makes this project more viable
5 than the other 35 projects that you talked about
6 that are not viable? Can you talk about the
7 ability of CPC Resources to actually deliver the
8 project in this market that people are not doing
9 development or how are you going to obtain
10 financing over the next year and when is your
11 project start date, when is your project end date?

12 SUSAN POLLACK: I just want to
13 correct, if I said that the other projects are not
14 viable, I didn't mean to imply that they're not
15 viable, I just was commenting that they haven't
16 been built yet.

17 COUNCIL MEMBER COMRIE: They're not
18 being built 'cause--

19 SUSAN POLLACK: [Interposing]
20 They're not being built yet--

21 [Crosstalk]

22 COUNCIL MEMBER COMRIE: --they
23 can't get finance, they can't get money.

24 SUSAN POLLACK: Right, our--

25 COUNCIL MEMBER COMRIE: So what are

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you guys going to do to--

SUSAN POLLACK: [Interposing] I should have spoken earlier about the phasing, I apologize. The project as it stands now includes an upland lot which is across Kent Avenue and it includes five parcels along the water. We are intending on beginning with the upland parcel, we have always made a commitment to the community that on that parcel we will provide 50% of the units as affordable housing because we have a deep and abiding interest in bringing as many affordable housing units to the community as soon as possible. That site is significantly easier for us to begin development on because it does not require any demolition or wharf rebuilding or permitting from DEC and the Army Corps of Engineers, it is currently basically a vacant lot, it was used by Domino as a parking lot.

Interestingly, in this current economic climate, affordable housing is easier to build and finance than market rate housing, particularly if you have engaged with the Department of Housing, Preservation and Development in a conversation about subsidies

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2 available for the development and we have in fact
3 done that. We are not expecting any subsidies
4 beyond the standard subsidies that HPD provides
5 for projects providing affordable housing at the
6 income levels that we're providing and we believe
7 that we'll be able to get that project off the
8 ground because of CPC's long track record in
9 developing affordable housing projects.

10 COUNCIL MEMBER COMRIE: I have a
11 lot of other questions, but I'm told we are
12 limited on time, it's after 12 o'clock already, so
13 I'll just make a couple of statements.

14 I hope that CPC Resources as part
15 of its plan will make sure that there is more
16 diversity in the training of young people in that
17 area that want to be architects, that want to be
18 city planners, that would like to have a seat at
19 this table. I'm a little disappointed at the fact
20 that they are not--I would hope that during the
21 rest of the presentation today that there are
22 people that are going to be coming that will talk
23 about their desire to be a major part of this
24 project at every level. And I hope that whatever
25 the end of the project is and I hope that there is

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2 some final negotiation to allow this project to
3 happen that CPC will commit to ensure that people
4 from the Williamsburg Greenpoint affected area and
5 throughout the entire city for that matter, a
6 major point and major part of the ability to be
7 part of city planning, to be future architects, to
8 be future designers, and to ensure that we can
9 have diversity throughout the entire project, not
10 just on the union end, which I think is
11 commendable, not just on the 32BJ end, which is a
12 standard now, but throughout the administration of
13 this entire project. Thank you. Thank you, Mr.
14 Chair.

15 CHAIRPERSON WEPRIN: Great, thank
16 you very much. We also have one last question
17 from Council Member Levin and then...

18 COUNCIL MEMBER LEVIN: I'll keep it
19 short. I just want to for the record get this out
20 there, 660 units of affordable housing, correct?
21 How many units of luxury housing will there be in
22 this project?

23 SUSAN POLLACK: There will be 1,540
24 units of market rate housing on the site.

25 COUNCIL MEMBER LEVIN: Thank you.

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2 CHAIRPERSON WEPRIN: Thank you very
3 much. I'd like to thank this panel, I understand
4 you'll be sticking around to hear much of the
5 testimony and we appreciate that as you do that
6 today.

7 We now have with us, we're honored
8 to have the chair of the Housing Committee of the
9 New York State Assembly, who I know has to get to
10 Albany so we are going to allow Assembly member
11 Vito Lopez, who is here who represents in the
12 assembly, not this district, but the neighboring
13 district and I know he had some comments that he
14 wanted to get on the record and then we'll get--so
15 Assemblyman Lopez, if you'll come up to the front.
16 I know you're a shy person and need to be invited
17 up. We are delighted to have you here today,
18 Assemblyman Lopez, you could just choose a seat at
19 the table and then state your name for the record
20 and the floor will be yours. [Pause] And if we
21 could have some quiet please in the Chamber, it's
22 just a little loud.

23 [Long pause]

24 VITO LOPEZ: Good morning. Nice to
25 see you, Councilman Weprin. My name is Vito

1
2 Lopez, I am an Assemblyman and the chair of the
3 New York State Housing Committee. I've dedicated
4 my life to affordable housing and probably helped
5 in one way or another to build 8 or 10,000 units
6 of affordable housing, principally in North
7 Brooklyn. And I'm proud to work with many of the
8 people up in the City Council.

9 Today is an interesting day and
10 your committee plays a valuable role. In Albany,
11 we don't have as those particular committee
12 structures and maybe we should copy from the City
13 Council. I know that you're happy doing what
14 you're doing and I know that you do a great job.

15 We're talking about here, we have a
16 lot of people here asking about affordable housing
17 and they want it. I think that they should get
18 not 660, not 800, they should get 2,200 and 2,400.
19 And no one should dispute that. There's somehow a
20 game and a lot of deceit that's going on.

21 In the last two years there's been
22 four or five projects that have brought in over
23 15,000 people--Schaefer site, Rose Plaza, Rose
24 Gardens, The Edge--and when people quote
25 statistics of 60,000 to 38,000 Hispanics, as you

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2 bring in these developments you're not addressing
3 the needs of the Latinos that live there, you are
4 not, you're addressing the needs, as was stated at
5 the end, you're bringing in three or four times
6 the amount of people that are high-end
7 individuals, these people don't live and don't
8 come from Williamsburg, we're accommodating luxury
9 development.

10 This has caused Williamsburg to
11 have one of the fastest growing number of homeless
12 people. This is not the typical homeless
13 population that we're talking about, not the
14 people that are unemployed, we have pensioners and
15 senior citizens that are systematically being
16 displaced by the massive gentrification.

17 Williamsburg is the hottest
18 neighborhood--there's enormous profit here and
19 what we really need to do is realize that there
20 are \$400 million worth of profit on this project.
21 So what we should do is make this project and
22 develop it with 800 affordable housing units, cut
23 back on the profit margin, build it not as high,
24 build it as high as the other developments--The
25 Edge is 30 stories, Schaefer is 26 stories, those

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2 particular projects and Rose Plaza is 29 stories,
3 we're going over to 40.

4 For the last four years every
5 attempt to have a dialogue with CPC--and was
6 correct, CPC, the profit-making company; CPC, the
7 conglomerate of banks; CPC, who's in partners with
8 a luxury developer, all right, CPC, that has
9 probably more lobbyists and more consultants in
10 this room than I know people in this room. And
11 that's great and it's America and things like that
12 could happen, but there's a motivation behind it.

13 Look at what's happening in the
14 communities that I represent: systematic changes
15 and displacement of people. There are people here
16 crying out for affordable housing and at the end
17 of the day, with 50% community preference, maybe
18 300 of them will go into a lottery and hope and
19 pray that some of them will get it, and I hope
20 that more of them get it. And if I had the
21 ability, I would it kill the whole project and
22 build 2,000 units of affordable housing, all
23 right, and that's what needs to be done.

24 [Applause]

25 CHAIRPERSON WEPRIN: Okay, if we

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2 could please try to limit those outbursts, we're
3 now even, so let's stop there.

4 VITO LOPEZ: The question before
5 your Committee is--and I know that you take it
6 seriously--is to move on this project responsibly,
7 not to meet the agenda of somebody that wants to
8 make an enormous profit. Every member of the City
9 Council--and I know it because it's in the State
10 Assembly, not all of us, but we all have the
11 results of gentrification and the massive movement
12 of new people into our communities. We cannot aid
13 and abet that, we cannot give support for that
14 under the guise that there will be a certain
15 number of units.

16 Williamsburg is at a turning point.
17 If we allow this project and the next one or two
18 projects to come as Rose Plaza was allowed, what
19 will happen is, without major changes, you will
20 create a Gold Coast, a Gold Coast. And I remember
21 when everyone said, Vito, the answer to Schaefer,
22 we're going to have a ferry that goes to
23 Manhattan, it doesn't work, there's no ferry there
24 after three months.

25 There needs to be--this developer

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2 makes enough profit and other developments that
3 gone through the City Council before your tenure
4 has mandated that transportation be provided. A
5 bus or buses should be there taking people three
6 miles over the Williamsburg Bridge and leave them
7 at 14th Street and then pick them up and take them
8 back. Why? Because we have the B39 bus that we
9 don't know what's going to happen to, we have M
10 train thinking about cutting back services.

11 Whoever did this study should get
12 on the train line, should get on the subway, you
13 should get on that subway. You have to wait two
14 cars to get on the subway. Most people in
15 Williamsburg go backwards, they go to the end of
16 the line to get on it.

17 We're going to add 7,000 people and
18 they're not going to fly to Manhattan, they're
19 going to use the subway and it's 15 blocks.
20 Someone said 15 minute walk in the rain, in the
21 snow, it's a half an hour. If you're elderly
22 you'll never get there. And this altruistic group
23 of people that really has to look at its profit
24 margin, I pray and hope that you look at that
25 issue. It's too big, and it has to be brought

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2 down.

3 Two, I believe it has to have
4 prevailing wage. You know, the question is will
5 they do a hotel or not, but we're rezoning it and
6 they may be able to do it. There should be
7 covenants on the school, and if there's a
8 supermarket built there, 'cause they're not saying
9 whether they will, that should be union wage, and
10 it should be prevailing trade workers.

11 I fought hard in Albany a number of
12 years ago with the rezoning to mandate 32BJ
13 workers as part of the Williamsburg-Greenpoint
14 zoning, I'm proud of that accomplishment working
15 with them to do that, but something has to give.

16 This developer principally cannot
17 function on profit margin. All right, they say
18 they're not going to--they need to bring it down,
19 increase the affordability and when they talk
20 about DHCR tax credits in 202, I'm willing to work
21 with other colleagues to even get them more
22 subsidies and then maybe we can bring it from 660
23 to 800 to 1,000 units of affordable housing. So
24 the people that live there--

25 [Applause]

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2 SERGEANT-AT-ARMS: Keep it down,
3 please.

4 VITO LOPEZ: --will stay there.

5 The irony here and what's going on,
6 what's going on outside and what's going on a
7 little bit here is that we're selling 1,600 or
8 1,700 market rate luxury houses, luxury houses for
9 300 possibly for the community residents, they may
10 never get it. But you've done this three times
11 before, it can't continue in Williamsburg.

12 You ought talk to the city, talk to
13 your Social Service person, they will tell you
14 that Williamsburg and Bushwick has the fastest
15 growing population going into the shelters, all
16 right? And the reason is they can't afford the
17 ramifications of this massive gentrification. You
18 are going to help and I know that's not your
19 intention--you're going to destroy this community.

20 I pray that as local political
21 representatives you would not want massive luxury
22 development in your district. I don't think you
23 would, all right, and I'm hoping when you make the
24 decision that this particular group, who has not
25 yet compromised, not an inch, they have not

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2 compromised, and I know the process here, they
3 need to have a dialogue and what they need to do
4 is do responsible development and allow people the
5 opportunity, the opportunity to have affordable
6 housing.

7 CHAIRPERSON WEPRIN: Thank you very
8 much, Assemblyman Lopez. I don't believe the
9 panel has any questions or comments. We want to
10 thank you very much for coming down here today.

11 [Off mic]

12 CHAIRPERSON WEPRIN: Oh, see and
13 you may inspire another one if you do that.

14 [Off mic]

15 CHAIRPERSON WEPRIN: Okay, one
16 quick question from Council Member Levin.

17 COUNCIL MEMBER LEVIN: Assemblyman,
18 what were the heights that you would like to see
19 at this development?

20 VITO LOPEZ: Well I believe if you
21 look at the contextual--you know, Williamsburg
22 Community Board rezoned more than half of
23 Williamsburg to make it contextual six to eight,
24 they left the waterfront somehow out of that plan,
25 six to eight stories. Since the average

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2 developments, and you could set a precedent here,
3 at the height of 28, I have some reservations
4 about that, but then that would be consistent with
5 Rose Plaza, Schaefer, and The Edge. Why do we
6 have to do more?

7 Now I know the answer to that
8 question: 'cause the higher you go, the more
9 profit you make, the height is where the money is.
10 But I don't know if it's my obligation or yours to
11 add profit to a developer, all right? And a
12 developer that's representative of the banking
13 industry. I just don't think that right now
14 that's what I would do. I would fight for the
15 poor people and the working-class people, increase
16 the number of affordable housing units, bring the
17 development down, and make sure transportation is
18 provided.

19 Just imagine on a rainy day or
20 snowy day, nobody will leave the Williamsburg
21 community, other on that proposed ferry line, all
22 right, that will be going nowhere. It is absurd,
23 and please do me a favor, look at this closely and
24 fight for the working person, fight for the people
25 that gave up a day to be here and are dreaming

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2 about an apartment, not the people that are going
3 to be paying \$1 million if they're buying an
4 apartment or 6,000 a month rent. We don't need to
5 help those people, they know how to do it
6 themselves.

7 [Crosstalk]

8 CHAIRPERSON WEPRIN: I didn't feel
9 an elbow on my left side, so I am going to thank
10 you again for coming here, Vito, we really do
11 appreciate you coming down, we appreciate all the
12 great work you've done for housing for all of us
13 in New York State. I want to remind you to drive
14 carefully as you go to Albany, and if you would do
15 me a favor and say hello to the Starbucks staff at
16 the Sloatsburg rest area, okay?

17 VITO LOPEZ: I will try to make--

18 CHAIRPERSON WEPRIN: For me.

19 VITO LOPEZ: --sure we bring more
20 money down to the City Council and to the city.

21 CHAIRPERSON WEPRIN: Well as soon
22 as you can please, thank you.

23 So here's the way it's going to
24 work from here on in, we have a very large stack
25 of people speaking, we're going to call our next

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2 panel up in a few seconds. I just want to remind
3 you of your options here today, we do have a lot
4 of people who are testifying in favor and opposed
5 to this project. We also have a number of people
6 who have done something, they've come, they are
7 not testifying, they've either submitted testimony
8 or merely have filled out a card to have their
9 name read out loud for the record that they are
10 opposed--this group is opposed to the project, we
11 do that for in favor of the project. And I know
12 you're all very busy people and this is going to
13 drag on a long time and it's already gone longer
14 than you may have anticipated, so you're always
15 welcome to come when your name is called, and
16 everyone's name will be called, to say I don't
17 need to testify, either your point may have been
18 made already or anything else.

19 Not that I'm trying to encourage
20 such behavior, but in order to show you how
21 committed I am to this, I'm going to read the
22 names quickly of the people who have agreed not to
23 testify, but wanted to have their names read into
24 the record.

25 In opposition, this pile happens to

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2 be, so that was Gregory Barsamian, Mary Ziegler,
3 Mike Strickbell, Vanessa Carito, Maggie Grady,
4 Rosie Mendoza, Yvette Perez, Maria Suarez, Jose
5 Zapata, Ishmael Feliciano, Rachel Fuentes, Sonja
6 Rivera, Maritsa Davia, Lagos Calazo, Julio
7 Rodriguez, Maria--read that last name.

8 FEMALE VOICE: No, it's illegible.

9 CHAIRPERSON WEPRIN: Maria--I'm
10 sorry, I can't read the last name, from White
11 Street, and another one that's tough to read, it
12 looks like Pedro Ramos, okay, also a [off mic].

13 So you're welcome to do that when
14 your name is called. We are now going to call a
15 panel in favor of the project. And because there
16 are so many people, and I know this is difficult,
17 but we're going to put a two-minute clock on
18 everyone, if they could please try to limit your
19 remarks as you're thinking about what you're going
20 to say to two minutes, this way we can hear from
21 everyone. Our job here is to listen to the
22 community, listen to anyone who has an opinion on
23 this, and try to make an informed decision, so if
24 you can try to keep it short.

25 So with that in mind, the two-

1
2 minute clock, I'd like to call up our first panel
3 in favor, Elsie McCabe Thompson, who is here;
4 former Manhattan Borough President, C. Virginia
5 Fields. We're going to do a panel of four and one
6 after another--six, panel of six, okay.

7 [Off mic]

8 FEMALE VOICE: Go ahead, go ahead.

9 [Off mic]

10 CHAIRPERSON WEPRIN: Okay, I'm
11 sorry, all right, Evelyn Cruz, I think it's
12 Evelyn, Carol Lamberg, Jerilyn Perine, and Donald
13 Elliott, if those people could come up. We'll go
14 in order, if you could just say your name again
15 for the record, and we're going to try to limit
16 you to two minutes. I apologize to our former
17 colleague here in the City Council and former
18 Manhattan Borough President for limiting, but it's
19 good to see you and if you could please start,
20 Madam Borough President.

21 C. VIRGINIA FIELDS: Thank you,
22 wow, you got more powerful since I've been here.
23 Let me say that during my tenure as a member of
24 this very esteemed body I had the privilege and
25 the pleasure to serve as a member of the Land Use

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2 Committee and to chair the Subcommittee on
3 Permits, Disposition, and Concession. And
4 certainly as president of the borough of
5 Manhattan, among my many duties and
6 responsibilities was that of land use. So I know
7 the many challenges that you face and the issues
8 that must be addressed in a process such as this.

9 But there were two lessons that I
10 learned that I'd just like to speak to briefly.
11 One is to make sure that one understands the
12 impact of a proposed project, not only in terms of
13 the residents, businesses, but also the city. And
14 second to know about the development team, know
15 something about the track record as it relates to
16 commitment.

17 And I would say certainly the first
18 panel made the case in terms of value; value as
19 far as affordable housing; value for access to
20 open space, the waterfront, that in over 150 years
21 residents in the community have not had access to
22 at least four acres of the waterfront, which would
23 be made available through this project; value in
24 terms of preserving the historic part of the
25 refinery building. I think all of those factors

1
2 must be taken into consideration, and certainly
3 the jobs. Jobs not only for the construction, but
4 the permanent jobs, and that leads to the second
5 point.

6 This is a company, a developer that
7 has made clear its commitment, not only in terms
8 of going through this process, but afterwards,
9 because so often we would see developers make
10 commitments and once the job starts, the community
11 members do not get the jobs, they do not get the
12 construction jobs, they do not get the permanent
13 jobs. But I am well aware of history and the
14 track record and the commitment of this company
15 not only here in New York City, but in other parts
16 of the country where I know of their work.

17 So when we look at the value and we
18 look at the track record, I would encourage this
19 Committee certainly to do due diligence, do your
20 work, but ultimately I hope that you will support
21 this project because of the value it brings to the
22 city, to the people, and for improving the quality
23 of life. Thank you.

24 CHAIRPERSON WEPRIN: Thank you, Ms.
25 Fields--

2 C. VIRGINIA FIELDS: [Interposing]

3 And I apologize that I do have to leave, but thank
4 you.

5 CHAIRPERSON WEPRIN: Thank you, Ms.
6 Fields. Ms. McCabe Thompson, thank you for being
7 here.

8 ELSIE MCCABE THOMPSON: Hi, I'm the
9 President of the Museum for African Art, we're the
10 folks who are construction on 110th and Fifth
11 Avenue.

12 When we're talking about CPC
13 Resources, it is CPC Resources that made the
14 Museum for African Art possible. We're 27 years
15 old, but we came to a fork in the road where we
16 had an option to buy a piece of land to build the
17 new museum on and the one group that stepped
18 forward was CPC, thanks to Mike Lappin and CPC,
19 to loan us the money to help build the museum, to
20 buy the land. We've since paid them off but, had
21 we not been able to do that, the museum wasn't
22 going to exist, it wasn't going to be able to move
23 forward with its project.

24 So if there's something to be said
25 about the character of an institution, look at

1
2 their track record. Our continued viability as a
3 construction project was made possible by CPC and
4 CPCR.

5 I also wear a couple other hats, I
6 sit on a couple school boards, I also sit on the
7 Board of the National Recreation Foundation where
8 I've been for well over a decade.

9 This project has so many things
10 going for it, so many things that the community
11 has requested, and they have seen their request
12 made realized in this project. It not only has
13 art and art spaces, space for a school once that
14 becomes necessary, a supermarket, it includes
15 historic preservation, it has 30% affordable
16 housing, and it has open spaces.

17 A comment about open spaces. If
18 you want to provide useful outlets for our
19 children, for our seniors--I'll wrap up in two
20 seconds--not all open space is created equally and
21 one of the reasons why this community space will
22 remain in perpetuity, open space as parkland, is
23 because it will be subsidized in perpetuity by the
24 market rate housing, decreasing that decreases the
25 subsidy for it. And open space that becomes

1
2 derelict or not well maintained, it eventually
3 becomes not well used and it has the opposite
4 effect, it becomes an eyesore, it becomes a place
5 where all the social pathologies of any community
6 start to coalesce around.

7 This is an amazing project, and in
8 all projects something's got to give. I'm not
9 sure what can give to make this a reality but my
10 hope is that nothing gives and least of all open
11 space for the community where it is so desperately
12 needed. Thank you so much.

13 CHAIRPERSON WEPRIN: Thank you very
14 much, Ms. McCabe Thompson. And we'll just keep
15 going down the panel, make sure to state your
16 name.

17 EVELYN CRUZ: Good morning, my name
18 is Evelyn Cruz and I'm here representing
19 Congresswoman Nydia Velazquez.

20 I'm going to read a brief
21 statement. As an advocate for sustainable
22 development, affordable housing, open space, and
23 local jobs, I support the revitalization of the
24 underutilized waterfront area in the Southside
25 community.

1
2 As presented, CPC proposes a
3 sustainable design plan to develop housing, a
4 quarter-mile public waterfront esplanade, and
5 thousands feet of retail, commercial, and
6 community space on its 11.2 acre site within the
7 next 10 years.

8 While I remain troubled by the
9 city's limited zoning policy and its failure to
10 develop a Comprehensive Traffic Study Plan prior
11 to and join the rezoning process of Williamsburg
12 and Greenpoint, CPC is making a concerted effort
13 to expand upon the city's adopted Zoning and
14 Inclusionary Housing program, it offers a great
15 mix of views from residential to recreational,
16 light industrial, commercial, and community space.

17 CPC has been transparent and
18 inclusive with its proposed plan and process, it
19 has engaged the public on issues relating to the
20 project's demand on community resources. In fact,
21 because of the community's desire to preserve the
22 refinery building and the famous Domino Sugar
23 sign, it will add \$50 million to the project for
24 the preservation of both; \$50 million of funding
25 that probably could have contributed to less

1
2 density and more affordable housing.

3 CPC cannot correct the rezoning
4 flaws. The structure flaws that led to the
5 current shortage of affordable housing,
6 transportation issues, and public safety in the
7 area cannot be addressed solely by an individual
8 project or through a piecemeal approach. They
9 encompass public policy at all levels of
10 government.

11 Today, in Community Board 1, we are
12 losing affordable housing, much of it due to a
13 failed housing reform plan. We need to get
14 government to instate rent reform and repeal the
15 vacancy decontrol.

16 I know my time is up, but I want to
17 say that through this rezoning process we have
18 also lost a firehouse company in Community Board
19 1, we have not had a comprehensive study although
20 the community, Community Board 1, has been
21 requesting transportation studies since 2002 in
22 anticipation of the 2005 rezoning. So we do need
23 to take government to a higher level at ensuring
24 that these plans are properly assessed so that we
25 can have better urban planning. But we cannot

1
2 hold any one developer responsible for the
3 rezoning flaws that we are faced with today. So
4 this is a great project--

5 CHAIRPERSON WEPRIN: Thank you.

6 EVELYN CRUZ: --and the
7 Congresswoman supports it.

8 CHAIRPERSON WEPRIN: Thank you very
9 much.

10 [Off mic]

11 CAROL LAMBERG: Oh, I know, this is
12 on? Okay, yeah, I'm good. I'm Carol Lamberg,
13 Executive Director of Settlement Housing Fund
14 which exists to create economically and ethnically
15 diverse affordable housing.

16 Sure, I'd love to see 3,000 units
17 any time, but 660 units of affordable housing,
18 just it would be tragic to lose an opportunity to
19 create something like that when the need is so
20 great, and the park and the things they're doing.

21 I do 50 units here, 80 units there,
22 and it takes just so much money to squeeze out
23 these 60, 80 units everyplace, so 660 is something
24 that just shouldn't be given away lightly.

25 I worked in housing--okay--many,

1
2 many decades, more than I like to admit, and I've
3 seen other projects where nobody would compromise
4 and a large amount of housing got lost because
5 somebody wants something better, and then the site
6 stays vacant another 20 years, and finally, it
7 becomes all luxury. And that's the kind of risk
8 that you would take for losing this kind of
9 housing.

10 Similarly, I've been on record as
11 saying we can do better than the 80/20s we do all
12 over Manhattan where we rent up buildings and you
13 get 100 units and 25,000 applications.

14 So CPC deserves a lot of applause
15 just for having even the 70/30 and you'd need
16 whatever it takes to get affordable housing these
17 days. So it would be tragic to lose the
18 affordable housing. I look forward to the
19 groundbreaking.

20 JERILYN PERINE: Hi, my name is
21 Jerilyn Perine, and I'm the Executive Director of
22 the Citizens Housing and Planning Council. I
23 served in city government between 1978 and 2004,
24 including 18 years at the Department of Housing
25 Preservation and Development where I built housing

1
2 for the homeless, helped to preserve the city's
3 interim stock, which was abandoned by the private
4 sector in the seventies and eighties, and finally
5 as Commissioner, where I was the author of Mayor
6 Bloomberg's original New Housing Marketplace Plan.

7 I'd like to emphasize three reasons
8 for my support of this project. First, with its
9 long-term scale and focus, it requires an
10 experienced team. CPC's commitment to the city's
11 ongoing need for affordable housing has been well
12 established since 1978 when the private sector and
13 their investment in our neighborhoods all but
14 disappeared.

15 Second, the transformation of our
16 derelict industrial landscape must continue to be
17 a priority for zoning and land use decisions.
18 Areas that met the needs of our old industrial
19 economy are now critical to meet the needs for
20 housing and jobs in the 21st century.
21 Redeveloping this site will help to continue that
22 effort.

23 The third reason to support it is
24 the inclusion of 660 affordable units, which is
25 extraordinarily rare for a single project. It

1
2 exceeds the requirements of both the current
3 Williamsburg rezoning and the newly revised 421A
4 tax exemption programs, and it reaches lower
5 household incomes.

6 The city is projecting our
7 population will increase by a million people over
8 the next two decades. How will we make room for
9 them? Surely a project that comes before you with
10 a significant commitment to housing affordability,
11 the opportunity to expand open space on our
12 waterfront, the inclusion of space for new retail
13 and community facilities such as a new school
14 should be encouraged and improved. Thank you.

15 DONALD ELLIOT: My name is Donald
16 Elliott, I speak as a private citizen today,
17 although I have served as Chairman of the Planning
18 Commission during Mayor Lindsay's tenure, and I've
19 been involved in city affairs, as well as a
20 resident of Brooklyn Heights for 40 years.

21 The issue I wish to speak to today
22 is the quality of CPC as the ultimate developer of
23 this site. This is a complicated, very important,
24 very exciting project, but its ultimate success is
25 going to depend on the ability and tenacity of the

1
2 developer. And CPC, I was around at the beginning
3 and have watched the work and worked with them
4 from time to time, and they have a brilliant track
5 record, they are thoughtful, competent
6 organization and they give the real chance that
7 this project is going to be produced as it is
8 proposed.

9 So I rise to urge you to approve
10 this project, it has gone through all of the
11 preliminary procedures which are necessary and it
12 is one that we are all going to be very proud of.

13 CHAIRPERSON WEPRIN: I want to
14 thank this distinguished panel. Is there any
15 questions comments for this panel? Mr. Levin has
16 a comment or question.

17 COUNCIL MEMBER LEVIN: I have a
18 question, very simple question, yes or no question
19 for each of you. The Community Board's number one
20 recommendation and something that I've heard as
21 the representative of the area from neighbors and
22 neighboring residents time and time again is that
23 the density and the height of the development is
24 too much for--as proposed, too much for the
25 neighborhood to bear. And what I'm asking is if

1
2 in fact that height and density could be brought
3 down and the affordable housing maintained, if in
4 fact that is the case, would you support a
5 reduction in height and density, if in fact that
6 were the case, that the project remains viable,
7 the number of affordable units remain the same,
8 and the height and density is brought down, would
9 you support something like that? Yes or no.

10 ELSIE MCCABE THOMPSON: It's not a
11 simple yes or no. To reduce the number of the
12 total number of units, which means reducing the
13 number of market rate units, then you start
14 putting at risk things like the open spaces which
15 are subsidized by the market rate units. Reduce
16 them, unless you reduce the entire project as a
17 whole, the ratio counts, 80/20 is usually the
18 standard, here it's 70/30. And if you want to
19 maintain open spaces, if you want to maintain all
20 the public uses, the public facilities, the art
21 spaces, the supermarket, the school, what gives?
22 I don't see it. I would say if you want a yes or
23 no, no. I mean, I think you need it all. I would
24 support the project--

25 [Crosstalk]

1
2 ELSIE MCCABE THOMPSON: --sorry,
3 wrong answer, I would support it only as is.

4 CHAIRPERSON WEPRIN: And that was
5 Elsie McCabe Thompson. And in the future, if
6 anyone--

7 ELSIE MCCABE THOMPSON: Yes--

8 [Crosstalk]

9 CHAIRPERSON WEPRIN: --does speak--
10 'cause this is going to get transcribed later into
11 print so we won't be able to distinguish voices,
12 so we want to know who it is who's speaking when
13 that happens in the future.

14 EVELYN CRUZ: I too agree, it's not
15 a yes or no answer, of course--

16 CHAIRPERSON WEPRIN: [Interposing]
17 And you are?

18 EVELYN CRUZ: My name is Evelyn
19 Cruz--

20 CHAIRPERSON WEPRIN: Thank you, Ms.
21 Cruz.

22 EVELYN CRUZ: --my name is Evelyn
23 Cruz. Yeah, I do agree, it's not a yes or no
24 answer. I mean, we will love to see 800 units,
25 Steve, we will love to--I mean, Councilman, we

1
2 will love to see 800 units, we will love to see
3 1,000 units, but I guess they have to look at the
4 ratio. And I know you've made a lot of reference
5 to Schaefer Landing in previous hearings and we
6 will love--I mean, I think it would be great if
7 this development could get the same subsidies that
8 Schaefer Landing did because if it does then we
9 could have a lower scale project for sure. So my
10 answer is a yes or no.

11 COUNCIL MEMBER LEVIN: But if I
12 could rephrase my question, I'm not going to make
13 you guys go back and answer but if--

14 EVELYN CRUZ: I need to run, I'm
15 sorry.

16 COUNCIL MEMBER LEVIN: Sure, those
17 concerns that I've been hearing from those
18 neighbors, are those, in your mind, legitimate
19 concerns?

20 CAROL LAMBERG: Carol Lamberg. I
21 went over this at my staff meeting. You got the
22 wrong person, I love high-rise, my staff wanted to
23 kill me so--

24 COUNCIL MEMBER LEVIN: Fair enough.

25 CAROL LAMBERG: --but it is what it

1
2 is.

3 JERILYN PERINE: I'm Jerilyn
4 Perine. Are people's concerns legitimate? Of
5 course they are, but, you know, every individual
6 person doesn't get to make every decision about
7 their neighborhood and there are citywide
8 concerns. So you would require a massive infusion
9 of public funds that I don't think is feasible.
10 And as the person who actually initiated the
11 Schaefer project, it had that kind of massive
12 public subsidy. The City of New York pay for all
13 the demolition, City of New York paid for all the
14 initial environmental review, the City of New York
15 did all of the initial land use review and
16 approvals, put it through a rezoning process, and
17 only then, that was even before the actual
18 subsidies for the affordable units, that was just
19 to make the site buildable.

20 So I don't think in this climate
21 there's an opportunity for the City to commit a
22 massive, massive infusion of public funds, and in
23 fact attracting private money is a pretty good
24 idea.

25 ELSIE MCCABE THOMPSON: If I can

1
2 add since I've already went over my allotment--

3 CHAIRPERSON WEPRIN: And--

4 ELSIE MCCABE THOMPSON: --Elsie
5 McCabe Thompson, sorry. Bear in mind there's a
6 huge need for affordable housing in the city, no
7 one disputes that and anyone who does is mistaken,
8 but one project can't bear all of it or a
9 disproportionate share. If one bears too much,
10 then you lose the retail mix that comes with an
11 economic--that comes with economic diversity. You
12 don't end up with the nice supermarket where many
13 times fruits and vegetables are a better quality
14 and equal to lower price; you end up with, you
15 know, a--well I don't want to call it shlaw
16 [phonetic], but you end up without the quality of
17 services that low income communities need and
18 should be able to command but often don't because
19 the government subsidies aren't there anymore. I
20 know Vito and I adore him, I have a lot of respect
21 for him, but he said, well I'm going to work to
22 get more public subsidy from Albany--from where?
23 I mean Albany doesn't have money to balance its
24 own budget. It's a great idea.

25 COUNCIL MEMBER LEVIN: Ms. McCabe

1
2 Thompson, nobody's asking for this development to
3 bear the burdens of everybody else, we're asking
4 for every development that comes in front of the
5 Land Use Committee for a rezoning, and that's why
6 three months ago when Rose Plaza came, they did
7 30% and they did it within the zoning framework of
8 2005 and that's a fact, with all due respect.

9 DONALD ELLIOT: Donald Elliot. I
10 don't believe there's any chance that you're going
11 to get the massive subsidies that would be
12 necessary to change the mix of this project. If
13 CPC came back with a smaller project that it
14 supported, I would support it.

15 COUNCIL MEMBER LEVIN: Thank you.

16 CHAIRPERSON WEPRIN: Thank you very
17 much. Before I get to the next question--wait one
18 second--I want to acknowledge that Council Member
19 Dan Garodnick has joined us, a member of the
20 subcommittee and now I'd like to call on Council
21 Member Reyna, who has a question.

22 COUNCIL MEMBER REYNA: Thank you so
23 much. I just wanted to focus very narrow point
24 that the affordability is in perpetuity affordable
25 units, without the market rate that too would be

1
2 in jeopardy. And as a former Commissioner,
3 Commissioner Perine, you'll always be a
4 commissioner in my eyes, as far as your expertise
5 having served the City of New York, these types of
6 project on the waterfront are viable concerning
7 their height in relation to the in perpetuity
8 affordable units existing.

9 JERILYN PERINE: Well right,
10 because the only government subsidized permanently
11 affordable program that exists in the United
12 States of America is public housing and a new unit
13 of public housing has not been built since 1981.
14 So to be able to get permanent affordability is an
15 extraordinary commitment, it's definitely the wave
16 of the future of how on the City side how HPD is
17 trying to structure subsidies going forward,
18 certainly this is a big piece of it. But it
19 doesn't come out of thin air and you do need the
20 market rate to help address that burden. And the
21 height, I mean, again, I'm kind of with Carol on
22 the height issue, I mean our old industrial
23 waterfront is the place to put big tall buildings.

24 COUNCIL MEMBER REYNA: I appreciate
25 your expertise and continue to serve our great

city, Jerilyn.

CHAIRPERSON WEPRIN: All right, I want to thank this distinguished panel, thank you for your time. And we are now going to move up to the next panel, this panel will be in opposition, I will call five names to come up: Maria Vieira, Helen Mitchell, Peter Bassett, David Brody, and Tom Pritchard.

And in the meantime, I have some more names of people who are not going to testify, but have wanted their name read for the record. In favor, people might've had to leave or for other reasons: The Reverend Miramo Cisco, close enough, Paula Almonte, Jackie Melendez, thank you, all in favor by the way.

And in opposition, the following people will not be testifying but were here: Linda Minucci, State Democratic Committee, Warren Cohen, Ian McTaggart, Sarah Thornton, Dialese Fuller, Sullivan Walsh, opposed, Kristin Couchat, apologize for the names, Nate Schreiber, and that's it for this list.

Again, if you want to join that list, we're always happy to add you.

Now again would each of the members of this panel and they speak please state your name. And I remind you if we do get to a question and answer part, if you speak, please state your name before you answer your question. This gentleman will start.

PETER BASSETT: Hello, my name is Peter Bassett and I appreciate the time to speak.

This project that the Community Preservation Corporation proposes is going to overwhelm our resources in the neighborhood. Community preservation is a very interesting name, the Webster dictionary defines the word preservation as a verb that means to maintain something in its original or existing state. I look at this model right here, I don't see preservation.

It's simple math, 2,200 new apartments, 6,000 new residents, 2,500 more peak time subway riders. Ever been trying to get on the L train at 9 o'clock in the morning? That's self-preservation.

The traffic congestion and noise caused by years of construction on this project

1
2 will make Williamsburg an unbearable place to
3 live. Height issues, density issues,
4 transportation issues. The representatives from
5 the Community Preservation Corporation are very
6 good at putting a spin on the fact that in every
7 sense of the word this project is grossly
8 irresponsible.

9 In the beginning of this Committee
10 meeting we heard some of the structural engineers
11 and the historical preservation people talking
12 about the difficulties that it's going to be, but
13 I don't know, whenever I buy a used car I look
14 under the hood before I buy the car. Basically,
15 they bought the Domino Sugar factory with the
16 specific intent to rezone it and they stand to
17 make a tremendous amount of money doing so at the
18 expense of the community. This is a wolf painted
19 to look like a sheep. A community is built over
20 time, it's not manufactured. Thank you.

21 CHAIRPERSON WEPRIN: I appreciate
22 that. And if we could try to keep within the time
23 limits, I realize two minutes is a short period of
24 time, but I appreciate your cutting it short and
25 if you put all the good stuff up front, thank you.

1
2 DAVID BRODY: Hello, my name is
3 David Brody, I've been a resident of the Southside
4 Williamsburg for over 20 years, I was born and
5 raised in Brooklyn. I'm just going to read this.

6 Promises of affordable housing
7 sound great and I'm all for affordable housing,
8 which is why I'm against this project as it
9 stands.

10 How much affordable housing has
11 been or ever will be built at Atlantic Yards? In
12 fact, if CPCR gets its wish list to build an upper
13 Eastside scaled megaproject in a low density
14 neighborhood of longtime residents, housing will
15 become less and less affordable. The working and
16 middle-class neighbors of the proposed project
17 will find their jobs gone, their apartments
18 demolished, and gentrification victorious on a
19 scale beyond anyone but a Wall Street hedge fund
20 manager's worst nightmare.

21 CPCR is playing a shell game, the
22 same shell game perfected by the Atlantic Yards
23 developers. They promise so-called affordable
24 housing, do backroom deals with groups that have
25 no connection with the neighborhood to run

1
2 political cover, and expect lawmakers to roll
3 over. Atlantic Yards succeeded by this cynical
4 strategy, achieving the theft of private property
5 and public amenity known as eminent domain. They
6 got everything they wanted with no obligation to
7 honor their promises and, indeed, they did not
8 honor those promises--surprise, surprise.

9 A neighborhood's quality of life
10 belongs to everyone who lives there and to the
11 city around it. To give those amenities away with
12 ever spiraling out of control rezoning is exactly
13 equivalent to seizure of property by eminent
14 domain. The theft of what belongs to everyone for
15 the profit of a few is what we are talking about
16 today, that is, the theft of our legally zoned
17 rights to quality of life, air and light, and
18 reasonable density. Understand this, CPCR is
19 trying to steal things that belong to the
20 residents of the neighborhood and the city at
21 large for their own profit.

22 Zone limits on height and density
23 are in place to protect our neighborhood's very
24 existence. The city has no right to give these
25 amenities away to a for-profit entity, even one

1
2 hiding behind nonprofit shell corporations. These
3 amenities belong to us and our vital to our
4 neighborhood survival. One more sentence. No
5 member of this body can pretend to be naïve about
6 how this shell game is played and what is at
7 stake--the shell game is politics as usual and
8 what is at stake is the future of the city. Thank
9 you.

10 CHAIRPERSON WEPRIN: Thank you.

11 Ms. Mitchell, one second, we've been joined by
12 Council Member Joel Rivera from the Bronx. Thank
13 you.

14 HELEN MITCHELL: Hello, my name is
15 Helen Mitchell and I've been a Williamsburg
16 resident for almost a decade.

17 I had many points on here which
18 have already been discussed so I'm not going to
19 repeat everyone else, but some of the things that
20 I think ought to be pointed out haven't been
21 mentioned that this very, very large height,
22 almost, from what I understand, larger than the
23 Empire State building, will block so much of the
24 sunlight in huge areas and create shear wind
25 tunnels, especially around the Grand Ferry Park

1
2 and all the surrounding neighborhoods, which is
3 where I live. The shadow and wind effects will
4 therefore give a negative aspects on the plantings
5 and the people around the neighborhood.

6 Also something which I don't think
7 has been mentioned is 100 feet away from CPCR's
8 north walls is the NYPA power plants and it took
9 local residents to point out that its stack is
10 only 100 feet high and that CPCR has planned a 100
11 foot tower there. So therefore, all the occupants
12 that are at 100 feet or above would receive heated
13 emissions containing sulfur dioxide, nitrous
14 oxides, and other pollutants through their open
15 windows and that can't be good for anybody.

16 None of this is good and it's not
17 good city planning. This project is 21% over
18 zoning guidelines and this project should be
19 rethought and redesigned and brought to a human
20 scale, somewhere where we could all like to live.
21 Thank you for your time.

22 CHAIRPERSON WEPRIN: Thank you, Ms.
23 Mitchell. Next speaker, Ms. Vieira.

24 MARIA VIEIRA: Hi, my name is Maria
25 Vieira [phonetic] and I'm a resident of Schaefer,

1
2 a development on the Kent Avenue waterfront just
3 four blocks away from the Domino site.

4 As a resident of the area directly
5 impacted by this project I urge the Committee to
6 vote no on the Domino project proposal unless the
7 height is reduced substantially and there is a
8 remedy on the negative infrastructure impacts.

9 We all want affordable housing, I'm
10 a beneficiary of this opportunity, however, I'm
11 against the height and density proposed by this
12 plan as it will negatively impact the residents
13 and businesses in the surrounding area. Parking
14 that is already scarce will be virtually
15 nonexistent with an added 2,200 families on those
16 blocks. Traffic is already a problem during rush
17 hours with trucks and school buses that back up
18 the streets as they use Kent Avenue as a conduit
19 from the BQE to Greenpoint and other parts of
20 Williamsburg. More people, more cars, more
21 traffic. DOT's solutions to the existing problems
22 have been a bust. If this proposal is approved,
23 what other chaos awaits us?

24 Transit is already difficult with
25 trains that are crowded and slow. As the volume

1
2 of riders increases, so will the delays and
3 overcrowding with more and more individuals using
4 a mass transit system that has no alleviating plan
5 of action in sight. In general, the
6 infrastructure of the community will be even more
7 burdened if a project of this size is developed.

8 As a resident of Schaefer, I am
9 definitely not against affordable housing, but
10 this proposal is too big and too tall. We will
11 all suffer as a result of this primarily luxury
12 development. Please consider the voices of the
13 people who live there, as I do, and vote no.
14 Thanks for your time and this opportunity.

15 TOM PRITCHARD: My name is Tom
16 Pritchard, I'm a resident of Southside
17 Williamsburg, and also on the Board of the Open
18 Space Alliance.

19 My real concern is about open space
20 and we all know that the south side of
21 Williamsburg is the most egregiously served area
22 for open space--I think we have two tiny, little
23 parks, one which has a baseball field in it.
24 There is an opportunity here and it's something
25 that Ms. Reyna brought up and several other people

1
2 have brought up before and that is that the
3 Williamsburg Bridge Park possibility just south of
4 the bridge could add significantly to the open
5 space that is provided by this whole development.
6 And I think that this has been on the table for
7 now three or four years, it has gotten favorable
8 response, and this is the time to consider this
9 one piece of land which is owned by the city, it's
10 the only park that we can possibly have there,
11 everything else is owned by private developers.
12 So this is a chance to really make--if this
13 project is going to go through, and it will go
14 through in some form or another, is to address
15 that open space issue and create a park that will
16 help serve Southside Williamsburg. Thank you.

17 CHAIRPERSON WEPRIN: Well I want to
18 thank this panel for sharing your opinions, it's
19 very important to us. I understand as much fun as
20 this is, you probably have other things you could
21 have been doing today and we do appreciate you
22 coming down. Thank you very much.

23 HELEN MITCHELL: Thank you.

24 DAVID BRODY: Thank you.

25 CHAIRPERSON WEPRIN: The next panel

1
2 will be a panel in favor of the project: Esteban
3 Duran, Eugenia Maldonado, John Tynan, Ric Bell,
4 and Tom Fox.

5 And these two names are not going
6 to be testifying, but they wanted their names read
7 into the record, Lou Faculo, who's here in favor
8 of it and not speaking, and James Mallory, who's
9 here in opposition but will not be speaking.

10 MALE VOICE: I know Lou Faculo.

11 [Off mic]

12 MALE VOICE: Yeah.

13 SERGEANT-AT-ARMS: Thank you.

14 [Off mic]

15 CHAIRPERSON WEPRIN: Please start,
16 again, state your name for the record.

17 ESTEBAN DURAN: My name is Esteban
18 Duran, thank you, Chair Avella and members of the
19 Committee, it's a pleasure to be here before you.

20 [Crosstalk]

21 ESTEBAN DURAN: I've been a member
22 of Community Board 1 for the last five years and I
23 was one of the 12 members who voted in favor of
24 the new Domino. And I just want to say that I
25 live nine blocks from this new development, the

1
2 new Domino, and I do not have access in the
3 Southside, where I was born and raised, and I do
4 not have access to the waterfront and this
5 development, this project will actually provide a
6 stunning view of the Williamsburg Bridge that has
7 been neglected for over 100 years, we haven't been
8 able to access it. And we have to go actually to
9 the north side of the community in order to view
10 the waterfront. And I think that the stunning
11 views that it's going to provide is an important
12 factor in this because right now as it currently
13 stands the new Domino is a dilapidated structure,
14 it's a remnant of the old industrial era. And I
15 actually would like to have seen for the stories
16 not be preserved, the actual refinery because that
17 possibly could have lead to lower costs and maybe
18 even more affordable housing.

19 But as it stands now, CPC has put
20 together an incredible project and, you know what,
21 they've met with the community for over four years
22 and seen what we wanted out of this development.
23 So we wanted affordable housing, 660 units;
24 community facility space, 100,000 square feet
25 they're offering; we wanted open space;

1
2 homeownership opportunity; it's all there, so this
3 is a great project.

4 Now I just want to thank
5 Assemblyman Lopez for also coming here earlier
6 because he spoke about gentrification and that's a
7 very important issue. However, I think it's very
8 disingenuous to say that this project is going to
9 aid gentrification more than the last 30 years of
10 current practices, such as vacancy decontrol, that
11 have pervaded New York State, and also the fact
12 that there's been a lot of tax abated projects
13 that were negligent when it came time to the
14 actual affordable housing components of it.

15 So please I'm for this favor and I
16 hope that you do approve it because of the many
17 benefits it has.

18 [Off mic]

19 JOHN TYNAN: My name is John Tynan,
20 I'm the Director of Housing for Brooklyn Catholic
21 Charities and I'm speaking on behalf of Monsignor
22 LoPinto, the vicar of Catholic Charities.

23 On behalf of Catholic Charities of
24 Brooklyn and Queens I am writing to seek your
25 support of the plan proposed by CPC Resources for

1
2 the reuse of the Domino site. We believe that the
3 plan offers the best for the community in terms of
4 affordability, preservation, and open space. We
5 also know from first-hand experience that CPC
6 Resources is deeply committed to responsible
7 community development and to creating high
8 quality, affordable housing.

9 As a social service provider,
10 Catholic Charities has been part of the
11 Williamsburg community for over 100 years. Our
12 community-based services include head start, child
13 care, residential services for developmentally
14 disabled, senior luncheon programs, family
15 housing, supportive housing for the formerly
16 homeless, and for persons with HIV/AIDS, case
17 management, and counseling for families. Through
18 these programs and in working together with local
19 parishes we see families, seniors, and individuals
20 who struggle every day to make ends meet. Those
21 struggles have been dramatically amplified by the
22 pressure placed on these families by landlords
23 seeking to raise rents. The plan for affordable
24 housing presented by CPC Resources for Domino
25 demonstrates a true sensitivity and responsiveness

1
2 to the needs of low and middle-income residents of
3 Williamsburg. It is also a unique opportunity to
4 help address the affordable housing crisis. Your
5 support is essential to the realization of this
6 plan. Thank you.

7 [Off mic]

8 LUIS GARDEN ACOSTA: My name is
9 Luis Garden Acosta, I am Founder and President of
10 El Puente, good afternoon.

11 I am here proud to represent the
12 2,000 members of El Puente, headquartered, like
13 the new Domino, in the Southside of Williamsburg.
14 I am here also as a neighbor who will have to deal
15 with a 40-story building just two short blocks
16 away. Those of us who have lived for a long time
17 in the Southside would never have believed that my
18 community, once known as the killing fields, would
19 become just three decades later the playground of
20 poisonous profiteers who would leave despair and
21 broken neighbors in its wake.

22 We support the new Domino, not
23 because we are in love with Manhattan-like
24 buildings, but because we believe in Brooklyn. As
25 an integrated community of classes and colors,

1
2 because the new Domino respects the community's
3 right to access our waterfront, to enjoy what will
4 become the Southside's largest green open space,
5 because we acknowledge the respectful recess
6 design that doesn't interfere with the integrity
7 of our upland community, and because 660
8 affordable units represents the largest affordable
9 housing project in the modern history of the
10 Southside. Simply put, the new Domino is the last
11 best hope to mirror a community that greeted my
12 father from the Dominican Republic, my mother and
13 aunts from Puerto Rico. The last best hope for an
14 open community that is a bridge and El Puente for
15 all.

16 RIC BELL: My name is Ric Bell, I'm
17 an architect and Executive Director of the
18 American Institute of Architects New York Chapter,
19 thank you for the opportunity to testify here
20 today.

21 On behalf of the AIA and its nearly
22 5,000 architect and affiliate members based here
23 in Manhattan, although I'm a Brooklynite
24 originally, it is my pleasure to testify in
25 support of the current application. We urge the

1
2 Committee and the entire City Council to vote for
3 the redevelopment of the former Domino Sugar site
4 along with the landmark refinery complex.

5 There are four compelling reasons
6 we suggest that this support is merited. First,
7 the Domino refinery is an icon of the Brooklyn
8 waterfront and the proposal respects the scale and
9 industrial strength of the existing refinery
10 building.

11 Second, for the first time in 100
12 years, the street grade and the sightlines to the
13 waterfront will be restored and access to the
14 waterfront will be open to the public.

15 Third, the addition of over four
16 acres of new public landscape parks and an
17 esplanade stretching five blocks on the waterfront
18 is extremely beneficial.

19 And lastly, affordable housing, as
20 has been said repeatedly, is urgently needed in
21 this neighborhood and citywide.

22 We note that the new buildings are
23 designed to allow the massing to match the scale
24 of the relatively low rise existing neighborhood
25 along Kent Avenue while stepping up to slender

1
2 towers on the waterfront. The use of glass at the
3 upper levels of the towers helps the buildings
4 blend into the streetscape by accentuating the
5 masonry below. Varying the façades and heights of
6 the buildings breaks up the bulk of each block and
7 reflects the neighborhood character.

8 We echo some of the concerns
9 previously expressed by others that public transit
10 needs much more concerted attention and study, but
11 in conclusion, we strongly urge the Committee to
12 approve these applications for this important and
13 necessary project. Thank you.

14 CHAIRPERSON WEPRIN: Thank you.
15 Mr. Levin has a question. Again, when you answer
16 the question, please state your name.

17 COUNCIL MEMBER LEVIN: I'm just
18 going to repeat the question that I asked the
19 previous panel. If in fact this development can
20 maintain the same number of affordable units while
21 decreasing the height and density, that's been a
22 concern that I have heard repeatedly from
23 community residents throughout the Southside,
24 Northside, waterfront, upland, first off in
25 Community Board officially. My question is do

1
2 you, first, yes or no, do you find that that claim
3 has merit; and secondly, if in fact the same
4 number for Williams can be maintained and open
5 space, etc., would you then support a decrease in
6 height and density? Thank you.

7 JOHN TYNAN: [Off mic] Do you want
8 me to go first?

9 CHAIRPERSON WEPRIN: State your
10 name.

11 JOHN TYNAN: John Tynan, Catholic
12 Charities [off mic]. I don't really know enough
13 about the density issues, I mean, I know what's
14 going on, but I want to say that I do think that,
15 of course, even more affordable housing units is
16 better from Catholic Charities point of view, and
17 I think that's from a lot of points of view.

18 However, I do think one thing I
19 would say is that I find that we've worked as
20 partners with CPC Resources in different
21 developments throughout our diocese in Brooklyn
22 and Queens, I know many of the people who work at
23 CPC Resources over the years, when they worked at
24 HPD, I find them totally committed to
25 affordability and I think they're responsible

1
2 developers. So I would be prone to support their
3 abilities to dialogue with you about the issues of
4 density and height.

5 COUNCIL MEMBER LEVIN: Thank you,
6 Mr. Tynan.

7 CHAIRPERSON WEPRIN: You don't all
8 have to feel obligated to answer, just--

9 LUIS GARDEN ACOSTA: Yeah, sure.

10 CHAIRPERSON WEPRIN: --but if you'd
11 like--

12 LUIS GARDEN ACOSTA: I'd be happy--

13 COUNCIL MEMBER LEVIN: If we could
14 keep it short, there are two yes or no questions.

15 LUIS GARDEN ACOSTA: Yeah, I'd be
16 happy to answer. If the project, if your plan can
17 provide the same 660 affordable permanently
18 affordable units, the same open space, the same
19 commercial office space, in fact, the same aspects
20 of the plan, we would have to be crazy not to want
21 lower buildings. Absolutely. But you know, where
22 have you been? We've been waiting for such a
23 plan. From day one when CPCR announced its plan,
24 we've been saying, the community's been saying, if
25 anybody's got a better plan that can be given and

supported by neutral urban planners, then why not?

COUNCIL MEMBER LEVIN: Mr. Acosta, I'm not the applicant.

LUIS GARDEN ACOSTA: But the fact is that hasn't happened, and will not happen.

COUNCIL MEMBER LEVIN: Okay. Fair enough, but just to reiterate, if in fact all those things were possible while decreasing the height and the density, you would be in favor.

LUIS GARDEN ACOSTA: If we can have the same community space, again, the same open space--

COUNCIL MEMBER LEVIN: All that stuff.

LUIS GARDEN ACOSTA: --the same commercial space--

COUNCIL MEMBER LEVIN: Yeah.

LUIS GARDEN ACOSTA: --the same 660 permanent affordable housing, if you've got a plan that can guarantee that and we have people like CPC who we trust for all these years in New York City, then we'd be open to looking at it.

COUNCIL MEMBER LEVIN: Sure, okay, great, it's CPC could maybe do it themselves,

1
2 okay, go ahead.

3 RIC BELL: If I might, while I said
4 I'm an architect, I also run the Center for
5 Architecture in Greenwich Village which exhibited
6 this project and it gave us a lot of time to study
7 its parameters. I would maintain, along with
8 Jerilyn Perine, that there's no better place than
9 along the waterfront to build tall buildings. If
10 tall buildings allow for more housing, and more
11 affordable housing in particular, it's much, much
12 better to build those taller buildings along the
13 waterfront and in an industrial waterfront than
14 they would be, say, in the middle of a block five
15 blocks in, in the middle of a residential
16 neighborhood.

17 Yes, there are a lot of people
18 living in very close proximity; yes, transit's an
19 issue, but this is the place to build tall
20 buildings, maximize the amount of affordable
21 housing, and it seems to me that there is no, but
22 if everything were the same, things are not the
23 same, you can't be that hypothetical about it, not
24 in the real world.

25 ESTEBAN DURAN: Chair Weprin, I

1
2 just want to apologize for calling you Chair
3 Avella--

4 CHAIRPERSON WEPRIN: Yeah.

5 ESTEBAN DURAN: --but Tony's a good
6 guy too, so sorry about that.

7 CHAIRPERSON WEPRIN: I was going to
8 let that go, but now that you mention it again.

9 ESTEBAN DURAN: Okay, thank you.

10 COUNCIL MEMBER LEVIN: Thank you
11 all very much.

12 CHAIRPERSON WEPRIN: Mr. Duran, I
13 understand you went to our Savior Elementary
14 School along with Council Member Reyna, if you
15 have any stories you want to share later on, you
16 can please send them to my office.

17 ESTEBAN DURAN: That's a Catholic
18 school, I have tons of stories, I'll definitely
19 will tell you some.

20 CHAIRPERSON WEPRIN: I would
21 appreciate that, if you do that, I'll forgive the
22 Avella line. All right, okay, the next panel is
23 going to be in opposition. I'd like to call on
24 Amy Cleary, Laura Treciokas, Nancy Rozelle,
25 Kristin Schaefer, and John Hauser, if they are

here. Those of you are here, come on up.

In the meantime, someone I know who is not going to be here, who is not speaking but did want to testify in favor, Jaclyn Berkowitz, who had to leave.

[Pause]

CHAIRPERSON WEPRIN: ...Person? How many people are actually here on this panel? I'm going to add a name if--I'd like to add Ward Davis to this panel as long as--Dennis, sorry, Ward, and Ward Dennis as well.

FEMALE VOICE: Are you Amy?

[Off mic]

FEMALE VOICE: Scoot down one.

[Off mic]

CHAIRPERSON WEPRIN: Again, make sure to state your name for the record before you speak. And, ladies, you can start as soon as you want.

AMY CLEARY: Good afternoon, my name is Amy Cleary, and I'm here speaking on behalf of Assemblyman Joe Lentol who represents the 50th Assembly District and that district includes the Domino Sugar site.

CHAIRPERSON WEPRIN: [Interposing]

I apologize, Assemblyman Lentol actually was here earlier today, he couldn't stay 'cause he was going to Albany. He's one of my favorite people in the whole world, so I apologize for not giving him the proper acknowledgment for all the great work he does on the community.

AMY CLEARY: Well thank you for that, I will be sure to pass it along. I'll be reading a statement.

For your consideration, I respectfully submit the following comments which are based on my own deep reflection and study of the project, as well as the countless concerned letters, e-mails, and phone calls I received from the community.

We all want affordable housing built in the community. I join you in that desire and will continue to work for it, however, I believe that as we work to accomplish that realization, we must do so in a way that fits our neighborhood's character and well-being.

I believe that this project is simply too high and too dense for our community to

1
2 absorb, even if parts of that are intended to fund
3 the honorable goals of historical preservation. I
4 do not believe it fits the character of our
5 community, nor can this community's infrastructure
6 and services absorb the additional 5,000 plus new
7 residents that will live in a project of this
8 size. I believe that the MTA's public
9 transportation system; other types of transit,
10 including bike, vehicle, and pedestrian traffic;
11 the education system; emergency medical, fire, and
12 police services; social services; sunlight; open
13 space; and a character of the neighborhood would
14 be completely overwhelmed by this plan.

15 While I am thrilled by the
16 affordable housing, nothing has convinced me that
17 this kind of density and height is necessary to
18 pay for it and/or the historical preservation.
19 This kind of project also needs complete
20 transparency before I would begin to consider
21 otherwise. We do not want to create neighborhood-
22 wide overcrowding and tension, rather, I look for
23 a project that addresses our community's needs
24 within the context of its current character,
25 infrastructure, services, and open space, and does

1
2 so with transparency, openness, and community
3 input. Thank you for your consideration of my
4 comments.

5 CHAIRPERSON WEPRIN: Thank you very
6 much, and please thank the Assemblyman as well.

7 LAURA TRECIOKAS: Good afternoon,
8 Council Members, my name is Laura Treciokas, I'm a
9 resident of North Brooklyn just a short five
10 minute bike ride from the proposed Domino
11 development. I am also the co-chair of the
12 Friends of Bushwick Inlet Park, as well as the co-
13 chair of the Community Committee for the Open
14 Space Alliance.

15 I am here this morning to voice my
16 opposition to the Domino development as it stands
17 and to ask you to consider changes that will
18 mitigate its destructive impact on our community.
19 Quite simply, the new Domino will overwhelm us,
20 our infrastructure, our open space, our
21 transportation, and our quality of life.

22 Despite the new space promised by
23 CPCR, the sheer number of people coming to the
24 community will actually lower our ratio of park
25 space by 6%, and if you don't see what's wrong

1
2 with that, I invite you to stop by McCarren Park,
3 the largest park in our community, on any weekend
4 or weeknight and see how tightly packed it gets,
5 this is a park that is literally being loved to
6 death.

7 Here is another invitation to help
8 you understand our plight: Come ride the L train
9 during rush hour and you'll understand what it
10 means to be a human sardine. Now we're being
11 asked to absorb an additional 2,500 riders during
12 rush hour once this development is realized, and
13 our only two local bus lines won't be much help.

14 Please understand that I am
15 absolutely in favor of affordable housing for our
16 community, but I ask that the City Council, if
17 they do approve this massive development, that you
18 consider some changes. First, the rezoning of the
19 site should be limited to the height density
20 outlined in the--excuse me--in the 2005
21 Williamsburg-Greenpoint waterfront rezoning.

22 Second, to offset the overall
23 decline in open space this development will
24 create, the city should deliver on its promise to
25 increase park spaces in our community, like the

1 parcel of land underneath the Williamsburg Bridge.

2
3 Third, our community needs a
4 transportation study and CPCR could and should
5 contribute to this effort. CPCR should also work
6 with the MTA and the Department of Transportation
7 on a rapid transit bus plan.

8 Please ensure that the new Domino
9 is a Domino that works for the entire community.
10 Thank you.

11 [Pause]

12 NANCY REAL: Thank you for this
13 opportunity to speak out against the new Domino
14 project today. My name is Nancy Real and I live a
15 block away from the site.

16 I oppose this project for all the
17 obvious reasons: It's overwhelming height and
18 density; the overcrowding; the 6,000 new residents
19 in a narrow five block stretch will inevitably
20 create; the 6% net decrease in per capita open
21 space; the shadows that will be cast on what
22 little open space we do have, namely Grand Ferry
23 Park; and the strain that 2,500 new rush-hour
24 riders who place upon the already beyond-capacity,
25 L and J-M-Z trains.

1
2 I would also add to those reasons,
3 the sheer recklessness of it all. Reckless
4 because CPCR has no clear transportation plan in
5 place and no independent, unbiased studies have
6 been done to assess the real mayhem that 6,000 new
7 residents will create in that regard.

8 Note the musical chairs that ensued
9 when CPCR was questioned further on this subject.
10 It may be their hope and wish that the MTA will
11 address the inevitable overcrowding, but that's
12 not enough, the MTA is not here to accommodate the
13 hopes and wishes of for-profit developers.

14 Reckless because CPCR has no track
15 record with a project of this scope, not by a long
16 shot. Reckless because CPCR is asking for
17 enormous concessions that flout the 2005 zoning
18 without a compelling reason, and that sets a
19 dangerous precedent for more reckless
20 overdevelopment in Williamsburg. Reckless because
21 a for-profit developer with a nebulous for the
22 people-sounding name, one that isn't even exactly
23 sure if its partner, Isaac Katan, is for-profit or
24 not-for-profit, is asking us to trust them. To
25 restate for the record what Councilman Levin

1
2 clarified, CPC, Community Preservation
3 Corporation, does affordable housing and CPC
4 Resources, the developer on this project, is a
5 separate for-profit entity.

6 Reckless because nobody's forcing
7 CPCR to show their numbers and prove that this
8 overwhelming height and density is even necessary
9 to offset 660 units of affordable housing, 660
10 units is just a carrot they're dangling. Please
11 do not recklessly push this project through, vote
12 no. Thank you.

13 KRISTIN SCHAEFER: Hello, my name
14 is Kristin Schaefer, I'm a homeowner in the
15 Williamsburg area. I can be short, I have a very
16 simple request, please look at this model that
17 they've brought in, that in so many way clearly
18 doesn't fit. For the developer to proudly bring
19 it in shows that they are out of touch with the
20 neighborhood they want to change. Please consider
21 the neighborhood on the other side of these tower
22 walls.

23 COUNCIL MEMBER COMRIE: That was
24 very brief. I want to thank the panel for coming.
25 As Councilman Weprin had to go and be considered

present at another meeting, he'll be back shortly.

What was the last speaker's name, I'm sorry?

KRISTIN SCHAEFER: My name is
Kristin Schaefer.

COUNCIL MEMBER COMRIE: And you
live where?

KRISTIN SCHAEFER: I live in
Williamsburg, I'm a homeowner.

COUNCIL MEMBER COMRIE: Thank you.
Thank you panel.

The next panel that is coming
forward in favor is Cosimo Cavallaro, excuse me if
I mangled your last name; Roland Lewis; Juan
Sebastian Arias; Sylvia Solano; and Rob Solano.
Are they all here?

[Off mic]

COUNCIL MEMBER COMRIE: I don't see
anybody.

[Pause]

COUNCIL MEMBER COMRIE: Okay, just
let them know to come out this way.

[Off mic]

[Pause]

COUNCIL MEMBER COMRIE: ...Can start,

1
2 sir.

3 COSIMO CAVALLARO: Good afternoon,
4 ladies and gentlemen, my name is Cosimo Cavallaro.
5 I live and work and own a building at the corner
6 of South 4 and Kent, and I'd like to let you know
7 that you've been hearing a lot of lies about the
8 opposition.

9 There isn't this traffic.
10 Yesterday, I invited 12 people over to my house
11 and I increased the density by 20%. But what I do
12 have is a lot of junkies at night hitting up
13 heroin, urinating in my doorways, and illegal
14 parking and prostitutes making business. So the
15 Domino Sugar factory as it stands is attracting
16 the worst kind of behavior in my neighborhood.

17 For the people who oppose the
18 height, I'd like to ask them if we can build
19 higher and get more affordable housing, would they
20 do that? Secondly, I'd like to ask Mr. Levin how
21 can he fit more water by shrinking the glass? How
22 is that possible? To fit more water in the glass
23 by shrinking the glass? I'm for making taller
24 buildings and have more affordable housing, that's
25 my point of view. Thank you.

1
2 ROB SOLANO: Good afternoon,
3 Council Members. I'm a lifelong resident of
4 Community Board 1, Williamsburg--

5 COUNCIL MEMBER COMRIE:
6 [Interposing] Please state your name for--

7 ROB SOLANO: [Interposing] I'm
8 sorry, yes, my name is Rob Solano, I'm a lifelong
9 resident of Community Board 1, Williamsburg, I'm
10 an advocate for the waterfront rezonings, I'm a
11 Community Board 1 member, I'm a card holding
12 member of the International Brotherhood of
13 Electrical Workers, Local Union number 3, and I'm
14 proud to say that I'm also the Executive Director
15 for Churches United for Fair Housing, and somehow
16 I have a life [off mic] that somehow it happens.

17 But honestly I am also pleased to
18 be here today because I represent thousands of
19 families in North Brooklyn that struggle every day
20 with the love of marriage of what density,
21 heights, and affordable housing. In our
22 neighborhood, like any other neighborhood, we have
23 to deal with gentrification and we have to deal
24 with what do we do when our families cannot
25 continue to stay there, cannot afford to be there.

1
2 The only reason why the people that
3 live there don't want to be there is because they
4 can't afford to, they will love to stay, they will
5 love to eat the Thai food, they will love to go to
6 the parks, they will love to do everything that
7 everyone has a right to do, and the only thing
8 that's preventing them to do that is to afford it.

9 And affordable housing has been our
10 answer, our main answer to keeping these families
11 there. Everyone that lives in Southside, I will
12 find hard pressed to say that any low or moderate
13 income family that continues to live in Southside
14 is most likely living in some type of affordable
15 housing building, either being Krause, Mitchell
16 Lama's, housing projects. They are there as if it
17 was Noah's Ark and they were in the boat as a
18 tidal wave comes, and the tidal wave will continue
19 to a dome, and it has been there and Noah's Ark
20 and the boat is there. And this is what we need
21 to continue to build is more arks.

22 And the issue that there is this
23 imaginary wave that's coming again, that is going
24 to remove more, if you're going to tell me you're
25 going to get rid of Mitchell Lama's, you're going

1
2 to tell you're going to get rid of Krause and
3 affordable--I'll wrap up, if I may so--if you're
4 going to get rid of the affordable housing that
5 exists, then you are just rocking the boat, but
6 the only way to continue to preserve the people
7 that live there and continue to preserve the way
8 it works is to continue more and building more
9 Noah Arks. You can bring and--

10 COUNCIL MEMBER COMRIE: Thank you.

11 ROB SOLANO: Okay, thank you.

12 COUNCIL MEMBER COMRIE: Thank you,
13 it's just we have a lot of speakers--

14 ROB SOLANO: Sure, absolutely.

15 COUNCIL MEMBER COMRIE: --and we're
16 actually way past--

17 ROB SOLANO: Absolutely.

18 COUNCIL MEMBER COMRIE: Thank you.

19 ROB SOLANO: Absolutely.

20 COUNCIL MEMBER COMRIE: Next.

21 JUAN SEBASTIAN ARIAS: Good
22 afternoon, my name is Juan Sebastian Arias, I am
23 here on behalf of Bill Frey, Senior Vice President
24 in Eastern Region Executive of Enterprise
25 Community Partners who really couldn't be here

1
2 this afternoon.

3 Enterprise is a national innovator
4 in creating affordable homes and revitalizing
5 communities. I appreciate the opportunity to be
6 able to speak to you today in support of the
7 Domino development.

8 For 25 years Enterprise has
9 pioneered neighborhood solutions through public-
10 private partnerships with financial--

11 [Crosstalk]

12 COUNCIL MEMBER COMRIE:

13 [Interposing] I'm sorry, I'm going to ask you to
14 not be repetitive, and if there's something that
15 you want to say specific or that's unique to the
16 project, but to give us background on Enterprise
17 is not germane to the project at hand.

18 JUAN SEBASTIAN ARIAS: All right.

19 COUNCIL MEMBER COMRIE: Not that
20 I'm diminishing the good work of Enterprise, but
21 we just got to move a little faster.

22 JUAN SEBASTIAN ARIAS: No, I
23 understand. So Enterprise commends CPC's
24 commitment to transform the former Domino
25 manufacturing site into a mixed-use development

1
2 with 660 units of affordable housing. Rarely is
3 there an opportunity to develop this quantity of
4 affordable housing units in one development on
5 prime waterfront real estate in New York City.
6 Moreover, at a time when New York families are
7 increasingly cutting their budgets back, the need
8 and demand for decent affordable housing are at
9 their greatest. The proposed Domino site
10 development addresses these community needs
11 directly with this commitment to affordable
12 housing.

13 A stable affordable home creates
14 the opportunity for a family to transition to
15 financial security and to redirect scarce
16 resources to education, healthcare, and other
17 necessities. In neighborhoods that experience
18 rapid market transformation, the ability to
19 maintain significant affordable housing for low
20 income residents is usually very difficult.
21 Fortunately, the new Domino development directly
22 addresses the needs of local residents by setting
23 half of all affordable units exclusively for low
24 income residents in Community Board 1 of Brooklyn.

25 With a total of 660 units, this

1
2 development is a remarkable opportunity to make a
3 positive impact in a neighborhood that has had a
4 significant lack of affordable housing options in
5 recent years.

6 Furthermore, the new development--

7 COUNCIL MEMBER COMRIE: Thank you.

8 JUAN SEBASTIAN ARIAS: Okay, thank
9 you very much.

10 COUNCIL MEMBER COMRIE: Next. Is
11 Roland Lewis here? Did he get back from the
12 restroom?

13 YANA KAPAVA: I'm here to represent
14 Roland Lewis, my name is Yana Kapava and I'm here
15 representing Roland Lewis who is the president of
16 the--

17 COUNCIL MEMBER COMRIE:

18 [Interposing] Well then is Sylvia Solano here?
19 Did I--

20 JUAN SEBASTIAN ARIAS:

21 [Interposing] Yeah, that was the one that was in--
22 she was in the restroom, yes.

23 COUNCIL MEMBER COMRIE: Did she
24 come back yet? All right.

25 JUAN SEBASTIAN ARIAS: I don't see

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her, so--

COUNCIL MEMBER COMRIE:

Technically, did you sign in yourself, ma'am?

YANA KAPAVA: I was told that I was available--

COUNCIL MEMBER COMRIE:

[Interposing] No, we're not allowing substitutions, so are you in favor of the project, is he in favor of the project, yes or no?

YANA KAPAVA: Yes.

COUNCIL MEMBER COMRIE: Thank you.

Next panel. Marie Bueno Wallin from Community Board 1, these people are in opposition, Heather Roslund, Andres from Senator Dilan's office.

[Off mic]

COUNCIL MEMBER COMRIE: Ledesma, Janice Steffen Cole, and Brandon Cole.

[Pause]

SERGEANT-AT-ARMS: [Off mic] outside.

COUNCIL MEMBER COMRIE: And, again, if you're not saying anything brand new, I'm going to cut you off because we still have another 50 speakers to go, it's nothing personal but we're

pressed for time.

[Off mic]

COUNCIL MEMBER COMRIE: So if you're not saying anything new or unique...

HEATHER ROSLUND: You need a copy of what?

COUNCIL MEMBER COMRIE: And I'm going to be listening. Ma'am?

HEATHER ROSLUND: Sorry, thanks. Is this on? Okay. Ready? Good morning, my name is Heather Roslund. I am a resident and business owner in Williamsburg, I'm a member of Community Board 1 and have recently been appointed chair of the Land Use Committee.

The other day I was reading an Op-Ed piece in the June/July issue of the Williamsburg-Greenpoint News and Art submitted by one William Harvey regarding the creation of a North Brooklyn creative economy zone. He cites many of the wildly successful enterprises founded in Williamsburg, such as Brooklyn Brewery, Brooklyn Industries, and Galapagos. Near the end of the statement he cites these innovative businesses and cultural activities are shown to be

1
2 engines of growth and upward valuation essential
3 to healthy local economies.

4 I begin with this for three
5 reasons, one, today and throughout the past months
6 there have been many alternative ideas for this
7 site and, while some may be more viable than
8 others, they're all presented in the spirit of
9 that which has historically made this community an
10 amazingly vibrant place.

11 Two, it resounds with the same
12 essence that created the Williamsburg 197A plan, a
13 plan that provided a blueprint for the community
14 we want: A mixed-use, mixed income neighborhood
15 where residents and manufacturers live, work,
16 create, and thrive together.

17 Three, it reflects the community's
18 position during the 2005 rezoning. And here's a
19 quote from CB1's 30-page response to DCP, "It is a
20 concern that only focuses on this rezoning
21 proposal but exposes an overarching problem that
22 is slowly creeping into many communities
23 throughout New York City, namely, that communities
24 are being disproportionately reorganized rather
25 than equitably revitalized."

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2 We embrace strategies for
3 development that sustain our community and
4 complement its existing qualities. We abhor the
5 wholesale transformation of Williamsburg into a
6 medium density residential neighborhood uniform in
7 building height and bulk.

8 We have stated our vision and our
9 position time and time again, only to fall on deaf
10 ears. Before considering any further private
11 rezonings or proposals we need to take stock of
12 where we are. The city needs to examine the
13 devastation caused by rampant overdevelopment,
14 recognize that we are already overburdened with
15 construction, and acknowledge that the 2005
16 rezoning has not provided us the opportunities to
17 grow into the place we had envisioned. This
18 development is not synonymous with the core values
19 of this community. It is time to once again take
20 a comprehensive view of our future, it is time to
21 go back to the drawing board. Thank you.

22 COUNCIL MEMBER COMRIE: Thank you.
23 Next speaker.

24 JANICE STEFFEN COLE: I'm Janice
25 Steffen Cole, good afternoon. CPR's new Domino

1
2 is too high and too dense Williamsburg ill-
3 equipped for 40-story towers, overcrowding, and
4 the few affordable units promised with enough
5 strings attached to build a second Williamsburg
6 Bridge, which we may need.

7 Does CPR even have the money?
8 Repeatedly asked to show its finances to explain
9 why such height and density are necessary, the
10 answer is always the same: No books, and
11 affordable housing is the excuse, even though
12 thousands more will be displaced as the cost of
13 living soars with the arrival of new luxury
14 condos.

15 I'll try to clarify. CPR's loans
16 are held by Pacific Coast Capital Partners or
17 PCCP, LLC, a private equity firm which focuses on
18 purchasing distressed debt backed by real estate
19 assets and which purchased Lehman Brothers' real
20 estate portfolio a.k.a. Lehman Brothers Real
21 Estate Mezzanine Partners LP in December 2009,
22 renamed PMRP 1 or PCCP Mezzanines Recovery
23 Partners 1 LP which holds the Domino loans, a.k.a.
24 Domino Development Williamsburg, New York listed
25 incorrectly as multifamily.

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2 It appears the rezoning must be in
3 place precisely as CPCR demands to secure
4 financing and/or to flip the property with maximum
5 profitability. This may explain their refusal to
6 compromise with the community on density, height,
7 and infrastructure to open their books to public
8 scrutiny while the majority of our community
9 distrusts affordable housing plans which are not
10 legally binding.

11 Community Board 1 voted no, the
12 Borough President applied conditions, our City
13 Councilman Steven Levin is smeared in editorials
14 for speaking for the majority for common sense,
15 genuine affordable housing, and contextual upland
16 development. I believe the City Council will
17 agree and will send CPCR a message, Williamsburg
18 is not up for grabs. Thank you.

19 COUNCIL MEMBER COMRIE: Thank you.
20 Next person.

21 ANDRES LEDESMA: Thank you. Acting
22 Chair Comrie, Council Members Levin and Reyna, my
23 name is Andres Ledesma, I'm representing State
24 Senator Martin Malave Dilan. I've been asked to
25 read these brief comments, I'm going to breeze

1
2 through them as quickly as possible.

3 First off, the height and density
4 of this development should be scaled down
5 significantly. Building towers of this magnitude
6 in areas of our city that have never had a
7 residential development needs to be planned
8 carefully.

9 As chair of the Transportation
10 Committee of the New York State Senate, I am well
11 aware of the need to have infrastructure needs,
12 public transportation, roads, bridges, traffic
13 flows become a critical component of any
14 development. This comprehensive view of
15 development is why the ULURP process was created
16 in the first place. Due to this, it is my view
17 that the development as proposed by CPCR would
18 overburden existing infrastructure in the
19 Williamsburg community.

20 As a former member of this very
21 same subcommittee of the City Council, I know
22 firsthand that every ULURP project not only has a
23 local impact, but a regional one as well. The MTA
24 is already looking to reduce service on the J, M,
25 and Z lines. The proposed development would add

1
2 thousands of new passengers to the nearest subway
3 station on Marcy and Broadway. This is why both
4 Borough President Marty Markowitz and Community
5 Board 1 have recommended downsizing this
6 development. It is also worth examining if the
7 current market is willing to withstand this many
8 new units.

9 On education, it is unclear to me,
10 if any analysis has been done or a thorough
11 analysis has been done by the DOE on the impact
12 thousands of new apartments would have on local
13 schools. Will there be an amended five-year
14 capital plan to take into account the new students
15 entering Williamsburg public schools? Are locally
16 zoned schools in Williamsburg able to handle the
17 new students stemming from this and other proposed
18 developments along the Williamsburg waterfront?

19 On affordability, I trust that the
20 below market rate units of this development would
21 continue to remain affordable in perpetuity and
22 the composition of units deemed affordable reflect
23 local community needs and that the rent reflects a
24 local median income of about \$35,000 per year.

25 Thank you, Council Member Levin,

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and thank you--

COUNCIL MEMBER COMRIE: Thank you.

ANDRE LEDESMA: --members of this
committee, thanks.

COUNCIL MEMBER COMRIE: Thank you.

MALE VOICE: Thank you.

COUNCIL MEMBER COMRIE: Is Ms.
Marino Bueno Wallin here?

MALE VOICE: No.

COUNCIL MEMBER COMRIE: No?

[Pause] This in district--okay, all right, go on,
Mr. Cole.

BRANDON COLE: Thank you. My name
is Brandon Cole and I've lived on Williamsburg
Southside since 1984. I expressed strong
opposition to CPR at Community Board 1 meetings,
I spoke against CPR before the Borough President,
I spoke against CPR at the City Planning
Commission, and I am here to speak against CPR
again today. I will be brief, I promise you, I
will be brief because I stand here as a
representative of the 33rd District and I stand
here to show my strong support for our Councilman,
Steve Levin.

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2 I've learned something from this
3 land use review process--be brief. My question
4 respectfully to this Council is what has CPRC
5 learned? Has CPRC learn that transparency and
6 financial transactions is critical? No, CPRC
7 refuses to open its books. Has CPRC learned their
8 development is too high and too dense? No, CPRC
9 wants greater density. Has CPRC learned that the
10 Southside's infrastructure is overburdened and
11 further development needs to be directly connected
12 to infrastructure improvement? No, CPRC talks
13 vaguely about water taxis. Has CPRC learned that
14 unregulated, arrogant developers create serious
15 problems for our city as happened with Peter
16 Cooper Village and the Riverton Houses? No, CPRC,
17 like these other developers, says it knows better;
18 CPRC says it knows better than the residents most
19 directly affected by its development; CPRC says it
20 knows better than Community Board 1; CPRC says it
21 knows better than the Brooklyn Borough President;
22 it knows better than City Councilman Steve Levin,
23 State Assemblyman Vito Lopez, and State
24 Assemblyman Joe Lentol. CPRC says it just knows
25 better. It is time for CPRC to be told by City

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2 Council you do not know better, you will not do
3 what you please on the historical Brooklyn
4 waterfront, you will work with the residents of
5 Williamsburg Southside through their Community
6 Board and you will listen to their elected
7 representatives.

8 It is time for CPR to be told by
9 City Council, you will submit to governance and
10 work with the elected representatives or your
11 request for zoning changes and special permits
12 will be denied.

13 I have one more sentence. I urge
14 this Council to tell CPR now make a deal, there's
15 more important issues before the City Council than
16 your Domino development. Serious objections have
17 been raised about your proposed development,
18 figure out how to solve these problems and make a
19 deal. I thank the Council for its kind attention.

20 COUNCIL MEMBER COMRIE: Thank you.
21 I just want to thank the panel and thank the chair
22 of the Land Use Committee for the Community Board
23 for your service, thank you.

24 Next panel--we've been rejoined by
25 Council Member Weprin--and this panel's in favor,

Reverend Getulio Cruz, Jr.?

REVEREND GETULIO CRUZ: Excellent.

COUNCIL MEMBER COMRIE: Thank you, I got lucky. Nadja Alvarado, Marilus Lopez, Marilus Lopez, Harry Brown, and Raymond Bagetto.

[Pause]

[Off mic]

CHAIRPERSON WEPRIN: Thank you. I apologize for having to step away, there's a busy time of the year out here and I had to go across the street and be checked into a committee over there. So I apologize for disappearing for a few minutes, but I'm sure Ms. Reyna will give me full information on what I missed when I left here. So you can start, again, make sure to state your name for the record and whenever you're ready. Thank you.

REVEREND GETULIO CRUZ: Thank you, Chairman and the City Council members, I am Reverend Getulio Cruz, Jr., longtime resident of Brooklyn, pastor of Monte Sion Christian Church, which is located across the Williamsburg Bridge in Manhattan, a leader of Manhattan Together and Metro IAF, and you have a copy of a letter that my

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2 colleagues, Father Mariana Cisco, Father Edward
3 Mason, and Jaclyn Melendez, members of the EBC in
4 Brooklyn, a sister organization, wrote. And they
5 were going to speak, but they had to leave, as
6 well as about 50 other of our leaders who had to
7 go to work, pick up some children, and Father say
8 a mass.

9 Metro IAF is a network of groups of
10 non-partisan, religious, and nonreligious
11 community organizations throughout the five
12 boroughs. We support this project for two
13 reasons. First, the Williamsburg Bushwick
14 community, like my lower Manhattan community, need
15 affordable housing, more open space, and new jobs.
16 This project provides all three.

17 Second, we have worked with the
18 Community Preservation Corporation for over 30
19 years, we have developed thousands of units of
20 affordable housing with them, and we know that
21 they provide the best possible and most affordable
22 developments. For example, the Nehemiah Housing,
23 which has transformed the East New York where I
24 live and Brownsville and South Bronx areas to name
25 a few. We know they work well with community and

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2 they are great partners and they will be great
3 partners for the Williamsburg Bushwick community
4 as well. Thank you.

5 [Off mic]

6 HARRY BROWN: Good afternoon,
7 Chairman Weprin and other Members of the
8 Committee. My name is Harry Brown and I've worked
9 for the Postal Service for 39 years and retired,
10 I'm a retired postmaster from Hartsdale, New York.
11 I lived in Parkchester for 35 years and I've been
12 on the board there for 33 years.

13 In 1995, CPC Resources, Mr. Michael
14 Lappin, came to visit us and presented a plan to
15 renovate Parkchester. We used to have 60 water
16 breaks or pipe breaks a day, the fuses in the
17 apartment were 15 amps, but he came there,
18 presented the plan, we accepted it, we had a
19 battle with the community just like what's
20 happening here now and we accepted it. And it
21 cost us \$90 million to renovate the buildings and
22 put in all new plumbing, electrical wiring, and
23 what happened was that they got us into a program
24 from [off mic] to get us a grant for \$4.5 million
25 for energy conservation and we did our lighting

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2 for our development.

3 I'm saying all this to say that
4 they have a good track record, we trusted them,
5 they took care of our seniors, no one was
6 displaced, and our commercial area, which we have
7 a Macy's there that was going to leave, they
8 stayed, and we have right now we have 15 national
9 chain stores in our areas, so we're quite pleased
10 with what happened in our area.

11 When they come in and they offer
12 you a plan to do whatever they're going to do for
13 you, you've got to take that in consideration of
14 what else is there for you. No one came to our
15 neighborhood to do for us. And we came there with
16 different other plans and what have you, but they
17 were there and the only one that came and
18 performed, and right now we're very satisfied with
19 what we have.

20 I say this to you all because the
21 simple reason that with the affordable housing,
22 the open spaces, the preservation of your
23 neighborhoods, and the additional benefits, better
24 take it now because you don't know what the
25 future's going to hold. And right now, as far as

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2 how things are going, I heard here today that
3 you're not going to get any other plans, money
4 into your neighborhood. So that's all I have to
5 say.

6 CHAIRPERSON WEPRIN: Thank you.

7 NADJA ALVARADO: Good afternoon, my
8 name is Nadja Alvarado, and I'm here representing
9 the Housing Partnership Development Corporation.

10 I don't want to seem repetitive, I
11 don't really have anything new to say, but I'd
12 like to let you know that we're the arm that will
13 be working with CPC in securing subsidies for the
14 public and partners and linking them with lenders
15 and community groups and for-profit and nonprofit
16 developers. The housing partnership programs work
17 to address the need for affordable living. Our
18 homes are primarily available for the first-time
19 homebuyers earning between 80% and 130% of area
20 median income, which is approximately 56,000 to
21 92,000 for a family of four.

22 I'd also just like to mention, I
23 did have something prepared, but we do have HUD
24 certified counselors on board. Once you go
25 through the lottery process and you have chosen

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2 the prospective homeowners we will walk them
3 through the process of being able to carry a
4 mortgage, which is very important. That said, I
5 didn't want to waste too much time.

6 CHAIRPERSON WEPRIN: Thank you, you
7 didn't waste any time.

8 MARILUS LOPEZ: Good afternoon
9 everyone, thank you so much for this great
10 opportunity, glad to be here. Basically I am here
11 as a community resident, I live not too far from
12 the new Domino, and I'm also here as a supporter
13 of green open spaces, and also, and the most
14 important thing, is that I am here as a recipient
15 of affordable housing.

16 In fact, the more I read and the
17 more I do my own research about this new project,
18 the more I understand why the majority of the
19 community supports this project. And I believe
20 that this new project has be presented to the
21 community with dignity, with transparency, and
22 what I personally like is the inclusive nature of
23 the project.

24 I believe that besides the creation
25 of a big number of jobs, besides the new parking

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2 space that will be available to accommodate the
3 new commerce, and also the preservation of the
4 beautiful and historical Domino factory, the two
5 more appealing reasons to me and the reason why I
6 support the new project are the following: The
7 first one is green open space. I believe the four
8 acres of green open space will facilitate the
9 unity and the enjoyment of green open space that
10 is much needed in the community, especially in the
11 Southside, not really on the Northside. And I
12 said unity because gentrification is winning the
13 battle in our community, and the displacement, of
14 course, that so many hard-working families like
15 me.

16 But I think that this new project
17 and the new green open space is going to make a
18 major change, positive change in the community. I
19 believe that parks and green open space are
20 important in the development of democracy and how
21 important they are to unite the whole people,
22 because now people, regardless of color,
23 regardless of social class, will be united and be
24 part of the new green open space.

25 CHAIRPERSON WEPRIN: Thank you.

MARILUS LOPEZ: And of course affordable housing, I'm a recipient of affordable housing as well, I believe that--

CHAIRPERSON WEPRIN: Right.

MARILUS LOPEZ: --the 660 will be a major difference--

CHAIRPERSON WEPRIN: Thank you.

MARILUS LOPEZ: --because so many people cannot afford it.

CHAIRPERSON WEPRIN: Thank you very much.

MARILUS LOPEZ: Thank you.

CHAIRPERSON WEPRIN: This gentleman, last.

RAMON PEGUERO: Good afternoon, my name is Ramon Peguero, the Executive Director of Southside United HDFC, better known as Los Sures, I am here in support of the Domino development.

For the past 38 years, Los Sures has been at the forefront in the fight to ensure that those less fortunate and with less access have a voice. We have been developing the Williamsburg long before Williamsburg became the sought after community that it has become. It is

1
2 refreshing to find a developer that is willing to
3 partner with our community, listen to our concerns
4 and our needs, and then follow through with their
5 promises.

6 The Domino development plan offers
7 more than four acres of park and open space--in a
8 community like ours with a high asthma rate, that
9 is welcome news. Over 1,000 on-site jobs will be
10 created and 660 affordable units will be created.

11 With mandatory 50% going to
12 Community Board 1 residents and Los Sures is
13 committed to ensuring that the other 50%, the
14 marketing of that 50%, we're going to do outreach
15 and we're going to do organizing in our community
16 to ensure that we get the other 50%.

17 Seniors and the working poor are
18 the most vulnerable to be displaced. The Domino
19 plan gives them hope and an opportunity to stay in
20 the community. While some will argue that there
21 needs to be more affordable housing in this plan,
22 to be honest, if it was up to me, every
23 development will be 100% affordable, but that is
24 not reality. The 30% of affordable units offered
25 by the Domino plan is similar to that of other

1
2 developments that this Council has approved.

3 We are not Johnny-come-latelies, we
4 have almost four decades of experience in
5 advocating for our community and calling a spade a
6 spade. We ask you to vote yes for this plan.

7 And let me just say that some
8 elected officials will patronize some people of
9 color. I believe that there are a lot of Latinos
10 that would be able to get market rate apartments
11 in our community. We're not only gentrifying the
12 poor, also the working and also the well-to-do
13 have to leave our communities because they can't
14 find market rate and they want to stay in the
15 community. So I ask you to vote yes.

16 CHAIRPERSON WEPRIN: I think Mr.
17 Levin wants to just respond to that comment.

18 COUNCIL MEMBER LEVIN: Mr. Peguero,
19 just a couple questions, you mentioned La Sures'
20 role in, you said La Sures would make sure that
21 the other 50% that is not community preference, is
22 La Sures doing the marketing, is La Sures doing
23 the marketing for the--

24 [Crosstalk]

25 RAMON PEGUERO: [Interposing]

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2 Through community organizing, we're going to make
3 sure that our 40 years of experience goes into
4 letting everyone in our community know of the
5 availability of these apartments and that they
6 apply for the apartments.

7 COUNCIL MEMBER LEVIN: But--

8 RAMON PEGUERO: No.

9 COUNCIL MEMBER LEVIN: --La Sures
10 is not--okay.

11 RAMON PEGUERO: No.

12 COUNCIL MEMBER LEVIN: And, Mr.
13 Peguero, my question is, and regardless of whether
14 who can afford million-dollar or \$800,000 or a
15 \$900,000 apartment, I know I can't, my question
16 is, if this development, the model right there, if
17 the height and density were to be able to come
18 down while maintaining all the amenities that
19 we're talking about--the open space, the 660, all
20 that stuff--but we were able to get a less density
21 so that we have less of an impact, less than 6,000
22 people--this is a 660 units of affordable housing,
23 but it's also 1,700 units of luxury housing,
24 luxury stuff. Would you support a decrease in the
25 overall density and height that we're looking at

1
2 here, because obviously that just adds to--we're
3 not talking about decreasing the 660, we're
4 talking about decreasing the 1,740, how would you
5 feel about that?

6 RAMON PEGUERO: Before I answer,
7 let me just say that there was a question posed as
8 far as what people do when arranging these [off
9 mic], I will say that if it rains, take an
10 umbrella.

11 Now as far as this, if CPC were to
12 tell me, Ramon, if we were to go up higher 20, 30,
13 40 more units and that's going to give us more
14 affordable, I would say build it up.

15 COUNCIL MEMBER LEVIN:
16 [Interposing] Mr. Peguero, my question was if--you
17 didn't answer my question.

18 RAMON PEGUERO: Right.

19 COUNCIL MEMBER LEVIN: My question
20 was, if you could bring down the scale and scope,
21 height of the buildings, while still maintaining
22 the promised number of affordable units, promised
23 community space and open space, would you support
24 a plan like that, that's my question, yes or no.

25 RAMON PEGUERO: It is my

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understand--

COUNCIL MEMBER LEVIN:

[Interposing] Mr. Peguero, yes or no.

RAMON PEGUERO: Yes, I will answer your question. It is my understanding that, based on the history of transparency that CPC has shown our community, that the affordable housing number that we have is directly correlated to the density that it needs to be created. So therefore, I don't think--

COUNCIL MEMBER LEVIN:

[Interposing] And do you have, Mr. Peguero--

RAMON PEGUERO: [Interposing] I don't think, based on the history of CPC and what they have done throughout New York City, I don't see how this density could be reduced and continue to give us what has been promised.

COUNCIL MEMBER LEVIN: Have you been given proof on that? I mean have you seen anything in writing that proves that?

RAMON PEGUERO: I think that the only thing that I have that proves that to me is the--

COUNCIL MEMBER LEVIN: Their

1
2 history.

3 RAMON PEGUERO: --immaculate
4 history that CPC has.

5 COUNCIL MEMBER LEVIN: So you take
6 their word for it.

7 RAMON PEGUERO: That's correct.

8 COUNCIL MEMBER LEVIN: Okay, thank
9 you.

10 CHAIRPERSON WEPRIN: Ms. Reyna has
11 a question as well.

12 COUNCIL MEMBER REYNA: Mr. Peguero-

13 -

14 RAMON PEGUERO: Yes.

15 COUNCIL MEMBER REYNA: --in the
16 last rezoning there was an RFP--let me just point
17 out which rezoning, the 2005 Greenpoint-
18 Williamsburg rezoning had a point of agreement and
19 identified city-owned land, is that not correct?

20 RAMON PEGUERO: I believe so, yes,
21 correct.

22 COUNCIL MEMBER REYNA: And in the
23 terms that have been applicable to city-owned land
24 identified in that point of agreement, has any of
25 the land been developed?

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2 RAMON PEGUERO: Not to my
3 knowledge.

4 COUNCIL MEMBER REYNA: Has it been
5 disposed of?

6 RAMON PEGUERO: I believe that we
7 had the position of land in the south fourth and
8 Bedford.

9 COUNCIL MEMBER REYNA: Is there any
10 other from the dozen that had been identified?

11 RAMON PEGUERO: I don't have the
12 answer right now, but I could get you the
13 information.

14 COUNCIL MEMBER REYNA: And is the
15 development of what is considered to be your role
16 in the Southside United Housing Corporation as a
17 nonprofit developer, have you engaged or have had
18 the opportunity to develop land in the last 10
19 years?

20 RAMON PEGUERO: Yes.

21 COUNCIL MEMBER REYNA: Where?

22 RAMON PEGUERO: We have developed
23 in the Southside in South 3rd, we develop 66 units
24 of affordable senior housing; we also in South 2nd
25 we developed 25 units of affordable housing in

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2 South 2nd; we developed about 110, approximately
3 110 units in the Broadway Triangle area.

4 COUNCIL MEMBER REYNA: And the
5 portfolio that the Southside United Housing
6 Corporation manages in reference to units, do you
7 believe that you have the sufficient units
8 available to provide further opportunities for
9 families in the Southside?

10 RAMON PEGUERO: Well it's
11 interesting because when we develop the 25 units
12 of affordable housing in South 2nd, we received
13 approximately 3,000 applications. So the answer
14 to that is, no, we don't have enough affordable
15 units in the Southside.

16 COUNCIL MEMBER REYNA: And I also
17 want to mention that at The Edge, which was the
18 most recent of the waterfronts developed from 2005
19 on the waterfront, 13,000 applications were
20 submitted. And so, therefore, further verifying
21 that there is a demand for affordable housing, and
22 you would be happy to develop on city public owned
23 land, but it's my understanding that there is an
24 engineering to select for-profit developers over
25 not-for-profit, is that not true for Community

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Board 1 as it relates to public land?

RAMON PEGUERO: Well that's what it appears, I mean, all the public land, all the RFPs that have come out in the past five years have gone to for-profit and might I add that the Greenpoint-Williamsburg rezoning it appears allows for 40-story buildings. In fact, The Edge just pulled a permit for a 40-story building in the Northside.

COUNCIL MEMBER REYNA: Thank you very much. And I hope that I can request that my colleague, Steve Levin, continues to address this issue along my side concerning the public owned land and how it's not being developed by the not-for-profit that traditionally in the Southside have the track record to do so. Thank you very much.

RAMON PEGUERO: Thank you.

CHAIRPERSON WEPRIN: I want to thank this panel. I'm going to amend one thing, earlier we had a panel that was supposed to include the next guest and she had to leave and she's here briefly, so if we can have Kathryn Wylde, the director of the New York City

1
2 Partnership come up in favor of this project as
3 sort of a little addendum to this panel. Ms.
4 Wylde, we're trying to limit people to two
5 minutes, if you can somehow try to go through it,
6 we'll see how slow we can be on pushing the
7 button, but thank you.

8 KATHRYN WYLDE: Thanks, I think I--

9 CHAIRPERSON WEPRIN: [Interposing]
10 And please mention your name for the record.

11 KATHRYN WYLDE: Kathryn Wylde and
12 I'm President of the Partnership for New York
13 City. The Partnership is a citywide business
14 organization that has had a lot of experience
15 working in Williamsburg-Greenpoint, we've been
16 involved through our housing partnership in the
17 development of more than 750 affordable housing
18 units there, and partnership with Los Sures, and
19 Bushwick Ridgewood, and other organizations. We
20 also have through our investment fund invested in
21 financing the industrial retention efforts of the
22 Greenpoint Manufacturing and Design Center.

23 And so we are familiar with the
24 neighborhood and of the importance of this large
25 waterfront site for the future of the development.

1
2 I'm here to testify in support of that project,
3 not only in terms of the contribution it makes to
4 this neighborhood and to Brooklyn, but to its
5 contribution to the city as a whole.

6 As you know, we currently have a
7 40% unemployment rate in the construction
8 industry, we have virtually no private-sector
9 construction of large scale projects that's able
10 to go forward at this time--

11 [Crosstalk]

12 SERGEANT-AT-ARMS: ...outside, keep
13 it down, please.

14 KATHRYN WYLDE: The Community
15 Preservation Corporation is uniquely equipped to
16 finance and develop during a time when we
17 desperately need this kind of a turnaround, not
18 just to get this project started, but to turn
19 around and to restart our entire private-sector
20 construction industry in the city and to get the
21 momentum of affordable housing going again and the
22 banks that are coming into finance on this project
23 will then hopefully go forward with a number of
24 other projects.

25 So I think there is an overall

1
2 economic interest of the city to be served by your
3 approval of this project and I urge you to do so.
4 Thank you.

5 CHAIRPERSON WEPRIN: Thank you, Ms.
6 Wylde, Mr. Levin has a question.

7 COUNCIL MEMBER LEVIN: Thank you,
8 Ms. Wylde. I want to commend the work that you
9 did with the Partnership and the New York City
10 Housing Partnership on the homes in the Southside.
11 The two-family homes which, if you were to look at
12 the model over there, would be, they're two, maybe
13 three-story buildings that populate almost full
14 blocks within the Southside on the upland areas.

15 Now part of what I love about those
16 homes is that they meld in with the Southside
17 community in a way that provides affordable
18 housing, a lot of it, but does not have a
19 tremendous adverse impact on the neighborhood,
20 that's what's so great about them, is that they're
21 100% affordable and I realize that economics are
22 different for that program and for the time in
23 which they are built. But what makes them part of
24 a sustainable neighborhood and what makes them
25 still vital and vibrant to this day, and probably

1
2 decades into the future, is that the have
3 integrated within that neighborhood in a very
4 successful fashion. My question to you is this,
5 with an 11 acre site, with 2,400 units, 6,500
6 people, do you think that that will have an
7 adverse effect on the infrastructure of the
8 neighborhood, which is precisely what the
9 partnership homes avoided? Do you think that
10 6,500 people going to work every day either taking
11 their car or taking the train on the Bedford L
12 train where it's all overcrowded, do you foresee
13 that there could be--do you agree with the EIS
14 that there could be, absent mitigation, that there
15 would be significant adverse impacts?

16 KATHRYN WYLDE: I think that there
17 is a huge difference between the kind of infill
18 development that we did at the Partnership and
19 waterfront development of long-derelict industrial
20 sites. And I think these large-scale waterfront
21 developments inevitably are going to be of a
22 higher density in order to be practical, and
23 particularly in this case because you have a
24 historic building that you essentially have to
25 build within and around. You have an added cost

1
2 factor that in order to get a balance of diversity
3 of income groups within the development, from a
4 practical standpoint, you need, again, density.

5 So I think that our entire
6 waterfront is going to be developed at a much
7 higher density than the infill sites in the
8 neighborhood, I don't think that'll have a
9 negative impact. I think in order to get adequate
10 transportation and other services to the
11 waterfront, which has been long removed, you're
12 going to have to have density and that's the
13 trade-off we're making. I think that it is far
14 preferable to having a derelict, empty, smokestack
15 era buildings along our waterfront which nobody
16 could go through except the rats.

17 COUNCIL MEMBER LEVIN: I'd like to
18 then ask a follow-up. Obviously, there's going to
19 be an increased density over the two and three-
20 family homes that the Partnership built a block or
21 two away from this site on Berry and Bedford is--

22 KATHRYN WYLDE: [Interposing] A
23 little farther than that.

24 COUNCIL MEMBER LEVIN: Pretty
25 close. My question is, would you--I mean, this is

1
2 20% bigger than well 2005 in terms of density
3 would allow, that's a fact, the 2005 rezoning.
4 Would you be supportive of a plan that provided
5 the same benefits, the same positive things--the
6 660, four acres of open space, the community
7 facilities--would you be supportive of a plan that
8 had those components but reduced--I've heard time
9 and time again from my constituents and from the
10 Community Board that they want to see lower
11 density, lower heights, would you be supportive of
12 a plan that was able to accomplish all those
13 things?

14 KATHRYN WYLDE: I think that I
15 support this plan, and I think that the scale of
16 the project is appropriate to the site, that you
17 have to, in using our precious waterfront sites,
18 build to a certain density, that's the way to
19 maximize value, not just for the developer of the
20 site, but for the surrounding neighborhood.

21 COUNCIL MEMBER LEVIN: But no other
22 developer is getting this type of density on the
23 waterfront, no other developer is getting this
24 type of density.

25 KATHRYN WYLDE: So what?

2 COUNCIL MEMBER LEVIN: So they're
3 entitled to 20% greater density because...why? Than
4 all the other developers.

5 KATHRYN WYLDE: You tell me, you're
6 the government.

7 COUNCIL MEMBER LEVIN: Well I don't
8 think that they are, so I'm wondering what's your
9 argument that they are entitled to 20% greater
10 density than their upriver neighbors or their
11 downriver neighbors. For instance, Rose Plaza
12 just came through this Committee a couple months
13 ago, 30% affordable, same density that the 2005 at
14 a 4.7 FAR, this is asking for a 5.6, same level of
15 affordability--

16 KATHRYN WYLDE: [Interposing] I
17 just don't think the density of the project is a
18 problem.

19 COUNCIL MEMBER LEVIN: Okay.

20 KATHRYN WYLDE: I live on the
21 waterfront in Brooklyn and we would welcome this
22 density.

23 COUNCIL MEMBER LEVIN: Very well,
24 okay, thank you.

25 CHAIRPERSON WEPRIN: Ms. Reyna has

1
2 a question as well.

3 COUNCIL MEMBER REYNA: Thank you so
4 much, Mr. Chair. I will be brief. Ms. Wylde, I
5 just wanted to get some clarification, is it not
6 true that the two-family Partnership homes
7 surrounding what is considered to be a model that
8 is referencing home ownership, city-owned land,
9 financed for a specific tailored density to
10 provide an affordable homeownership opportunity?

11 KATHRYN WYLDE: Actually, the
12 Partnership maximized or sought to maximize the
13 density in various sites that we build, so we
14 also, with Los Sures on the other side of the
15 neighborhood, did three-family, three-story and
16 four-story co-op apartments, we did 16-story
17 apartments on Central Park West, I mean we've done
18 Frederick Douglass Circle. We've really built to
19 maximize the density in the neighborhoods that we
20 were in, but when it was infill new construction
21 on lots that were only appropriate for two and
22 three-family homes, that's what we did.

23 COUNCIL MEMBER REYNA: Correct, and
24 as far as that time period, was Domino Sugar
25 active or inactive?

1
2 KATHRYN WYLDE: Inactive for as
3 long as I can remember, like much of the
4 industrial Brooklyn waterfront, and thank goodness
5 somebody's come along to invest in its
6 redevelopment.

7 COUNCIL MEMBER REYNA: And I wanted
8 to just ask, finally, do you believe that this
9 project provides greater community benefits than
10 Greenpoint-Williamsburg projects upland where
11 there has been private development?

12 KATHRYN WYLDE: Well obviously the
13 plan here has incorporated a lot of community
14 benefits that I think are very positive, as well
15 as the historic rehabilitation activities
16 surrounding the Domino plant itself.

17 COUNCIL MEMBER REYNA: Thank you
18 very much.

19 CHAIRPERSON WEPRIN: Any other
20 question? Thank you, Ms. Wylde, we're sorry for
21 the delay. [Off mic] I'd now like to call a
22 panel in opposition: Stephanie Eisenberg, Susan
23 Silverman, Mary Habstritt, Stephania Giabarto, and
24 it looks like Arzine Dodd, and we may add a couple
25 if... [Off mic] Okay, okay, and we may add a

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couple them to that panel.

STEPHANIE EISENBERG: We can talk--

[Crosstalk]

CHAIRPERSON WEPRIN: How many people left? No. [Pause] Okay. All right, I'm going to add a few more names then, they can come up also in opposition, Greg Stone, is he here? Tonya Martin?

STEPHANIE EISENBERG: She left.

CHAIRPERSON WEPRIN: And Bob Beswick. I understand it's very difficult to spend the whole day here so we will read every name that has been put in asking to speak, including people who could not be here or had to leave who chose not to speak, like Andrea Corsin, who is here on behalf of Marta Hernandez and Maya Corsin and that was in opposition, and then of course people in favor, Michael Stanley and--well Marilese Devani, who also was in favor.

[Off mic]

CHAIRPERSON WEPRIN: All right, I'm going to try to find some more company for you, hold on a second. Steven Frankel in opposition, Alice Schechter.

STEPHANIE EISENBERG: She had to leave.

CHAIRPERSON WEPRIN: She had to leave; Michael Galbay?

STEPHANIE EISENBERG: Left.

CHAIRPERSON WEPRIN: Well I want to read their name anyway, though they're all here in opposition. Anotte Sity.

STEPHANIE EISENBERG: They left.

CHAIRPERSON WEPRIN: Lynn Vance.

STEPHANIE EISENBERG: Lunch hour is only an hour.

CHAIRPERSON WEPRIN: Yeah, I understand. Lynn Vance, Carol Palecki, any of them? Any of them here? Ethan Pettit, Paul Wigemont, James Tremarko. [Pause] All right, you want to just do these three now and...

FEMALE VOICE: And I can see if we can get a couple more.

CHAIRPERSON WEPRIN: All right, let me just see if one--Linda Nagaoka, Emily Gallagher, or Amily Monsigni, all right, let's start with this as our new reorganized panel. I, again, understand people not being able to stay,

1
2 it's a long day, but we will take all comments
3 that we receive and the amount of people who came
4 into consideration. Thank you, so if you could
5 start, I remember you from Community Board 1, I
6 was there, and love to--just state your name for
7 the record and we'll move down the line, thank
8 you.

9 STEPHANIE EISENBERG: It's
10 Stephanie Eisenberg, and I am opposed for this
11 project. I'd also like to correct a few--what do
12 I do?

13 MALE VOICE: Excuse me.

14 STEPHANIE EISENBERG: A few
15 inconsistencies and people who have spoken up for
16 the project. I continually hear the word amaze,
17 it's an amazing project, we're amazed. I'm amazed
18 it got this far, I am amazed that they have
19 managed to create the scenario where a for-profit
20 organization can couch this as a not-for-profit
21 deal when it's actually a Wall Street deal,
22 there's a tremendous amount of money in here,
23 there has been absolutely no transparency, no
24 financial transparency, no plans, they have no
25 plans, no financing. We don't believe they're

1
2 going to build it, we believe that they're trying
3 to get the largest envelope possible so they can
4 flip it.

5 The fact is that the simplest
6 questions--CPC has said we listen, we listen, we
7 listen, but they don't answer. The simplest
8 questions they have denied access to. For
9 example, they did it an investment map and I had
10 asked Susan Pollack, please, may I have the
11 addresses, I'd like to see where you've invested
12 230 some odd million dollars, okay, and they said
13 that's proprietary, we can't give you that, but
14 trust us we've done it.

15 So I spent night after night
16 looking, I went through 660 pages of ACRIS, I can
17 tell you every nickel they put into this
18 community--less than 2% are for affordable. And
19 some people who should have spoken, I think
20 rightfully should give a disclaimer. Los Sures
21 got a \$2.7 million mortgage from CPC, they are
22 both a lender and a developer.

23 They have done basically in our
24 community hundreds upon hundreds of market rate
25 condominium, that is where, who they have lent

1
2 money to, no affordability with--less than 2%
3 affordability.

4 That's for one thing, so they have
5 not been forthcoming. They may say they're
6 listening--

7 CHAIRPERSON WEPRIN: [Interposing]
8 You're going to have to wrap up.

9 STEPHANIE EISENBERG: --but they're
10 not, this is not the highest and best use for this
11 project. There are alternative plans that will
12 knock your socks off and involve affordable
13 housing.

14 CHAIRPERSON WEPRIN: Thank you.
15 Don't get too offended by people's language using
16 amazement, someone actually called Vito Lopez
17 adorable before, so you can--

18 [Crosstalk]

19 STEPHANIE EISENBERG: [Interposing]
20 Well I didn't do that.

21 MARY HABSTRITT: Good afternoon, my
22 name is Mary Habstritt, I am past president of the
23 Society for Industrial Archaeology and that's the
24 organization I'm representing.

25 In an interview last year, Barack

1
2 Obama compared manufacturing jobs to those at Wal-
3 Mart and said I do think that there is a culture
4 of making things in a factory that appeals to
5 people and that I understand. Whenever I'd walk
6 into a factory during the campaign and would see
7 these big turbans things that you know you'd say
8 well, this is neat stuff in a way that you
9 wouldn't when you walk into a retail store. The
10 Society for Industrial Archaeology studies,
11 interprets, and seeks to preserve the neat stuff
12 that embodies our industrial heritage.

13 A key site for us that is of
14 national, state, city, and neighborhood importance
15 is the former Domino Sugar refinery complex in
16 Williamsburg, once the center of sugar making in
17 this country.

18 And since you've got copies of my
19 statement, I want to follow up on some things you
20 heard this morning. Six years ago, just after the
21 plant closed, it was in fairly recent memory, when
22 I first contacted CPCR about preservation and
23 doing a historic documentation project they told
24 me that the density needed for a residential
25 project would not allow anything to be saved.

1
2 Preserving the three processing buildings, which
3 CPCR refers to as the refinery, was not voluntary,
4 as they admitted this morning, it was a
5 concession. Preservationists were also forced to
6 make significant concessions, the entire site with
7 over 20 structures is eligible for the National
8 Register, but the Landmarks Preservation
9 Commission would only hold hearings on the three
10 processing buildings so we continue to ask for
11 more. We want the history to be not only
12 respected, but celebrated; we want the world's
13 largest sugar refinery to still be imposing,
14 rather than dwarfed by 40-story towers; we ask for
15 a better, more creative plan; we ask that you take
16 the chance to not only make history, but to save
17 it. Thank you.

18 ETHAN PETTIT: Good afternoon
19 everyone, my name is Ethan Pettit, I moved to
20 Williamsburg in 1984, I lived there for 10 years,
21 I now live in Park Slope, I have a business in
22 East Williamsburg, in the East Williamsburg
23 industrial valley, East Williamsburg/Bushwick.

24 I just want to reiterate what
25 Stephanie has said which is that this really is

1
2 not the best use for this project, for this site.
3 We have not been looking at the best use or the
4 best ideas. For one thing, we've been looking at
5 very narrow, a very narrow set of definitions
6 about this site. In other words, the whole
7 subject is being framed around real estate, around
8 luxury condominiums, and also around the politics
9 of housing. I am a signatory to a letter that
10 asks that this site--that the City Council send
11 this project back and expand their own vision on
12 what is possible at this site.

13 Now Councilman Levin earlier talked
14 about density on the L train, I lived in
15 Williamsburg for 10 years from 1984 to '91--from
16 '84 to early nineties, I don't think I ever sat on
17 the L train in those years and did not have a
18 seat.

19 One of the ways that we can address
20 density and transportation issues in Williamsburg
21 and North Williamsburg is by moving the jobs
22 there. Why is it that we all still have to pile
23 onto the subway and go into the city every day?
24 That's an antiquated and inefficient way to work.
25 East Williamsburg is already a designated

1
2 industrial valley, we should develop it. I'm very
3 interested in commercial and business development
4 in that valley.

5 One of the things that business
6 development does and you have good jobs, high-tech
7 jobs, green jobs coming into the neighborhood, you
8 could stabilize communities, stabilize local
9 communities so the people who have been there for
10 generations can remain there and actually get good
11 jobs, and get good training. Where are they going
12 to be trained? Where are they going to be trained
13 for those jobs and where are those jobs and those
14 businesses going to be developed? We are
15 proposing, Domino University, and I'll be--

16 CHAIRPERSON WEPRIN: Thank you.

17 ETHAN PETTIT: --submitting this to
18 the Council, and thank you for your time and,
19 again, we're asking that you send this plan back
20 and ask for a really a bigger and better vision.

21 CHAIRPERSON WEPRIN: Thank you very
22 much, and we will take that testimony. Yes.

23 EMILY GALLAGHER: See how far this
24 mic cable can go. [Off mic] All right, hello, my
25 name is [pause]. Hello? There we go. Hi, my

1
2 name is Emily [pause]. Well at least you heard my
3 name, okay. I'm the co-chair for Neighbors Allied
4 for Good Growth, a social and economic justice
5 group in North Brooklyn. And since other people
6 have spoken on the density and the transportation
7 issues, I'm going to talk a little bit about the
8 jobs that Domino is offering.

9 So the Southside has long been
10 sustained by its waterfront, but the jobs created
11 by Domino will be different than the jobs that
12 once sustained the community in the Southside.
13 Industrial jobs provided sustainable, unionized,
14 steady, and sometimes lifelong employment which
15 you could rise up without a college degree, which
16 is very expensive and earn a really decent living.

17 The jobs that Domino is going to
18 create are mostly retail and service positions
19 which pay remarkably less than the industrial jobs
20 that were once located near the site and in the
21 site. Retail and service workers are often not
22 offered benefits, of course, they'll have to soon
23 and also they also are frequently un-unionized and
24 if they are chain stores which have been really
25 creeping into our community lately, they will be

1 taking their tax money away from New York City.

2 For example, Duane Reade, which was just bought by
3 Walgreens, now takes the majority of its profits
4 to Deerfield, Illinois.
5

6 So the middle to low income workers
7 that we're imagining people spending or working in
8 these storefronts, the idea is that they're going
9 to walk to work. Well they're going to be walking
10 a very, very long way because with secondary
11 displacement which has been proven in our
12 community and the rising rents that these luxury
13 condos will cost, it's going to be a very, very
14 long way off that people are going to have to live
15 to receive these very low wages. Thanks.

16 CHAIRPERSON WEPRIN: Thank you.

17 Mr. Levin, any comments?

18 COUNCIL MEMBER LEVIN: No.

19 CHAIRPERSON WEPRIN: No. Ms.

20 Reyna? It's a stand off, okay. No, thank you
21 very much, thank you to the panel. Again, I
22 apologize for waiting and I do admire the amount
23 of effort you've put into this, I really do.

24 [Pause]

25 The following panel is in favor and

1
2 I will call out the names and then add
3 accordingly, and try to read the names 'cause my
4 eyes are going. Luis Garden Acosta.

5 [Off mic]

6 MALE VOICE: He already testified.

7 CHAIRPERSON WEPRIN: He already
8 testified? Look at that. Sorry about that. I
9 can't read that one, Isaac Abraham, Mr. Abraham,
10 are you here? Oh, he is, okay. Jason Espinal,
11 Margaret Walsh. Do you know who this is? [Off
12 mic]. Can't read this name, can you read that,
13 Steve?

14 FEMALE VOICE: Louan [off mic].

15 [Pause]

16 CHAIRPERSON WEPRIN: Oh no, we
17 already mentioned him, Lou Faculo, he can't come,
18 right, okay. Paul Cogley, Cogley, Coogley, and
19 Aura Dawson. How many did we end up with? Okay,
20 let's start with that. [Off mic] Yeah, that was
21 Lou, that was the one guy before.

22 [Off mic]

23 CHAIRPERSON WEPRIN: If each member
24 of the panel could please state their name, want
25 to please try to keep just at the two minute if

1
2 you can or even less if you'd like. So we'll
3 start over here and we'll work our way down.

4 [Pause] Go ahead.

5 [Pause]

6 MARGARET WALSH: My name is
7 Margaret Walsh, I am the President of the
8 Parkchester South Condominium. I am here to
9 support the Community Preservation Corporation as
10 the developer of the Domino site.

11 I worked for 10 years with CPC in
12 the renovation of Parkchester South condominium.
13 They were wonderful to work with, I sat across the
14 table from these people negotiating the loan that
15 paid for the renovation and also many of the
16 details of the physical renovation itself. Myself
17 and the other members of my committee felt that we
18 had gotten a fair deal from them, that they were
19 good, reasonable to work with and that I would
20 have no hesitation about recommending them as a
21 developer of any other site in this city or in
22 this country. They chose experienced contractors
23 to work, they were solicitous of the residents of
24 Parkchester as the renovations proceeded and
25 remember that over 12,000 apartments we had to put

1
2 in something like 65,000 windows and miles and
3 miles of electricity, of electric wires, probably
4 miles of plumbing for our domestic water system.

5 These jobs were done in two
6 separate occasions, one day for the windows and
7 then sometimes two or three years later for the
8 rest of the work which involved more than a week
9 of dislocation for many of these residents, but
10 they always sent in somebody to help do the dirty
11 work and clean up and move the furniture. So that
12 as I look--

13 CHAIRPERSON WEPRIN: Thank you.

14 MARGARET WALSH: --at this Domino
15 project, and this is the first time I've actually
16 seen a model of it and gotten many details of it,
17 I have to say that as the Romans said, Carpe diem,
18 seize the opportunity for this or this site will
19 be vacant for years.

20 CHAIRPERSON WEPRIN: Thank you.

21 We'll have to work on your Latin though, no, I'm
22 [off mic].

23 JASON ESPINAL: Good afternoon, my
24 name is Jason Espinal, and I'm here to speak on
25 behalf of Reverend Monsignor Anthony Hernandez,

1 pastor of Transfiguration in Williamsburg.

2 He writes, Dear Council Members,
3 the parish of Transfiguration has been a fixture
4 in the Williamsburg community since its founding
5 in 1874. Throughout its years, its members have
6 witnessed many changes in the neighborhood. Our
7 parish has a rich and well-known history of being
8 welcoming to newcomers, many of whom arrived from
9 Puerto Rico, the Dominican Republic, Mexico, and
10 Central America and of providing strong advocacy
11 on multiple issues which have ranged from the
12 rights of immigrants to the need for dignified and
13 affordable housing.
14

15 It is in this light that I, the
16 current pastor of this great community, submit for
17 your consideration this written testimony
18 concerning the proposed new Domino development.
19 The recent gentrification of Williamsburg, coupled
20 with changes in the real estate market, has caused
21 great displacement of longtime residents of the
22 area, many of whom are Latino. They find it
23 increasingly difficult to remain in the
24 neighborhood where they lay down roots and
25 struggle to raise their families. This is a cause

1
2 of great concern for me because it directly
3 affects the members of my parish community who
4 simply want the chance to stay in the neighborhood
5 that is so much a part of their lives, history,
6 and identity. It is because of this that I
7 strongly support the affordable housing component
8 of the proposed new Domino project, which seeks to
9 provide 660 units of affordable housing, half of
10 which would be made available to local residents.

11 While the need for the affordable
12 housing is great and the proposal to address this
13 need by the CPC is certainly laudable, I can
14 appreciate and echo the concerns raised by Council
15 Member Steve Levin and Assemblyman Vito Lopez
16 concerning the project's height and density and
17 the potential adverse effect it will have on the
18 infrastructure and transportation as this would
19 also affect the members of my community. It is my
20 sincere hope that these issues can be addressed in
21 a reasonable and conciliatory manner without any
22 diminishment to the proposed 660 units of
23 affordable housing. Respectfully, Monsignor
24 Anthony Hernandez.

25 CHAIRPERSON WEPRIN: Thank you very

1
2 much. Mr. Abraham.

3 ISAAC ABRAHAM: Good afternoon, Mr.
4 Chairman and other Members of the City Council,
5 and I'm here representing Bedford Gardens Tenants
6 Association, Roberto Clemente Plaza Tenants
7 Association, and Schaefer affordable all multi-
8 ethnic for the last 35 years, except for Schaffer
9 doing it the last three years. As a resident
10 close to Domino for the last 58 years, and
11 representing some block associations, some
12 merchants association with the problem.

13 Just last month, I stood in front
14 of this Committee and asked you to support the
15 development called Rose Plaza on the River, 20%
16 affordable housing was allocated, it was with good
17 negotiations and a lot of pressure and digesting
18 the entire plan, the developer was comfortable to
19 add 10% and it went up to 30% of affordable
20 housing. The entire City Council voted in favor
21 47 to 1, which was absolutely great news and for
22 that I have the opportunity now to thank you.

23 Here we are today to discuss
24 Domino. It's not only a sugar plant, but with the
25 developer has now committed 30%, which totals

1
2 about 660 units. If you combine the last two
3 major projects that went in front of this board--
4 Broadway Triangle and Rose Plaza--combined
5 together, they don't give you 660 affordable
6 units, although when Broadway Triangle came on the
7 agenda, 800 affordable units was thrown on paper,
8 but when I testified before this Committee, then
9 HPD said less than 400, so it wasn't even close.

10 We all know that if Noah's Ark was
11 going to be built today, there would be great
12 opposition from just about every city agency and
13 every elected . Some of those elected officials
14 who spoke today that couldn't be found 25 years
15 that we lost all the jobs. I just ask you to
16 please vote in favor of this development, don't
17 turn Domino into Sweet'N Low, and don't throw this
18 plan into the East River at the expense of the
19 needy families that are in need of affordable
20 housing. Thank you.

21 CHAIRPERSON WEPRIN: Thank you, Mr.
22 Abraham, and thank you for being brief, even
23 though we forgot to turn on the clock.

24 ISAAC ABRAHAM: I don't know, maybe
25 I had more seconds.

2 CHAIRPERSON WEPRIN: No, no, no,
3 no, no, thank you. Please state your name for the
4 record.

5 PAUL COGLEY: Hello, I'm Paul
6 Cogley, and I am the Executive Director of
7 Churches United Corporation. We are a faith-based
8 collaborative nonprofit with a membership of 14
9 Catholic parishes in and around Greenpoint and
10 Williamsburg. Since the early 2000s, our
11 organization has been involved in finding
12 solutions to the housing crisis. Our mission is
13 to discover new possibilities for housing,
14 especially for those most in need.

15 Over the years it's been
16 frustrating to see literally thousands of
17 residents of the Southside, North Williamsburg,
18 and Greenpoint face eviction and displacement
19 without recourse. New Domino offers a solution
20 for several hundred of those affected. If this
21 project requires buildings of great density to
22 make it happen, so be it.

23 One reason I support New Domino is
24 because I have come to trust the applicant CPC to
25 put words into action. Back in October 2006, I

1
2 was there when Churches United endorsed a set of
3 goals for the Domino project and CPC told us they
4 would do everything in their power to achieve
5 those goals. We wanted to see at least 30%
6 affordability, homes for families with incomes at
7 very low AMI, senior housing and affordable
8 homeownership. We also wanted significant public
9 open space and jobs programs that targeted
10 community members. And today I'm able to say with
11 satisfaction that this project delivers on each
12 and every one of those goals, and that's why we
13 support this project. Thank you.

14 CHAIRPERSON WEPRIN: Thank you.

15 AURA DAWSON: Hello, my name is
16 Aura Dawson, I am a former resident of south side
17 of Williamsburg. I would just like to express how
18 important this affordable housing project is to
19 me.

20 I have grown up in Williamsburg,
21 but due to high rent and circumstances I had to
22 leave twice from the neighborhood, just recently
23 this past month. So I just feel that this is a
24 very important project and that I am not the only
25 one who feels this way and I just feel like I am

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representing my community by speaking out.

CHAIRPERSON WEPRIN: Thank you very much. Mr. Levin.

COUNCIL MEMBER LEVIN: I don't have a question, I just have a very quick rejoinder to Ms. Walsh's invocation of carpe diem, I would add another Latin phrase, Caveat Emptor, which means let the buyer beware. Thank you very much.

CHAIRPERSON WEPRIN: Thank you, Mr. Levin. Any Latin from you? No, okay. All right, well thank you very much, panel, we appreciate the time.

I now call a panel in opposition. The following names: Del Tigge, Ryan Kuonen, Ryan here? Okay. Esther Giogrande, Steven Zacks, David Raina [phonetic]--spelled differently, don't worry--Donna Coretski, Donna left, good. Yeah? Okay.

[Off mic]

CHAIRPERSON WEPRIN: I don't know, how many we got?

[Off mic]

CHAIRPERSON WEPRIN: We're going to try to add a couple more, Ryan, give me a second.

1
2 It looks like Edna Corra, Coray, Edward, it's Edna
3 J. Corra, Charlotte Kanalli, and Ruby Harris, any
4 of those here? Any takers?

5 FEMALE VOICE: Well let's go
6 through--

7 [Pause]

8 CHAIRPERSON WEPRIN: One more,
9 Father John Palus, Jorge Callabolo, Lorenzo Borng,
10 it looks like a couple of letters after that, but
11 I don't know, Morgan? Anybody? All right, let's
12 do the panel as is and we'll keep moving. Thank
13 you very much for being here.

14 RYAN KUONEN: Hi, my name is Ryan
15 Kuonen, and I'm a resident of the Southside and I
16 am Neighbors Allied for Good Growth tenant
17 organizer. And I get nervous so I'm just going to
18 read.

19 CHAIRPERSON WEPRIN: No problem.

20 RYAN KUONEN: North Brooklyn is in
21 desperate need for affordable housing. The 660
22 units are the key component to this plan, will not
23 come close to solving the need in our community,
24 and the added density of 1,500 luxury units will
25 add to a lot of the problems--increased

1
2 gentrification, overcrowded parks and trains,
3 saturation of public streets--problems that will
4 not be the developer's responsibility, but will
5 rest on the shoulders of an already stressed
6 community.

7 CPC's proposal is 20% bigger than
8 the limits of the 2005 rezoning. The reality is
9 that the 2005 rezoning hit the maximum levels of
10 occupancy that our neighborhood can take. It is
11 clear that this level of development maxed out our
12 neighborhood's infrastructure and we cannot allow
13 for higher density levels, all in the name of
14 profit. Affordable housing is being used to
15 justify the scale and the development and generate
16 neighborhood support.

17 NAG is a member of the Greenpoint-
18 Williamsburg anti-displacement collaborative and
19 has been working hard for the last two years to
20 combat the massive displacement in our community
21 due to the 2005 rezoning. Thousands of people
22 from CB1 have requested affordable housing. Our
23 group, by far the smallest of the groups in the
24 collaborative, has over 2,500 people on our list
25 of qualified affordable housing applicants ranging

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2 from homeless people to moderate income families
3 that are outgrowing their stabilized apartments.
4 This project will only provide 330 units
5 specifically for this community.

6 In addition to building units, we
7 need a plan that will expand the anti-harassment
8 zone to include the Southside, we need to refund
9 the anti-displacement collaborative before we
10 approve a massive luxury project. In the end, 660
11 units of affordable housing will mean nothing if
12 thousands more are displaced.

13 Our neighborhood cannot handle a
14 supersized luxury compound without serious
15 modifications, and I believe that the 2005
16 rezoning had a lot of agreements that this plan
17 needs to have. We're fighting a losing battle and
18 660 units will only scratch the surface of the
19 need.

20 CHAIRPERSON WEPRIN: Thank you,
21 Ryan.

22 DAVID RAINA: Hi, Council and
23 Chairman, thank you for letting me speak. I'm
24 speaking as a man on the street, I'm--

25 CHAIRPERSON WEPRIN: [Interposing]

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State your name.

DAVID RAINA: My name is David Raina, sorry, and we are a property owners, as RK Group, we own the property on the northwest corner diagonally from the big building there, and we own another building in the neighborhood, both business buildings. And we really feel that already the density of the neighborhood is stressing. New Yorkers always think bigger is better, bigger is better, but I don't really think this is true and I ask myself how does this benefit me as a neighborhood resident, and I don't see what this does to benefit me except for the affordable housing, which I agree is necessary. I live in Greenpoint, I see the Polish families having problems as they get pushed out.

And so I think people here are making a deal with the devil a little bit because I think the affordable housing could exist without having these giant towers that block the view. And if you imagine yourself in that display there, you are about an eighth of an inch tall, and if you're an eighth of an inch tall and you're standing on the far side of the display, it's

1
2 still blotting out the skyline. It does not need
3 to be this tall to function in the neighborhood
4 and to give us a lot of these benefits that it's,
5 you know... I don't know if they're like asking
6 for the moon and they'll compromise later, but as
7 I see it, it's an issue.

8 And then the other issue is I went
9 to a Community Board once when the MTA was there
10 and I said, are you going to put another station
11 on the L train, which goes right under the East
12 River where the other high-rises are, and they
13 said not at this time, we have no plans to do
14 that. I don't think this project should be
15 allowed to go forward until we have commitments
16 from transportation, the various forms of
17 transportation in New York. We need written
18 commitment that they are going to plan things that
19 come together as the buildings grow. That's my
20 point, thank you.

21 CHAIRPERSON WEPRIN: Thank you, Mr.
22 Raina. Sir?

23 STEVEN ZACKS: My name is Steven
24 Zacks, I'm speaking on behalf of a community of
25 designers and architects, I'm a neighborhood

1
2 resident. We submitted a statement, a letter
3 asking for a new vision of development on the
4 Williamsburg waterfront.

5 The core idea of the letter is
6 asking for an image, a bigger idea. This is
7 perfectly okay, but bland. It's an
8 underutilization of an important part of the New
9 York industrial heritage and it's sort of been
10 cobbled together in this bland collection of
11 interests that really ends up not having any
12 significance. So the proposal is to take a site
13 like that, it's talking not just about this site
14 but about the idea that there are places like this
15 that are special in New York, like the high-line,
16 an elevated rail line that was transformed into a
17 park with \$150 million of investment, 100 million,
18 I think, from the City, and 50 million of private
19 donations, which created an attraction that
20 produced billions of dollars of value-added
21 investment in the neighborhood around it. This is
22 a site like that in Williamsburg that could
23 potentially be reimaged in a totally different
24 way.

25 So I guess I'm out of time, but

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thanks.

CHAIRPERSON WEPRIN: Thank you.

Mr. Levin has a question.

COUNCIL MEMBER LEVIN: I just wanted to ask the same question that I've asked other panels. If you were to see this proposal with a significant reduction in height, density, with a plan to mitigate the adverse negative impacts or transit and our transportation systems while maintaining all the benefits that are in the current plan--660 affordable units, open space, and a community facility--would you be more inclined to support the plan.

DAVID RAINA: Mr. Levin, I would then support it as a compromise, yes. But you have to remember, Domino's used to be the single largest employer in Brooklyn so it's an important site and, yes, I would support a compromise, but yeah.

CHAIRPERSON WEPRIN: That was Mr. Raina, by the way.

DAVID RAINA: Yes, sorry.

RYAN KUONEN: Ryan Kuonen, speaking for NAG, I would say, yes, as long as they were

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2 put into guarantees that were signed and not just
3 promises. I think we've learned a lot from 2005
4 rezoning and anything that's said has to be put in
5 writing with clear timetables and ways to make
6 sure, but if a compromise can be broke where we
7 still got 660 units and a reduction of density,
8 yes, we would support it.

9 STEVEN ZACKS: I would just say
10 that my concern is not the scale of the
11 development, I think that it could be as high as
12 possible actually, but I think that it should have
13 a vision, I think it should be a great place, I
14 think it should be designed better, and I think
15 the process by which it's been designed has
16 neglected the site, the potential of the site. I
17 think that it should be part of an overall
18 rethinking of the whole area called the Broadway
19 Triangle that incorporates a new subway stop for
20 the J train to alleviate pressure on the L and
21 that increases service on that entire line for the
22 underserved communities that extend all the way
23 into Queens.

24 CHAIRPERSON WEPRIN: Thank you.
25 Mr. Levin, I think that was two yeses and a no.

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[Off mic]

CHAIRPERSON WEPRIN: Anyone else?

Okay. All right, thank you very much, panel, and we are now going to move to a in favor panel. Miguel A. Hernandez, Sr., Gary Schlessinger, Lous Colka, Cosa?

[Off mic]

CHAIRPERSON WEPRIN: Colka, okay, I was right the first time, Lauren Hamelin, Mary Rivera, Costanta Maria Muntiano, close enough, hopefully they're not here, no, I'm kidding, and David Lopez. See how many we got out of that. Are you accepting boxes with unmarked things in it? It's not ticking, is it?

[Off mic]

CHAIRPERSON WEPRIN: Okay.

FEMALE VOICE: These are petitions.

CHAIRPERSON WEPRIN: Okay, all right. How many we got? Looks like a panel to me, three or four? Three? Want to try one more? All right, let me see if I can get another panelist. Maria Duran, Louis Aiella, Migalla, Lydia Medina, Maria Espinal, Juan Ureyana, Oreyana, I got none out of that, huh? Let's go with this

1 panel, no, [off mic].

2 [Off mic]

3 CHAIRPERSON WEPRIN: Easy for you
4 to say. Please start, state your name and then
5 we'll go down the line. Thank you.

6 MIGUEL A. HERNANDEZ: My name is
7 Miguel A. Hernandez, Sr., I'm a current member of
8 Churches United Corp. in Brooklyn, New York, I'm
9 also a resident of 50 years of life in New York,
10 born and raised right on that waterfront, also
11 used to swim in it too.

12 Churches United is a not-for-profit
13 with a membership of 14 Catholic parishes in
14 Greenpoint and Williamsburg. A number of
15 parishioners from the Churches United churches
16 have joined together to form the Churches United
17 Parish Leadership program, which I'm part of. I'm
18 here to represent that group.

19 Our main statement message today is
20 that the Churches United parish leaders fully
21 support the new Domino. Our primary reason is
22 because of the affordable housing. Churches
23 United leaders wanted to demonstrate to the City
24 Council, as well as to other decision-making
25

1
2 bodies in this planning approval process, that the
3 grassroots support for the new Domino was solid
4 throughout the Southside. So on a Sunday in
5 February this year we circulated petitions at
6 three of our local churches, which they're all
7 located directly to the Southside Transfiguration,
8 St. Peter and Paul, which is only two blocks away
9 from the current Domino, and Epiphany Church. We
10 collected 722 names of persons forwarding and
11 eager to sign our petitions, providing us with
12 their names and addresses. We know the signatures
13 here represent thousands more families like them
14 that wish they could, but didn't for whatever
15 reasons.

16 In closing, I will turn over copies
17 of the petition to your secretary--which is that
18 box that's not ticking, I promise. And just to
19 sum up, my three seconds, as Brooklynite, I mean,
20 it'll be nice to be able to allow Manhattan to
21 have a better view of Brooklyn than we have of
22 Manhattan.

23 CHAIRPERSON WEPRIN: Thank you,
24 duly noted, thank you.

25 DAVID LOPEZ: Thank you. Good

1
2 afternoon, my name is David Lopez, I have been
3 living in Williamsburg, no more than six linear
4 blocks away from the Domino site for over a half a
5 century. I've been active to the point where in
6 the early 1970s I joined with a not-for-profit
7 youth group [off mic] to turn what was literally a
8 junkyard and at times toxic into what then was
9 known as the Grand Street Waterfront Park, in
10 conjunction with the Department of Sanitation and
11 the Parks Council. Thereafter, we began to have
12 events at the waterfront to introduce the
13 waterfront to the community for the first time in
14 a long--over a century. And we were bringing
15 thousands of people to the waterfront, not only
16 from all of Williamsburg, but from throughout the
17 city, we made very dynamic festivals.

18 During that time, you have to
19 remember that Williamsburg wasn't a desirable
20 place, we had two months in a row where we were
21 the homicide capital of the country. Yet we were
22 able to host events with thousands of people
23 without incident, we were able to make truces in
24 between gangs, and I recall very vividly because I
25 had the luck, sometimes I would call it the

1
2 blessing, that in 1980, along with the Parks
3 Council, I took a summer job where I had 14 gang
4 youths to do horticulture work in that same
5 waterfront park. Right now it's known as the
6 waterfront, the Berry Waterfront Park, it's right
7 there next to the Domino site. So I've been
8 living here all my life, I also swam in the river
9 when it wasn't as clean as it is now, and it's not
10 that clean either.

11 And I'm also the chairperson of the
12 Southside United Housing Development Fund Corp.,
13 Los Sures, and I'm also the president of 153 South
14 4th Street HDFC in which we live.

15 I stand here before you in support
16 of the Domino Sugar facility. In the ideal world
17 we would be talking 40%, which is what we
18 originally started when we went out to do. The
19 Domino Sugar site has met us on the 30%,
20 importantly 100 units of senior housing--let's
21 face it were important. There are some of our
22 young are at a point where they can afford to buy
23 some of these apartments as long as below-market,
24 and they want to stay here and some of them don't
25 want to rent, there are a few apartments for that.

We've discussed the open space aspect and we've talked about the employment aspects, I'm not going to add to that, we already know, we've been hearing that all morning. So I stand here before you in total support.

CHAIRPERSON WEPRIN: Thank you very much. Go ahead, thanks.

MARY RIVERA: Council Members, thank you for this opportunity to speak. As you see, I'm a little nervous, but I get my [off mic] there. My name is Mary Rivera, a longtime resident of Williamsburg for over 35 years and I have worked for the community for over 20 years.

As part of the Greenpoint-Williamsburg rezoning that took place 2005, the City became committed to a two-year program to aid tenants in Community Board 1. In 2008, the program became fully operational. Many non-for profit organizations participated in the program, including Churches United Corp.

For two years on a daily basis I conducted many interviews and received numerous phone calls and still do from the local residents dealing with their serious housing issues.

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2 Unfortunately, earlier this year this program
3 ended. A summary report of the program was
4 prepared by North Brooklyn Development
5 Corporation, one of the groups we collaborated
6 with. It indicated that the collaboration of
7 nonprofit groups fielded over 5,300 inquiries
8 about tenant legal matters and an astounding
9 11,700 other advisory issues from low income
10 tenants in Community Board 1.

11 It's disappointing that, due to no
12 affordable housing in our community, we have no
13 choice but to offer applications outside the
14 community when available. Six hundred and sixty
15 affordable units from Domino can become the homes
16 of these families that have to be driven out of
17 Community Board 1. I have no doubt that every
18 income eligible person will put in their
19 application.

20 I hope that you support the new
21 Domino project for affordable housing for the sake
22 of thousands of people that want to stay in
23 Community Board 1, and as a Latina I say to you
24 gracias for your time. Thank you.

25 CHAIRPERSON WEPRIN: And di nada,

1
2 gracias. Diana Reyna would have a question.

3 COUNCIL MEMBER REYNA: Thank you,
4 Mr. Chair. I just want to ask as Williamsburg
5 residents more importantly in the Southside, what
6 train do you take when you are trying to travel?

7 DAVID LOPEZ: Well, I mean, most of
8 the time I took the J train, the M train, and then
9 at other times I'll take the L train. But growing
10 up it was the J and the M--

11 [Crosstalk]

12 COUNCIL MEMBER REYNA: And do you
13 suggest that there is a solution to the
14 transportation problem that you have yet to see in
15 the past century, obviously, you haven't been
16 around for a century--

17 DAVID LOPEZ: [Interposing] Yeah,
18 half a century, I did say half a century--

19 [Crosstalk]

20 COUNCIL MEMBER REYNA: Half a
21 century.

22 DAVID LOPEZ: --that we know of.

23 COUNCIL MEMBER REYNA: And so
24 within that century--

25 DAVID LOPEZ: Half, half.

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2 COUNCIL MEMBER REYNA: --have you
3 seen--half--the improvements of transportation?

4 DAVID LOPEZ: I've seen
5 improvements in transportation, I think we could
6 still work on that, I mean we're going to have to
7 work on that anyway. This is not the only project
8 that's going to be developed in the waterfront,
9 let's face it, there's going to be many projects
10 in the waterfront and we all are going to have to
11 stay together and be vigilant to make sure that we
12 maximize the benefit and the sustainability. All
13 right, so the work is not completed here, we will
14 continue to do the work and that means we're going
15 to have to continue to work with transportation.

16 COUNCIL MEMBER REYNA: And as far
17 as the waiting list for--as chairman of the board
18 for Southside United, do you by any chance know
19 how many people are on a waiting list for
20 affordable housing?

21 DAVID LOPEZ: I set policy on the
22 board, our administrator was here, but there are
23 thousands on our waiting lists. I don't know, I
24 can't give you the five or four or six, but there
25 are thousands.

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COUNCIL MEMBER REYNA: I appreciate, thank you.

CHAIRPERSON WEPRIN: Mr. Levin with a question.

COUNCIL MEMBER LEVIN: Just had a very quick comment. Mr. Lopez, you mentioned in a perfect world we would be--

[Crosstalk]

DAVID LOPEZ: [Interposing] For forty, we'd be going for forty.

COUNCIL MEMBER LEVIN: We'd be going for forty--

[Crosstalk]

DAVID LOPEZ: We work together on that.

COUNCIL MEMBER LEVIN: I think our role collectively as a community and here on the Council and those of us in government, but more importantly, those of us throughout the community, is to ask for and demand a more perfect world, so that's what we're trying to do here.

DAVID LOPEZ: I don't take that away. No, no, I agree. And what I'm saying with the Domino Sugar project, when I look and I look

1
2 at so far what's been developed, I think that this
3 project has at least--you have 30% of housing
4 going to affordable and not only that it ensures
5 better than any other project that you have at
6 least a certain diversity. Now we're talking
7 about off-site, we're talking about on-site
8 diversity both racially, ethnically, and
9 economically, right? So of all the projects,
10 Domino Sugar so far is the best. Can we do
11 better? Let's work together and let's do better
12 on the next projects.

13 CHAIRPERSON WEPRIN: Thank you all
14 very much.

15 DAVID LOPEZ: Thank you.

16 CHAIRPERSON WEPRIN: The following
17 people took time out of their day in opposition to
18 this plan, and I will call names, if they are
19 still here, they should come to the front and join
20 the panel. Bick Sly, Roy Lethin, well I missed
21 that, Seth Elmer, Carlos Velez, Barbara Stern,
22 Irene Castro, June Rodriguez, Maria Nieves,
23 Stephanie Martinez, and Rafael Carabalo. Did I
24 get any takers on that? Again, if I called your
25 name, come to the front. If not, those people

1
2 were in opposition to the proposal. Edwin
3 Figueroa, Louisa Caldwell, Daniel Rosenbaum,
4 Philip DePaolo, Sherry Cavin Morris, we have one
5 taker, I think. I'm going to keep reading.
6 Catarina Cruz Rami, Julia Wore, Laura Ling, Eileen
7 Ruse, Richard Mazur. I'll take a shot at this,
8 Bretwell.

9 [Off mic]

10 CHAIRPERSON WEPRIN: Arthur
11 Bretwell, you guys know. We got two of them, I'll
12 call a few more names, if you don't mind. Saren
13 Morey, Joann Eisenberg, Ann Carroll.

14 [Off mic]

15 CHAIRPERSON WEPRIN: Roy Lethin,
16 didn't I call that earlier, no. Doris Deither, I
17 got three, four, all right. Let's take a break
18 and I got four left, all right, I'll read these
19 names, maybe there's only one, Estelle Hafferting,
20 okay, sorry, you got two extras.

21 FEMALE VOICE: Thank you.

22 CHAIRPERSON WEPRIN: Bring them up.
23 Is Jeffrey Wilson here?

24 [Off mic]

25 MALE VOICE: Yeah, okay.

CHAIRPERSON WEPRIN: See, we're going to have--come on up, come on up, we'll find room for you, and Aidan McEver. Boy, all the end ones, come on up, we'll make into a big, big group.

Oh, and we're joined by Sara Gonzalez, Council Member Sara Gonzalez, Brooklyn, also from Brooklyn.

DORIS DEITHER: I recognize her.

CHAIRPERSON WEPRIN: So this whole pile I read?

FEMALE VOICE: That's it, yeah.

CHAIRPERSON WEPRIN: All right, so let's see how we organize this, all right. We'll start with you.

DORIS DEITHER: Okay.

CHAIRPERSON WEPRIN: Thank you for being here and waiting.

DORIS DEITHER: Is it on?

CHAIRPERSON WEPRIN: It is.

DORIS DEITHER: Oh, okay.

CHAIRPERSON WEPRIN: All right.

DORIS DEITHER: Yeah, this is actually a speech that I gave to the City Planning

1
2 Commission and I brought a copy for you, several
3 copies. I was asked by people from the affected
4 area to look at the proposals by the Domino Sugar
5 developers and comment on them.

6 It seems that the developers are
7 essentially asking that all of the zoning
8 resolutions for their area be eliminated so that
9 they will have a zone-free canvas to work with.
10 The number of changes, permits, authorizations,
11 and exceptions to the zoning are almost
12 unbelievable. I went through their listings and
13 found the following: Three map changes, change in
14 regulations for general large-scale development,
15 text changes for three sections in the appendix of
16 the inclusionary housing, six special permits, and
17 additional special permit for users on the same
18 floor, exceeding the parking regulations,
19 authorization for visual corridor regulations and
20 permitted obstructions in visual corridors, phased
21 waterfront development, certification recompliance
22 with public access and visual corridor
23 regulations, and certification redivision of
24 waterfront parcel.

25 In addition, it appears they will

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2 also be requesting coastal zone consistency
3 determination, approvals for upgrades and repairs
4 to the waterfront platform and bulkhead from both
5 the U.S. Corps of Engineers and the New York State
6 Department of Environmental Conservation and the
7 New York State Pollution Discharge Elimination
8 System's permit. This is a formidable list of
9 permits, but what do they mean and I go into a
10 great deal of detail about exactly what each one
11 of these means.

12 In addition to the various changes
13 above, the proposal also is planning for transfer
14 of development rights from one parcel to another.
15 As you are aware, transfers of this type may
16 increase the size of the development by shifting
17 bulk from one site to another inappropriately.

18 In the appeals by the developer he
19 states that this building is not out of character
20 with the adjoining areas. However, even he says
21 that most of the surrounding area consists of two
22 to six story buildings, buildings range from 60 to
23 150 feet.

24 CHAIRPERSON WEPRIN: [Interposing]
25 Ms. Deither, we're going to have to cut you off

1
2 soon, so if you want to give us a copy of that,
3 we'll be glad to add--

4 DORIS DEITHER: [Interposing] Yes,
5 I had a copy for you.

6 CHAIRPERSON WEPRIN: --add it to
7 the record.

8 DORIS DEITHER: Also there's been a
9 lot of talk about affordable housing, and I pulled
10 out figures on five different affordable housing
11 projects and they ran anywhere from \$502 for a
12 studio up to \$2,392 for a two-bedroom apartment,
13 these are all considered coming under the
14 affordable house regulations, and I have the sites
15 listed on here and there's--

16 CHAIRPERSON WEPRIN: Super.

17 DORIS DEITHER: --a number of
18 other--

19 CHAIRPERSON WEPRIN: Thank you.

20 DORIS DEITHER: --things that I
21 picked up from their statement themselves and I've
22 underlined them and put down usually the page
23 numbers that they appeared on.

24 CHAIRPERSON WEPRIN: Terrific,
25 please get us a copy of that.

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2 DORIS DEITHER: I have copies for
3 you.

4 CHAIRPERSON WEPRIN: Oh, even
5 better, okay. And, Ms. Deither, could you just
6 state your name for the record?

7 [Off mic]

8 MALE VOICE: Doris.

9 CHAIRPERSON WEPRIN: Doris?

10 MALE VOICE: Doris.

11 DORIS DEITHER: Oh, Doris Deither,
12 I am a zoning consultant.

13 CHAIRPERSON WEPRIN: Thank you for
14 being here.

15 PHILIP DEPAOLO: Good afternoon, my
16 name is Philip DePaolo, I am President of the New
17 York Community Council. Thank you for this
18 opportunity to provide testimony today.

19 The New York Community Council is a
20 citywide volunteer organization that works for
21 more just, equitable, and sustainable city for all
22 New Yorkers by helping communities to plan and
23 realize their future. I also have called
24 Williamsburg my home since 1979.

25 The new Domino Sugar proposal

1 includes 600 units of claimed affordable housing
2 for families with incomes of \$23,000 up to
3 \$99,000. The current area median income for
4 Brooklyn Community Board 1 is \$35,300. Using the
5 envisioning development toolkit, we found that
6 only 100 units are affordable to a majority of
7 residents living in Brooklyn Community Board 1.
8 Even the 310 units of housing at \$46,080 are out
9 of reach to over 60% of residents in Brooklyn
10 Community Board 1. The 150 for sale units for
11 families earning \$99,840 would be offered at 130%
12 of AMI.
13

14 CPCR Katan wants precious taxpayer
15 dollars to pay for the units, but they do not want
16 to offer the units under the levels of
17 inclusionary zoning that begin at 80% of AMI and
18 cap at 125,000% of AMI. The 100 units reserved
19 for seniors making up to 50% of AMI is out of
20 reach to most low-income seniors facing
21 displacement.

22 The DEIS also stated that all
23 alternative plans would substantially fail to meet
24 the project's principal goal of providing a
25 substantial amount of affordable housing, but how

1
2 do we know this? CPCR Katan has never shown how
3 much things cost, what subsidies they want to
4 receive, and what kind of profit return they
5 expect. A report prepared by HPD showed CPCR
6 Katan could net a profit between 382 and \$447
7 million out of a return of 42 to 50% if they build
8 to scale.

9 I have a lot more here, but I'll
10 just read mine, I'll submit this for the record.

11 CHAIRPERSON WEPRIN: I appreciate
12 that.

13 PHILIP DEPAOLO: Sorry. Last week,
14 architect planner and educator, Alexander Garvin,
15 who calls himself pro-development and is proud of
16 his work steering the Lower Manhattan Development
17 Corporation and serving as managing director of
18 New York City 2012 Olympics made an interesting
19 comment regarding planning at a forum called
20 Conversations on New York. He stated there is no
21 consistent relationship between what can be built
22 around various subway stations. If you look at
23 large proposed developments, if you don't have
24 space or infrastructure to support the increase in
25 density, you shouldn't be increasing it. And I'll

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leave it at that for now, thank you.

CHAIRPERSON WEPRIN: Thank you.

Did you ever swim in the river?

PHILIP DEPAOLO: East River?

CHAIRPERSON WEPRIN: No. [Off mic]

Doris? I'm sorry, it's getting late, okay.

RICH MAZUR: Hi, I'm Rich Mazur,

and I've skinny dipped in the East River.

CHAIRPERSON WEPRIN: All right, now

we're [off mic], my fault, my fault.

RICH MAZUR: You can never set me

up like that. With due respect, Chairman Weprin,

Councilwoman Reyna, Steve Levin, less announcing

and more talk, I won't cover any of the issues

that have been covered. My name is Richard Mazur,

I'm the Executive Director of the North Brooklyn

Development Corporation, we headed the

collaborative from whom we've quoted statistics on

the pro side and the con side, I'm with the loyal

opposition.

And essentially I've lived in the

neighborhood for 60 years, I have swum in the East

River. For us, getting to the waterfront, because

we had no money, was like a Six Flags adventure,

1
2 and one of the few places I couldn't get through
3 to was Domino Sugar because their security was too
4 good, and it was too busy.

5 But then we abandoned the
6 waterfront for 30 years, we always hear about
7 people warehousing properties for windfall
8 profits. These properties could have been bought
9 for a song because they were M3 zoned and nobody
10 ever warehoused them for affordable housing. Now
11 affordable housing, the densities that are
12 proposed are too high. I've lived in 3, 4, 5-
13 story Greenpoint-Williamsburg all my life, for
14 some reason everybody--we had affordable housing
15 and everybody could afford to live in very
16 contextual and normal lifestyles.

17 I don't understand the words city
18 planning, because there is none, because the city
19 didn't plan any infrastructure, they didn't plan
20 any transportation, they never planned for what to
21 do with the waterfront, other than city planning
22 as an economic development tool. It's all for
23 stimulating economic development.

24 We are forced as affordable housing
25 advocates--and I am one of the biggest--to be

1 almost in opposition because you have to settle
2 for what I consider a poor quality of life issue,
3 which is higher density, no infrastructure, and in
4 the end we may be forced to live like rats in a
5 pack. You can't get on the L train at 11:30 at
6 night, forget about 9 o'clock in the morning. And
7 that's pretty much why I'm in opposition, but if
8 you fix it, it could work.

9
10 CHAIRPERSON WEPRIN: Thank you.

11 ANN CARROLL: My name is Ann
12 Carroll, I'm opposed to the Domino project because
13 it's simply too big. CPCR's proposal seeks
14 density allowances that surpass by over 20% the
15 limits set by the 2005 Williamsburg-Greenpoint
16 waterfront rezoning.

17 Those familiar with the struggle
18 know that the 2005 rezoning was an unhappy
19 compromise for the community and allowed for a far
20 greater level of density than recommended in
21 Community Board 1s 197A plan. The development
22 allowed under the rezoning reach--the 2005
23 rezoning reaches the limit of what the
24 neighborhood can sustain, both in terms of
25 services like transportation and quality-of-life

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2 concerns, such as access to open spaces. CPRC
3 should not be allowed to surpass the density
4 levels set forth in 2005. As proposed, the
5 project will overstretch the community's resources
6 and set a bad precedent for future developments.

7 Like many of those testifying
8 today, I am very concerned about the maintenance
9 and creation of affordable housing in the
10 Williamsburg and Greenpoint neighborhoods where
11 I've lived for 10 years. It is regrettable that
12 the developers are using this issue to divide the
13 community, all of whom are concerned with the need
14 for affordable housing.

15 Of the proposed 660 units of
16 affordable housing included in the current plan,
17 only half of them are reserved for local
18 Williamsburg and Greenpoint residents. Thousands
19 of people from the neighborhoods of Community
20 Board 1 have requested affordable housing. The
21 creation of 330 units is not enough to have any
22 real impact on the needs of the community and the
23 developers have not addressed the impacts of
24 secondary displacements, a problem inherent in
25 such large projects that, by their nature, change

1
2 the face of the neighborhood and skew it toward a
3 luxury market.

4 CPCR has claimed that without the
5 profits created by the higher density they cannot
6 afford to include the proposed level of affordable
7 units. Unfortunately, they will not support their
8 claim with numbers. The neighborhood should not
9 be asked to shoulder the difficulties that come
10 along with such a huge project so that developers
11 can maximize their profits. And it's the
12 responsibility of city government to show a
13 greater interest in the needs of their
14 constituents and the recommendations of the
15 Community Board rather than the profits of
16 development corporations.

17 ESTELLE HAFFERLING: You made it.

18 [Off mic]

19 FEMALE VOICE: Sorry.

20 ESTELLE HAFFLING: That's okay, no
21 problem. Good afternoon, I think we still have
22 some people here to listen, I hope.

23 My name is Estelle Hafferling and I
24 started out in Brooklyn and walked those streets
25 to visit my uncles and grandfather and saw the

1
2 sky, the orange flame of the sky where Domino was
3 alive and working, so there's a little sentiment
4 here, but there's also some professional and adult
5 developed interests over time.

6 In city planning, I'm a
7 professional social worker and I bring together
8 some of the things I've learned in walking from
9 Fort Greene near the Navy yard where I would walk
10 with my father to visit our relatives in
11 Williamsburg. And I would say that I've heard a
12 lot of language, I've heard about derelict, I've
13 heard about blight. I would have us consider the
14 immensity of density, okay, and that height and
15 the blocking of light is blight. And I would like
16 to know where the affordable housing is are people
17 going to be living in shadow of those congested
18 buildings? I see congestion that's giving me a
19 headache just looking at it, so I'm hoping we can
20 learn.

21 I'm now in Manhattan, but I love to
22 go to Brooklyn where my family still lives and
23 there's open skies, I think Brooklyn knows
24 something that we don't know in Manhattan, and I
25 hope we don't think we have to emulate Manhattan

1
2 and create a wall of buildings that becomes a view
3 from Manhattan, let Brooklyn be Brooklyn, and let
4 us learn from the mistakes of the past.

5 So I hope you will really consider,
6 I care about taking care of the needs of people
7 and quote unquote affordable housing, that's the
8 field I'm in, I'm in social work, but let's do
9 this right. We have the chance to think and do it
10 right and not just look on paper and get excited
11 about a design. Let's face the reality of what
12 this means, you've heard plenty today. Thank you.

13 CHAIRPERSON WEPRIN: Thank you.

14 ESTELLE HAFFERLING: Welcome.

15 AIDAN MCEVER: I'm Aidan McEver, I
16 am a 15-year-old resident of Greenpoint and I've
17 been living there my whole life. I take the L
18 train every day and when I'm going to school--I go
19 to Bronx Science--and it's impossible to get on
20 when I'm going to school, I'm late once a week
21 from overcrowding.

22 So I think that adding a 24%
23 increase to the population level of Greenpoint-
24 Williamsburg is not a smart idea because of the
25 fact we don't have enough access to transportation

1
2 to get to where we need to go and it would be
3 impossible to get on anything, get into the city
4 at all because of this.

5 And then also the open space
6 problems is because, I mean, look at that, you
7 have, what, 50 feet of open space in between the
8 towers and the waterfront. I hear a lot of talk
9 about how, like, yeah, they had parades there
10 before, but that's not going to happen when you
11 have massive buildings in the way of the actual
12 waterfront. So I mean, like, yeah, it's
13 sentimental value of the waterfront, but that's
14 not actually what you're getting with this plan.

15 And then also they say a lot of
16 affordable housing, yes, but as we've heard just
17 now, that affordable housing isn't actually
18 affordable to the residents of Williamsburg, and
19 not only that, there isn't enough of it that's
20 reserved for the residents of Williamsburg and
21 Greenpoint. And so when you have a proposition
22 that's going to give you less open space per
23 person and less affordable housing for the actual
24 members of Greenpoint and Williamsburg and gives
25 you less access to the waterfront, I don't see how

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this a logical choice.

Not only that, it's going to destroy the culture of--we don't need to emulate, I agree, we don't need to emulate the idea of Manhattan, we need to emulate the idea of Brooklyn, Brooklyn's a great place, we don't need to have a skyline of our own. So I don't think that we need to give them a view of us because we're okay with our view of them because we have our own culture here, we don't need 6,000 more people that aren't from here and we don't need that to have our own culture. So I don't see why this is a logical choice.

CHAIRPERSON WEPRIN: Thank you, Mr. Mc--

[Pause]

CHAIRPERSON WEPRIN: Thank you for coming out and good luck with the rest of your schooling, and hopefully you'll be back here at the City Council someday, hopefully not as an elected official, you'll probably do better than that, but we'll see. Yes, sir?

JEFFREY WILSON: Good afternoon, my name is Jeffrey Wilson, I live over by 20 North

1
2 5th Street on Kent Avenue. I'm here to speak on
3 behalf of the members of my community and myself
4 in regards to North Williamsburg, Domino Sugar
5 refinery redevelopment.

6 Where I live at there's also other
7 development that is being built there. There's
8 developments being built on North 6th Street and
9 Kent Avenue, there's developments being built on
10 Berry Street, North 2nd Street. And the thing is
11 that I believe that this project here with how big
12 the density that it is already, the community will
13 be overcrowded.

14 We have the L train and we have the
15 J train. The M train's getting ready to get cut,
16 they're cutting everything. MTA just cut and
17 there's not going to be nowhere for nobody to get
18 to work. I ride the L train, the L train is so
19 crowded I have to wait three trains to go by
20 before I can get on and that's on a good day.

21 What I'm proposing is that before
22 we start building high-rises where nobody can't
23 see the city anyway, why don't we start thinking
24 first about transportation and how can we improve
25 the transportation prior before we start a big

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project like this.

I would also like to bring to your attention that with all the new influx of the people that have moved into this neighborhood, there is not enough affordable supermarkets for people to buy food in low income buildings, and I think that nobody's thinking about that. I mean they're putting in Duane Reades and everything else except affordable supermarkets, and what I would like to propose, I would like to propose that you strongly consider a Pathmark or a ShopRite because those stores are open 24 hours a day--is my time up?

CHAIRPERSON WEPRIN: It is, if you want to just finish up very--

JEFFREY WILSON: Yes.

CHAIRPERSON WEPRIN: --very 10 seconds, go ahead.

JEFFREY WILSON: Okay. Those stores are open 24 hours a day and they will create jobs around the clock, they will also help people like single parents that have different kinds of hours that they can work because Pathmark and ShopRite they have four-hour shifts and that

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2 will help them out also. And I strongly consider
3 that you really consider and help out this
4 neighborhood and stop just thinking about the big
5 people and think about us little people that makes
6 low income. And thank you.

7 CHAIRPERSON WEPRIN: Thank you very
8 much. I appreciate that. Anybody?

9 COUNCIL MEMBER LEVIN: I just want
10 to thank you all for your very thoughtful
11 testimony.

12 CHAIRPERSON WEPRIN: Mr. Levin.

13 COUNCIL MEMBER LEVIN: Thank you.

14 FEMALE VOICE: There's anybody else
15 who's here--

16 [Crosstalk]

17 CHAIRPERSON WEPRIN: Is there
18 anyone else here who is to speak in opposition?
19 Mr. Dennis, do you want to come up and speak? Is
20 there anyone else who hasn't spoken or hasn't had
21 their name called who wants to speak in
22 opposition? This is probably our last speaker in
23 opposition just the way that last pile went
24 through, after this we'll go switch back to the in
25 favor panel, which I have a lot left, but I'm not

1
2 sure they're all here. So, Mr. Dennis, we did
3 call your name earlier, I understand you're a
4 person of some repute, so I'm happy to have you
5 here today.

6 WARD DENNIS: Thank you very much.
7 [Pause] On? Okay. Thank you very much for
8 allowing me to come up, I don't know if I'm a
9 person of some repute, but I'm a person of
10 somebody with a meeting in the middle of the
11 afternoon.

12 I am Ward Dennis, I'm the chair of
13 the Land Use Committee of CB 1 and co-chair of
14 Neighbors Allied for Good Growth. I live a block
15 away from the Domino site.

16 You have the Board's full
17 resolution before you and I'm happy to answer any
18 questions you might have on that. I think I can
19 sum up the Board's position fairly succinctly to
20 say that the project is too big as is, it's too
21 big when judged by its impact on per capita open
22 space, local transportation, and on our
23 overcrowded transit system. It's also too big
24 when considered alongside every other waterfront
25 development in Greenpoint and Williamsburg.

1
2 I think, rather than go over that
3 which I think a lot of people have, I'd like to
4 just very quickly in less than two minutes maybe
5 just talk about the opportunity that we have here
6 to expand the open space by going to the DCAS site
7 to the south of the Domino property underneath the
8 Williamsburg Bridge and south of there. Reducing
9 the density of the project will obviously mitigate
10 some of the impacts and it will put Domino on an
11 equal footing with other developments, public and
12 private, on the waterfront. But in addition to
13 reducing the overall density of the project to an
14 equitable level, going to that DCAS site will
15 greatly mitigate a lot of the issues that are
16 going on here, particularly with regards to open
17 space.

18 By creating a Williamsburg Bridge
19 Park and adding this park land to the Southside
20 and working with the city and the developer Domino
21 to ensure that it is fully funded, the Council
22 will not only make this a better project, it will
23 also make a real commitment to the future of this
24 neighborhood.

25 And I would just close by saying

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2 that we have an opportunity to make a decent
3 project a really great project and there are some
4 very serious flaws in this project, but I think if
5 the City and the Council in particular work with
6 the developer and the MTA we can fix a lot of the
7 problems and have a really great project for
8 Williamsburg waterfront. Thank you.

9 CHAIRPERSON WEPRIN: Thank you, Mr.
10 Dennis. Mr. Levin.

11 COUNCIL MEMBER LEVIN: Thank you,
12 Mr. Dennis. I wanted to ask if in your
13 estimation, as you're an architect and--

14 WARD DENNIS: No, I'm not.

15 COUNCIL MEMBER LEVIN: Sorry, not
16 an architect, you work in the field of
17 architecture--

18 [Crosstalk]

19 COUNCIL MEMBER LEVIN: Yes,
20 architecture [off mic], and as someone with an
21 experience as the chair of the Land Use Committee
22 for several years in Community Board 1, do you see
23 a compelling--is there a compelling reason why
24 this particular project ought to be, strictly from
25 a land use perspective, strictly from a land use

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2 perspective, setting aside financial
3 circumstances, is there a reason why this project
4 should be allowed to be 20% bigger than all the
5 other projects on the waterfront?

6 WARD DENNIS: Speaking for myself,
7 it's very problematic and it's an issue that the
8 Community Board has dealt with on other projects.
9 We've had at least two other developers come
10 through proposing and, in essence, more affordable
11 housing for much greater density, they're always
12 divisive issues. The board has voted against one
13 and has not supported the other, although I don't
14 think we've had a vote on it.

15 So to the extent that it creates a
16 precedent and opens us up for more projects of
17 this type, it's a huge problem because it takes
18 away any--whether or not you agree with the 2005
19 rezoning and the Community Board thought that we
20 could've gone further in some places and should
21 have held back in others--that should be our
22 ceiling now, and if you make that the floor and
23 everybody is coming in, you don't have a land use
24 process, you have a development process.

25 COUNCIL MEMBER LEVIN: So it would

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2 be your opinion having dealt with lots of rezoning
3 applications and, let's face it, this is kind of
4 the hotbed, as I'm finding out, of land use
5 applications in the City of New York for one of
6 them in terms of large-scale development along the
7 Williamsburg-Greenpoint waterfront. Do you think
8 that by--that the approval of a project that has
9 this type of increase in density renders the
10 precedent of 2005 moot?

11 WARD DENNIS: I think that was a
12 big concern of the Community Board, that the
13 density of the project was unsustainable in our
14 community. I mean, face it, even if they develop
15 this to the 2005 levels of density, we would still
16 have huge, unmitigated adverse impacts, so why are
17 we making this that much more worse.

18 COUNCIL MEMBER LEVIN: And would
19 you expect that there would be developers in the
20 future that would come to the Land Use Committee
21 of the Community Board and say well you let Domino
22 do it?

23 WARD DENNIS: I mean, I think
24 developers are always going to come forward with
25 proposals and creative ideas for development, but

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I think it will make it much more likely, yes.

COUNCIL MEMBER LEVIN: Thank you.

WARD DENNIS: Thank you.

CHAIRPERSON WEPRIN: Well thank you very much.

[Crosstalk]

WARD DENNIS: Thank you very much, I appreciate you're--

[Crosstalk]

CHAIRPERSON WEPRIN: Thank you.

WARD DENNIS: --me come back.

CHAIRPERSON WEPRIN: My pleasure.

We now have a list of people in favor, I'm not sure who's here or not, so I'll just keep calling the names and if your name is called, please come to the front. Maria Ureyna, Isobel Rosario, Maria Aguilar, Oreo Moya, Marantopan Montaro it looks like, Maria Topia, Ishmael Rosario, Henry Montaro, Cecilia Pearson, Penya Angela.

FEMALE VOICE: Give me a minute and keep going.

CHAIRPERSON WEPRIN: Maria Espinal, Gloria Rivera, Delora Marque, Israel Asavaro, Ramon, this look like Ramon Ramone, Ramon Ramar,

Juyana Rodriguez, Rosario Asaman, Victoria Santos,
Robinson Roman, this one I can't read either,
Martin Velasquez, Marino Santos, Richard Heitler.

FEMALE VOICE: Yes.

CHAIRPERSON WEPRIN: We got one, is
that it? Okay, sit with me, all right come on up.
Nicolaso Sosa, Barcalides Matos, Richard Bell,
David Haberer, Judith Tracktenberg, Irene
Rootchik, Daniel Masri, Joel Masri, Carm or Joel
Masri, I don't know, Carmi Bee, Zach Corb, Travis
Hayes, Nayas, an N, an R, I'm not sure, Nayas,
Raves, Inyana Kupava, I'm giving everybody a Latin
accent no matter what their name is.

FEMALE VOICE: Anna Velasquez?

CHAIRPERSON WEPRIN: Anna Velasquez
maybe we think? Anna Velasquez and--

[Off mic]

CHAIRPERSON WEPRIN: --and anyone
else who didn't--anyone else here who's speaking
in favor that didn't get called. Did you fill out
a card already?

[Off mic]

CHAIRPERSON WEPRIN: Was that a no?
Did you fill out a card?

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FEMALE VOICE: Joel--

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FEMALE VOICE: Yes.

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FEMALE VOICE: --he did.

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CHAIRPERSON WEPRIN: Oh, I called

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him.

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[Off mic]

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CHAIRPERSON WEPRIN: Did I call him

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out? You might have been the Joel, I called Joel,

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so it depends, okay. All right, well fill out a

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card, you can come join the--well not such a big

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panel suddenly, but I just want to reiterate, I

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don't want to make light of the fact that people

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couldn't stay, obviously, it's very difficult for

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a 9:30 hearing to stick around 'til 3:30 in the

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afternoon so we don't take these lightly, the

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people who came here came out and gave of their

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time and this is very difficult for us to schedule

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this where everyone can be early in the morning.

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So we apologize for that and we do appreciate

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everyone's cooperation.

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So if you could please state your

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name. I called other Masris, you're one of a

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couple, but okay, well please speak, state your

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name for the record, you can say if you've swam in

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2 the river and start your testimony.

3 [Pause]

4 RICHARD HEITLER: Hi, my name is
5 Richard Heitler, I'm the Chief Operating Officer
6 of Urban Homesteading Assistance Board, and I am
7 here to express UHAB's strong support for the new
8 Domino Sugar refinery, new Domino project. And I
9 have submitted written testimony and in view of
10 the hour, I will not repeat a lot of other things
11 that you've heard before.

12 We are, however, particularly
13 pleased that the number of affordable units that
14 the project makes possible. We are impressed that
15 in a cross-subsidy kind of situation every 2 1/2
16 market rate apartment buys you a subsidized
17 affordable unit. We're pleased that they have
18 reached down to income levels at 30 and 50% of
19 AMI, and we are pleased that there is a set aside
20 of home ownership units, something near and dear
21 to our hearts.

22 We also feel that this is an
23 example of excellence in design and planning. The
24 fact that the affordable units will be disbursed
25 throughout the project is an example of a good way

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2 to structure a mixed income development. We're
3 impressed with the improved access to open spaces
4 and with the addition of new commercial and
5 community spaces.

6 We also would like to say that UHAB
7 has worked with CPC, both as a lender and
8 developer, we are impressed with them as a
9 mission-driven developer with a great track record
10 in actually producing affordable housing and it's
11 a great pleasure to express our support for this
12 innovative project. Thank you.

13 CHAIRPERSON WEPRIN: Thank you.

14 Mr. Masri.

15 MARCUS MASRI: Hi, my name is
16 Marcus Masri. There was a lot of talking about
17 the high density, I want--okay.

18 CHAIRPERSON WEPRIN: Get right up
19 to the mic, it's hard to hear otherwise.

20 MARCUS MASRI: As a resident in the
21 projects, I live in the high floor, I see the view
22 over there, I think the high density is a good
23 thing for the city, it will make beautiful view on
24 the waterfront like in other cities, like that are
25 competing with each other to who has the better

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2 view in the fronts and it's the beauty in our city
3 if you see the high [off mic] great for going as
4 much as possible in other countries and between
5 each city and look in Chicago and all over, we see
6 that when people come again we see the waterfront
7 it's building current with the beautiful projects
8 as high and I don't see that's a problem, and I'm
9 a big [off mic] of high density projects.

10 But otherwise for the affordability
11 [off mic] that make a good process [off mic] a lot
12 of average and I am aware and which kind of there
13 is a lot of affordability for different kinds of
14 people and with different kinds of income and I'm
15 very impressed about [off mic].

16 I think it's a good project and I
17 think it's as people said, it's a big project, but
18 it's a big project to fail. It's nothing that
19 should not pass [off mic] and I think in history
20 we see that America was built in the early
21 nineties when the [off mic] skyscrapers build up
22 and they [off mic] was any concerns about
23 overcrowding people and they quadrupled the
24 population of the [off mic] in the early 1990. So
25 and I think in 1920 and the history was--the

1
2 population was 50% [off mic] population were
3 living in the cities and [off mic] nobody was
4 concerned about overcrowd, nothing. We found our
5 way for problems the resolution. If there is no
6 resolution, there is no problem [off mic].

7 [Crosstalk]

8 MARCUS MASRI: So if there is a--

9 CHAIRPERSON WEPRIN: [Interposing]

10 I'm going to need you to wrap up, I'm sorry.

11 MARCUS MASRI: And so I'm very in
12 favor of this project and just--

13 CHAIRPERSON WEPRIN: Thank you.

14 Well I thank you both for your patience. You're
15 it, that's the last panel. Thank you very much.

16 I want to thank in particular Councilman Steve
17 Levin and Council Member Diana Reyna who sat to my
18 left and right most of the day, I feel like an
19 honorary member of the Community Board 1, but I'm
20 not going to buy a unit, I promise, if it ever
21 happens.

22 So we want to recess this meeting,
23 we're going to close this hearing first, so I'm
24 going to close this hearing and we are going to
25 recess to try to digest, we heard a lot of

1
2 information here today, a lot of people in favor,
3 a lot of people in opposition with a lot of
4 different opinions and we're going to try to put
5 those all together and discuss this project as we
6 move forward. So we are going to recess this
7 meeting to a later date to be determined later on.
8 And I thank you all for coming and, those of you
9 who are still here, for spending the day with us
10 here today, thank you all very much.

C E R T I F I C A T E

I, Tammy Wittman, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature Tammy Wittman

Date July 5, 2010