

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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October 20, 2021
Start: 10:19 a.m.
Recess: 5:15 p.m.

HELD AT: Remote Hearing (Virtual Room 1)

B E F O R E: Francisco Moya
CHAIRPERSON

COUNCIL MEMBERS:
Carlina Rivera
Diana Ayala
Barry Grodenchik
Stephen T. Levin
Antonio Reynoso
Joseph C. Borelli
Deborah Rose
Adrienne Adams
Ben Kallos

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

Adam Rothkrug, Land Use Counsel on behalf of
Applicant
Rothkrug Rothkrug & Spector, LLP

Richard Lobel, Land Use Counsel on Behalf of
Applicant
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Amanda Ianotti
Sheldon Lobel PC

Dr. Chris Hillyer, President and CEO
New York Blood Center

Barry Greene, Vice President of Research
New York Blood Center

Paul Selver, Land Use Counsel for the Applicant
Kramer Levin

Melissa Sarko, Project Architect
Ennead

Donna Gargano, Consultant
New York Blood Center

Anne Locke
AKRF

Lisa Lao
AKRF

Kenneth Mack
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Dan Abatemarco, Environmental Consultant for the
Applicant
AKRF

New York State Assemblymember Rebecca Seawright

New York State Senator Liz Kruger

Manhattan Borough President Gale Brewer

Infinite George

Local 79

Justice Favor, Organizer and Market Development
Representative

Laborers Local 79

Ari Espinal

Laborers Local 79

Merlene Smith Sotillo, New York City Resident

Karen Meara

Carter Ledyard and Millburn LLP

Rachel Levy, Executive Director

Friends of the Upper East Side Historic District

George Janes, Urban Planner

Friends of the Upper East Side Historic District

Chris Collins

Friends of the Upper East Side Historic District

Santos Rodriguez on behalf of Gary LaBarber,
President

Building and Construction Trades Council of
Greater New York

Jessica Walker, President and CEO

Manhattan Chamber of Commerce

Rakhshanda Mirza, Intern

New York Blood Center

Bishop Mitchell Taylor, Cofounder and CEO

Urban Upbound

Bill Angelos, President
Condominium Board of 301 East 66th Street

Anthony Barrett, Board Member
301 East 66th Street

Paul Graziano, New York City Resident

Mark Bresky, Attorney
Bresky Law Firm

Laura Colacucio, Vice President
Association for a Better New York (ABNY)

Dionel Then, Tech Instructor
Knowledge House

Gloria Rochester, President
New York State Sickle Cell Advocacy Network

Sinade Wadsworth, Council Representative
New York City District Council of Carpenters

Darcey Greene, Student
Urban Academy

Moses Ahn, Assistant Principal
Manhattan International High School

Russell Squire, Chair
Community Board Eight Manhattan

Ashley Woolcock, former student
Urban Academy

Dr. Daniel Gareau
SurgiVance
New York Blood Center

Kristina Pecorelli, Director
HRNA Advisors

Bomi Kim, Vice President of MWBE Services and
Outreach
McKissack and McKissack

Alona Nemeth, CEO
Rumi Scientific

Julie Menin, Democratic Nominee for City Council
Community District Five

Betty Cooper, New York City Resident

Ellyn Berk, Board President
333 East 66th Street Co-Op

Lynn Alessi, Board of Directors
333 East 66th Street Co-Op

Jerry Vinokarov, New York City Resident

Deidre Fields Wilson, member
New York State Sickle Cell Advocacy Network

Alexander Bruno, Secretary/Treasurer
Local 6A Cement and Concrete Laborers of Greater
New York Area

Valerie Mason, President
East 72nd Neighborhood Association

Stephen Albanesi
Municipal Arts Society

Andrew Fine, President
86th Street Association

Miranda Purves, New York City Resident

Craig D'Bona, New York City Resident

Rose Hache, New York City Resident

Congresswoman Carolyn Maloney

Martin Bell, New York City Resident

Allison Bell, New York City Resident

Maria Andriano, New York City Resident

Susan Cooper, New York City Resident

Martin Edleman, New York City Resident

Stephanie Reckler, New York City Resident

Barry Adler, New York City Resident

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Faith Frasier, New York City Resident

Shannon Berkowsky, Co-President of PTA
PS 183

Lydia Canizares, member
Coalition to Stop the Blood Center Tower

Melissa Mitchell, New York City Resident

Elaine Walsh, President
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Association

Julianne Bertagna
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Thomas Sos, Professor of Radiology
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John McClement, New York City Resident

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Marsha Lowe, New York City Resident

Gary Gerst, New York City Resident

Arlene Sulkis, New York City Resident

Peter O'Reilly, New York City Resident

Rita Popper, New York City Resident

Karen Meenaghan, New York City Resident

Catherine O'Sullivan, New York City Resident

Jada Loutit, New York City Resident

Deborah Newman, New York City Resident

Barbara Mutterperl, New York City Resident

Eugene Kim, New York City Resident

Francine Banyon

East 69th Street Block Association

Barbara Mason, New York City Resident

Neil Ostberg, New York City Resident

Lo van der Valk

Carnegie Hill Neighbors

Isabel Schwartz, New York City Resident

2 SERGEANT-AT-ARMS: Cloud stream is up.

3 SERGEANT-AT-ARMS: Computer recording
4 started.

5 SERGEANT-AT-ARMS: Cloud is rolling.

6 SERGEANT-AT-ARMS: Backup is rolling.

7 SERGEANT-AT-ARMS: Sergeant Polite?

8 SERGEANT-AT-ARMS: Thank you. Good morning
9 and welcome to the remote hearing on Zoning and
10 Franchises. Will Council members and staff please
11 turn on their video at this time? Thank you. To
12 minimize disruptions, please place all cell phones
13 and electronics to vibrate. You may send your
14 testimony to landusetestimony@Council.NYC.gov. Once
15 again, that's landusetestimony@Council.NYC.gov.
16 Chair Moya, we are ready to begin.

17 CHAIRPERSON MOYA: Great. Thank you so
18 much. Good morning. I'm Council member Francisco
19 Moya, Chair of the Subcommittee on Zoning and
20 Franchises. I'm joined remotely today by Council
21 members Reynoso, Ayala, Borelli, Levin, Barry G. We
22 are also joined by Council members Rose and Adams.
23 Today, we will-- and Council member Kallos. Today,
24 we will also hold public hearings on rezoning
25 proposals for 624 Morris Avenue in the Bronx and

2 18517 Hillside Avenue in Queens, as well as a
3 development proposal for the New York Blood Center in
4 Manhattan. But first, we will vote on a number of
5 items heard by the subcommittee at our September 24th
6 meeting.

7 We will vote to approve LU number 854,
8 855, 856 for the 495 11th Avenue rezoning relating to
9 property in Speaker Johnson's district in Manhattan.
10 The proposal seeks a zoning map amendment to change
11 an M1-5 district to a C6-4 district and extend the
12 Special Hudson Yards district to include the
13 development site, a related zoning text amendment to
14 establish a new subdistrict G as part of the special
15 district and establish the development site as a new
16 MIH area and a related site selection and acquisition
17 of a portion of the site for use as an NYPD vehicle
18 storage facility. Speaker Johnson is in support of
19 the proposal.

20 We will also vote to approve with
21 modifications LUs 859, 860, and the 270 Nostrand
22 Avenue rezoning relating to property in Council
23 member Cornegy's district in Brooklyn. The proposal
24 seeks a zoning map amendment to change and R7A
25 district to an R8A C2-4 district and a related zoning

1 text amendment to establish an MIH area utilizing
2 option II and the workforce option. During the
3 course of ULURP review, the City Planning Commission
4 voted to approve with modifications by changing the
5 proposed R8A C2-4 district to a mix of R7X C2-4 and
6 R7D districts. Our modifications will be to strike
7 the MIH workforce option and to restore the
8 originally proposed R8A C2-4 designation. This
9 modification will both increase the number of
10 affordable housing units and deepen the affordability
11 while allowing density that is appropriate for this
12 large vacant site on a major Brooklyn avenue.
13 Council member Cornegy is in support of the proposal
14 as modified.
15

16 We will vote to approve with
17 modifications LUs number 861 and 862 for the 1776
18 48th Street rezoning proposal relating to property in
19 Council member Yeger's district in Brooklyn. This
20 proposal seeks a zoning map amendment to change an R5
21 district to an R6B C2-4 district and a related zoning
22 text amendment to establish a mandatory inclusionary
23 housing area utilizing option I and option II. our
24 modification will be to reduce the overall area to be
25 rezoned and retaining the existing residential zoning

1 on midblock sites where the existing R5 zoning
2 reflects the build context and where there are no
3 development sites as projected in the EAS, as well.
4 We will also modify the approval to further reduce
5 the area proposed to be within the C2-4 overlay
6 district. The rezoned commercial area will only be
7 mapped to a depth of 35 feet, reflecting the location
8 of Avenue fronting buildings which are appropriate
9 for commercials. The remainder of the zoning will be
10 R6B. This modification ensures the distinction
11 between midblock and Avenue rezoning is more fine
12 tuned for a predominantly residential area and
13 focuses the commercial overlay on those buildings
14 fronting the Avenue. Council member Yeger is in
15 support of the proposal as modified.
16

17 We will vote to approve with
18 modifications LUs 842, 843, and 844 for the River
19 North proposal relating to property in Council member
20 Rose's district in Staten Island. The proposal seeks
21 a zoning map amendment to the rezoning existing R6
22 C2-2 district into Special Hillside Preservation
23 District to an R7-3 C2-4 district within the Special
24 St. George District and an existing R6 C2-2 district
25 to an R6 C2-4 district also within the Special St.

George District. The proposal includes a related zoning text amendment to map the mandatory inclusionary housing program area with option I and II and various changes to the special St. George district regulations. Finally, the project includes a zoning special permit under the amended Special St. George District rules to allow modifications to the applicable bulk regulations all in order to facilitate the development of three new mixed use buildings with ground floor retail and residential units on the upper floors. Our modifications will be to reduce the bulk of the proposed buildings by lowering the maximum height of the eastern and central buildings, also known as Buildings One and Two and requiring additional setbacks to relate to the existing built context directly to the south. We will also reduce the area to be rezoned and retain the existing R6 and Special Hillside Preservation Designation for the westernmost portion of the proposed area. Pulling the boundaries easterly of Nicholas Street. These modifications will permit the development of three new buildings while maintaining significant view corridors in the New York Harbor and Lower Manhattan from the Upland neighborhoods.

2 Council member Rose is in support of this district,
3 as modified.

4 And now, I call for a vote to approve LUs
5 854, 855, and 856 and to approve with the
6 modifications I have describes LUs 842, 843, 844, and
7 859 through 862. Counsel, if you can please call the
8 roll?

9 COMMITTEE COUNSEL: Chair Moya?

10 CHAIRPERSON MOYA: I vote aye.

11 COMMITTEE COUNSEL: Council member
12 Levin?

13 COUNCIL MEMBER LEVIN: I vote aye.

14 COMMITTEE COUNSEL: Council member
15 Reynoso?

16 COUNCIL MEMBER REYNOSO: I vote aye on
17 all.

18 COMMITTEE COUNSEL: Council member
19 Grodenchik?

20 COUNCIL MEMBER GRODENCHIK: [inaudible
21 00:07:39]

22 COMMITTEE COUNSEL: That's an aye from
23 Council member Grodenchik. Council member Ayala?
24 Council member Ayala on a vote of the land use items?
25 Council member Borelli?

2 COUNCIL MEMBER BORELLI: I vote aye on
3 all with the exception of 0842. If I may, if the
4 developers wanted my support, they should have
5 reached out and explained why this would be a benefit
6 to Staten Island. They failed to do that. So, I'm
7 recording my vote as a no. thank you.

8 COMMITTEE COUNSEL: Council member
9 Ayala?

10 COUNCIL MEMBER AYALA: I voted aye.

11 COMMITTEE COUNSEL: I'm sorry. Chair,
12 the vote is currently five in the affirmative, zero
13 in the negative, and no abstentions on all items
14 except for LU 842 which is-- excuse me. All items
15 six in the affirmative, zero in the negative, and no
16 abstentions with the exception of LU 842 which is
17 currently at five in the affirmative, one in the
18 negative, and no abstentions. And we will keep the
19 vote open for Council member Rivera.

20 CHAIRPERSON MOYA: Thank you, Arthur.
21 Before we turn to our hearings, I will first
22 recognize the subcommittee counsel to review the
23 remote meeting procedures.

24 COMMITTEE COUNSEL: Thank you, Chair
25 Moya. I am Arthur Huh, counsel to this subcommittee.

2 Members of the public were asked to testify--

3 Members of the public wishing to testify were asked
4 to register for today's hearings. If you wish to
5 testify and have not already registered, we ask that
6 you please do so now by visiting the New York City
7 Council website at www.Council.NYC.gov/landuse.

8 Members of the public may also view a live stream
9 broadcast to this meeting at the Council's website.

10 As a technical note for the viewing public, if you
11 need an accessible version of any of the

12 presentations shown today, please send an email

13 request to landusetestimony@Council.NYC.gov. When

14 called to testify, individuals appearing before the
15 subcommittee will remain muted until recognized by

16 the Chair to speak. Applicant teams will be

17 recognized as a group and called first followed by

18 members of the public. When the Chair recognizes

19 you, your microphone will be unmuted. Please take a

20 moment to check your device and confirm that your

21 microphone is on before you begin speaking. Public

22 testimony will be limited to two minutes per witness.

23 If you have additional testimony you would like the

24 subcommittee to consider or if you have written

25 testimony you would like to submit instead of

2 appearing before the subcommittee, you may email it
3 to landusetestimony@Council.NYC.gov. Please indicate
4 the LU number and/or project name in the subject line
5 of your email. During the hearing, Council members
6 with questions should use the zoom raise hand
7 function. Council members with questions will be
8 announced in the order in which they raised their
9 hands and Chair Moya will recognize them to speak.
10 Witnesses are requested to remain in the meeting
11 until excused by the Chair as Council members may
12 have questions. Finally, there will be pauses over
13 the course of this meeting for various technical
14 reasons and we ask that you please be patient as we
15 work through any issues. Chair Moya will now
16 continue with today's agenda items.

17 CHAIRPERSON MOYA: Thank you, Arthur. I
18 now open the public hearing on a preconsidered LU
19 item for the 624 Morris Avenue rezoning proposal
20 under ULURP number C 210339 ZMX requesting a zoning
21 map amendment relating to property in Chair
22 Salamanca's district in the Bronx. For anyone
23 wishing to testify on this item, if you have not
24 already done so, you must register online and you may
25 do that now by visiting the Council's website. Once

2 again, it's Council.NYC.gov/landuse. Counsel, if you
3 can please call the first panel for this item.

4 COMMITTEE COUNSEL: The applicant panel
5 for this item will include Adam Rothkrug appearing as
6 land use counsel for the applicant.

7 ADAM ROTHKRUG: Thank you, Chair Moya
8 and Commissioners-- Council members.

9 CHAIRPERSON MOYA: One second. Thank you.
10 Counsel, if you could please administer the
11 affirmation.

12 COMMITTEE COUNSEL: Mr. Rothkrug, could
13 you please raise your right hand and state your name
14 for the record?

15 ADAM ROTHKRUG: Adam Rothkrug.

16 COMMITTEE COUNSEL: Do you affirm to
17 tell the truth, the whole truth, and nothing but the
18 truth in your testimony before this subcommittee and
19 in answer in all Council member questions?

20 ADAM ROTHKRUG: I do.

21 COMMITTEE COUNSEL: Thank you.

22 CHAIRPERSON MOYA: Thank you. When you are
23 ready to present your slideshow, please say so and it
24 will be displayed on screen. The slides will be
25 advanced for you by our staff. As a technical not

2 for the benefit of the viewing public, if you need an
3 accessible version of this presentation, please send
4 an email request to landusetestimony@Council.NYC.gov.

5 And now, you may begin your testimony.

6 ADAM ROTHKRUG: Thank you.

7 CHAIRPERSON MOYA: And restate your name
8 and--

9 ADAM ROTHKRUG: Sure. Adam Rothkrug on
10 behalf of 624 Morris B, LLC. And if you pull up the
11 presentation, I know you have a large agenda, so I'll
12 try to be as brief as possible. You can go to the
13 next slide. This application is actually to restore
14 a C1-4 overlay that previously existed on the
15 properties affecting seven properties on a small
16 block in the Bronx that were zoned with a commercial
17 overlay from 1961-1973 which somehow disappeared even
18 though all of the first floors of the building are
19 used commercially. Next slide. And you can continue
20 forward. Thank you. So these are the seven
21 buildings that are affected by this zoning
22 application. They are zoned R7-1 at the present
23 time. The addition of the commercial overlay will
24 recognize the commercial uses on the first floor will
25 not permit any new or added bulk to any of the

1 buildings. The large building on the corner to the
2 right actually previously obtained a zoning variance
3 from the Board of Standards and Appeals to permit
4 commercial use on the first and second floors. The
5 other building all have grandfathered used on the
6 first floor, but because they're now zoned
7 residentially, they have been hampered in changing
8 uses and building small enlargements on the first
9 floors. Next slide. And you can continue to the
10 next one. These maps show that, in 1961, in the
11 upper left corner, this area in blue had a commercial
12 overlay as well as in 1967 when some of the area was
13 rezoned. In 1973, the surrounding district was
14 rezoned from R6 to R7-1, but for some reason, this
15 commercial overlay was removed from this half block
16 area. If you look at the maps from 1973 and the
17 current map, you see that there are commercial
18 overlays on the opposite side of Morris Avenue, as
19 well as to the south it. It doesn't show up, but
20 that is a commercial zone. So, these areas, this
21 block, is surrounded by commercial overlays along
22 Morris Avenue, which is a relatively commercial
23 street. You can continue. Next slide. This shows
24 the building in question which has a Caribbean
25

2 restaurant that wanted to expand and found out that
3 the rear portion of their first floor was actually an
4 old shopkeepers apartment and Department of Buildings
5 considered it residential. So, even though it didn't
6 have a full bath, so they weren't allowed to expand,
7 as well as the other buildings on the block that all
8 have existing commercial first floors. Next slide.
9 So the commercial overlay will only affect these
10 seven buildings. It received the support of the
11 Community Board even though they didn't have a quorum
12 available, as well as a favorable review from the
13 borough President, as well as the Council people's
14 office that we met with. Councilman Salamanca's
15 office didn't seem to have any objections. And other
16 than that, if there are any questions, I'm happy to
17 respond.

18 CHAIRPERSON MOYA: Thank you. No questions
19 here. Is there any of my colleagues who have any
20 questions for this panel?

21 COMMITTEE COUNSEL: No, Chair. I see
22 no members with questions for the panel.

23 CHAIRPERSON MOYA: Okay. Thank you. There
24 being no questions, the applicant panel is excused.
25 Counsel, are there any members of the public who wish

2 to testify on the 624 Morris Avenue rezoning
3 application?

4 COMMITTEE COUNSEL: Yes, Chair. Please
5 standby while we confirm. Mr. Chair, we do have some
6 registrations, so we're just working on coordinating
7 getting them into the meeting.

8 CHAIRPERSON MOYA: Thank you.

9 COMMITTEE COUNSEL: Okay, Chair, we did
10 have some advanced registrations, but it appears that
11 they have not actually joined yet, so I'm just going
12 to make a quick announcement before we move on. If
13 there are any members of the public who wish to
14 testify on the 624 Morris Avenue rezoning proposal,
15 please press the raise hand button now. The meeting
16 will briefly stand at ease while we check to make
17 sure that there are no persons registered to testify.
18 Chair Moya, I see no members of the public who wish
19 to testify on this item.

20 CHAIRPERSON MOYA: Okay. There being no
21 members of the public who wish to testify on the
22 preconsidered LU item for the 624 Morris Avenue
23 rezoning proposal under ULURP number C 210339 ZMX,
24 the public hearing is now closed and the item is laid
25 over.

2 I now open the public hearing on LUs 882
3 and 883 for the 185-17 Hillside Avenue rezoning
4 proposal seeking a zoning map and zoning text
5 amendment relating to property in Council Gennaro's
6 district in Queens. Once again, if you wish to
7 testify on this item, please visit the Council's
8 website to register. That link is at
9 www.Council.NYC.gov/landuse. You may also submit
10 written testimony by emailing it to
11 landusetestimony@Council.NYC.gov. And, counsel, can
12 you please call the first panel for this item?

13 COMMITTEE COUNSEL: The applicant
14 panel for this item will include Richard Lobel and
15 Amanda Ianotti, land use counsel for the applicant.
16 David Weiss and Frank Demerly, project architects.

17 CHAIRPERSON MOYA: Thank you. Counsel,
18 can you please administer the affirmation?

19 COMMITTEE COUNSEL: Panelists, please
20 raise your right hands. Do you swear or affirm to
21 tell the truth, the whole truth, and nothing but the
22 truth in your testimony before the subcommittee and
23 in answer to all Council member questions?

24 RICHARD LOBEL: I do.

25 AMANDA IANOTTI: I do.

2 COMMITTEE COUNSEL: Thank you.

3 CHAIRPERSON MOYA: Okay. Thank you. As a
4 reminder, when you are ready to present your
5 slideshow, please say so and it will be displayed on
6 screen by our staff and slides will be advanced for
7 you. As a reminder for anyone who requires an
8 accessible version of this presentation, please send
9 an email request to landusetestimony@Council.NYC.gov.
10 For the record, panelists, as you begin, I'll just
11 ask that you please restate your name and your
12 organization. And now, Mr. Lobel, you and your team
13 may begin.

14 RICHARD LOBEL: Thank you, Chair Moya.
15 Good morning. Good morning, Council members. Once
16 again, Richard Lobel of Sheldon Lobel PC, the
17 applicant in the 185-17 Hillside rezoning. If you
18 could please load the slide presentation, I can
19 start. Next slide. So, this rezoning which would
20 result in the building that you see on the first
21 screen is a zoning map amendment to rezone parts of
22 five lots from R3X and R6A C2-4 districts to an R7A
23 C2-4 district, as well as to extend this Special
24 Downtown Jamaica District. The actions that would be
25 part of this rezoning include an extension of that

2 downtown Jamaica district to establish certain
3 regulations for R7A districts within MIH designated
4 areas in downtown Jamaica because the Downtown
5 Jamaica Special District was created in or around
6 2007, so it preceded MIH. So we have to make that
7 adjustment, as well as, of course, a text amendment
8 to allow for the mapping of MIH. In this case, the
9 applicant will be utilizing option I, but option I
10 and II over the entirety of the area. Next slide.
11 So, to give you the calculations for this specific
12 development, you've got a 16,000 square foot lot
13 along Hillside Avenue. The resulting building would
14 be roughly 63,000 square feet or 4.54 FAR. It would
15 have a total height of nine stories with a base
16 height of 61 feet and setbacks. There would be
17 parking for 27 cars with 24 biking parking spaces.
18 48 units would be generated here, of which 12 would
19 be under MIH option I and we note that there is a mix
20 of one bedrooms and three bedrooms. So, 25 percent
21 of those one and three bedrooms would be devoted to
22 affordable housing which, of course, would be
23 permanently affordable. Next slide. So the next
24 slide shows the zoning map which is very difficult to
25 read in the upper left corner, but you can see that

1 the property is located within the Special Downtown
2 Jamaica District along Hillside Avenue. I think the
3 next two slides give a little bit of a better picture
4 of what we're trying to do. So the next slide is a
5 tax map which shows the proposed boundaries of the
6 rezoning. Next slide, please. And you'll see that
7 the properties along Hillside here generally extend
8 back roughly 160 feet while the rezoning area
9 previously only went 100 feet. So now, it would be
10 extended toward the rear to allow these lots to take
11 advantage of better floor plates and create more
12 housing units. Next slide. So the land use map here
13 really demonstrates why this rezoning is particularly
14 well suited for this area. You've got Hillside
15 Avenue, which is 100 feet wide, which is a wide
16 street. Along Hillside Avenue, you've got roughly
17 eight bus lines which translates into a weather of
18 transportation options who are residential housing
19 created here. In addition, you've got the Jamaica
20 179th Street Station roughly a quarter of a mile west
21 of the site. You can see that the existing
22 boundaries of the rezoned area to the west and east
23 pursuant to the Downtown Jamaica District, they kind
24 of tracked the boundaries of the lots in those areas,
25

1 so they really were more conducive to development and
2 putting up residential buildings, while on our lot,
3 for whatever reason, it was tucked make to 100. So,
4 one of the things this also accomplishes is pushed
5 back the zoning district and Special Downtown Jamaica
6 District boundaries to be more coincident with the
7 lot lines which will allow for the exact development
8 which we like here. It's going to take and
9 underutilized site which is roughly 16,000 square
10 feet and, instead of a roughly 1700 square foot or
11 .11 FAR and the lost build, will create these 48
12 units of housing, 12 units of affordability. This is
13 really what the Downtown Jamaica Special District was
14 designed to do. It was designed to create more
15 housing and more affordable housing along avenues
16 that could handle this density and along avenues with
17 excellent transportation option-- of which we have
18 many. Next slide. So, as we page through, the
19 development site, perhaps most clearly in the bottom
20 left, that gap in the development is the one story
21 animal hospital long standing that, you know,
22 occupies this large lot. The two adjacent buildings
23 are built to the current regulations, but are non-
24 complying. Each of those exists at seven stories.
25

2 So this will really allow a development which is more
3 contextual with the surrounding buildings. Next
4 slide. I think if you want to forward through the
5 photos which just demonstrates that, indeed, what
6 we're proposing here is within the context of the
7 area, if we can go one more slide, you'll see in
8 blue-- highlighted in blue-- are the outlines of
9 the existing development to the east and west of the
10 site and white would be the proposed development.
11 So, with setbacks, you can see this is really a
12 contextual addition to the area and one which will
13 create much needed housing in an area which saw
14 significant population growth between the initiation
15 of the Downtown Special Jamaica District in 2007
16 through 2016. So, there's been an increase in
17 population, but there has not been a corresponding
18 increase in residential units created. So this, in
19 part, addresses that. There are R7X districts in the
20 area which, upwards of the R7A that is proposed here
21 and those have been responsible for some new housing,
22 but when you look at the R6A districts like the
23 districts mapped on this site, I think that's in the
24 entirety of the development activity, since the
25 Special Downtown Jamaica District rezoning, there

2 have only been two additional residential building.
3 So, it really has not risen to the level of the
4 residential units that have been needed by the area.
5 So, this really is a rezoning that goes to address
6 that. The next slide merely shows and locates the
7 site among the other sites and we have zoning
8 calculations, as well, and then the following plans
9 demonstrate the layouts. Once again, we're very
10 happy that the proposal includes one bedrooms and,
11 importantly, three bedrooms which allows for larger
12 families in the area and, of course, the opportunity
13 for those larger units, as well, to become
14 permanently affordable housing. And with that, the
15 applicant team is happy to answer any questions.

16 CHAIRPERSON MOYA: Thank you, Richard.
17 Just one quick question here and I think you might've
18 addressed it in the beginning, but just going back to
19 it, but how has your team addressed Community Board
20 concerns about the perceived lack of parking in the
21 area and the impact this project will have on the
22 surrounding area?

23 RICHARD LOBEL: Sure. So, thank you for
24 the question, Chair Moya. So, you know, the
25 Community Board was a-- it was a very deep

1 conversation with regards to that one issue. The
2 Queens Borough President, we note, was not similarly
3 concerned and neither was the Commission, both of
4 which approved this application. For the part of the
5 Community Board, the applicant has, you know, created
6 parking here which provides more than 50 percent--
7 or at least 50 percent greater than what's required
8 at the site. So, we're required to have 18 spaces
9 pursuant to zoning. We're providing 27 spaces.
10 Given that and given the plethora of transportation
11 options immediately right in front of this building.
12 We're confident that we're able to address parking
13 concerns with the building, so, you know, with that,
14 I think one of the things was that the applicant had
15 the opportunity here to increase density and to allow
16 for a greater number of units. In fact, with 48
17 units here, you're really decreasing the demand on
18 not only local infrastructure, but also on things
19 like parking. So, given the unit mix that we ended
20 up at and given the fact that we have an overage of
21 parking, we really feel that we are king of
22 addressing some of the Community Board concerns
23 regarding that issue.
24
25

2 CHAIRPERSON MOYA: Great. Thank you,
3 Richard. That's it for my questions. I now invite
4 any of my colleagues who may have questions for this
5 panel. Counsel, do we have any Council members that
6 have questions?

7 COMMITTEE COUNSEL: No, Chair. I see
8 no members with questions for this panel.

9 CHAIRPERSON MOYA: Okay. There being no
10 further questions, the applicant panel is excused.
11 Counsel, are there any members of the public who wish
12 to testify on the 185-17 Hillside Avenue proposal?

13 COMMITTEE COUNSEL: If there are any
14 members of the public who wish to testify on the 185-
15 17 Hillside Avenue proposal, please press the raise
16 hand button now. Chair, the meeting will briefly
17 stand at ease while we check to make sure there are
18 no registrations. Chair Moya, I see no other
19 members of the public who wish to testify on this
20 item.

21 CHAIRPERSON MOYA: Thank you, Arthur.
22 There being no members of the public who wish to
23 testify on LUs number 882 and 883 for the 185-17
24 Hillside Avenue proposal, the public hearing now
25 closed and the items are laid over.

2 I now open the public hearing on LUs
3 number 864, 865, and 866 for the New York Blood
4 Center proposal which seeks zoning map and zoning
5 text amendments and a special permit all relating to
6 property in Council member Kallos' district and
7 Council member Powers' district in Manhattan. We
8 have a lot of speakers signed up for this project, so
9 would ask that you all be patient and Council staff
10 is working hard to make sure that you all have a
11 chance to speak. If you would prefer to submit
12 written testimony, you can always do so by emailing
13 it to landusetestimony@Council.NYC.gov. I will
14 remind the viewing public for anyone wishing to
15 testify on this item, if you have not already done
16 so, you must register online and you may do that now
17 by visiting the Council's website at
18 Council.NYC.gov/landuse. Counsel, can you please
19 call the first panel for this item?

20 COMMITTEE COUNSEL: The applicant
21 panel for this item will include Dr. Chris Hillyer,
22 Rob Pervis, Barry Green, all of the New York Blood
23 Center, Paul Silver, land use counsel for the
24 applicant, and Melissa Sarko, project architect.
25 Available for question and answer, we also expect to

2 have Jay Moore, Donna Gargano, also of the New York
3 Blood Center, Anne Locke, Lisa Lao, Kenneth Mack, Dan
4 Abatemarco, all of AKRF, environmental consultant for
5 the applicant, and Bob Greene and Jamie Peschel.

6 CHAIRPERSON MOYA: Okay. Thank you.

7 Counsel, if you could please administer the
8 affirmation?

9 COMMITTEE COUNSEL: Panelists, please
10 raise your right hands. Do you swear or affirm to
11 tell the truth, the whole truth, and nothing but the
12 truth in your testimony before this subcommittee and
13 in answer to all Council member questions?

14 MELISSA SARKO: I do.

15 UNIDENTIFIED: Yes.

16 COMMITTEE COUNSEL: Thank you.

17 CHAIRPERSON MOYA: Thank you. Just a
18 reminder, when you are ready to present your
19 slideshow, please say so and it will be displayed on
20 the screen by our staff. Slides will be advanced
21 when you say next. Once again, anyone who requires
22 an accessible version of this presentation may send
23 an email request to landusetestimony@Council.NYC.gov.
24 And now, you may begin and I'll remind each of the

1 panelists that, as you begin speaking, please state
2 your name and the organization for the record.

4 DR. CHRISTOPHER HILLYER: Thank you,
5 Chairman Moya. If you could bring up the
6 presentation. Chairman Moya, distinguished
7 subcommittee members, Council members, and friends,
8 my name is Christopher Hillyer. I'm the president
9 and CEO of New York Blood Center. New York Blood
10 Center is all of our community blood center. It
11 belongs to the community, a not for profit charity.
12 We provide lifesaving blood products 24/7 365,
13 serving our community for the last 60 years, never
14 once closing our doors. We come before you today to
15 ask for your support and approval of our applications
16 to build a new building that the city and the blood
17 center desperately need. Next slide. As you know,
18 we are located between 66th and 67th Streets and
19 First and Second Avenues. Built as a trade school in
20 the 1930s, the current space is antiquated and cannot
21 support advanced research and technologies. From
22 this building, we currently do three things: provide
23 lifesaving blood stem cells and sickle cell programs.
24 Two, do groundbreaking research in things like stem
25 cells, AIDS, sickle cell, cancer, blindness, COVID,

2 diabetes. And three, we house startup companies from
3 our continuous world-renowned medical and research
4 institutions. As has been pointed out, New York
5 Blood Center has been looking for a workable solution
6 for over 20 years. The current conditions do not
7 allow us to recruit great scientific talent and
8 companies. We are out of space and the current
9 facility is too expensive to maintain. Replacement
10 is the only viable solution. In order for us to
11 fulfill our mission, serve the city, grow a much
12 needed life sciences hub in New York City, and expand
13 our world-renowned research, we propose and have
14 considerable citywide support for a project called
15 Center East. New slide. Next. Center East is in
16 partnership with Longfellow. Longfellow Real Estate
17 Partners is the world class real estate developer in
18 the life sciences building area in Boston, for MIT,
19 Harvard, and universities in and around Duke, and in
20 San Francisco. And around the world, for that
21 matter. The new blood center and hub will be
22 configured something like picture. You'll see more
23 detailed diagrams in a minute and the commercial labs
24 in the tower above generate the income such that NYBC
25 can receive new space, essentially at no cost to the

1 blood center or to the city. There are benefits to
2 the city and nearby institutions providing space or
3 commercial partners to have world class medical and
4 research companies, institutions, and shared
5 facilities to keep life sciences entrepreneurs in the
6 city, to increase the square footage of the life
7 science space in New York City, and to compete with
8 other markets for talent in New York City. Next
9 slide. In terms of life sciences space, New York
10 City is far, far behind. This slide indicates that
11 Boston and Cambridge have approximately 47 million
12 square feet of space on a background of about 700,000
13 people whereas New York City only has about 2 million
14 square feet with very low vacancy on a background of
15 10 million people. San Francisco 30 million square
16 feet on a background of a million people. San Diego
17 20 million square feet on a background of 1 million
18 people. It has been widely shown that these cities
19 are successful because of the clustering of
20 universities, bio techs, lab buildings, and
21 investigators in contiguous and nearby space. Next
22 slide. We have exactly that clustering already where
23 whaler. This slide shows our side center in East on
24 the left, as well as Cornell, Memorial Sloan-

1 Kettering, Rockefeller, and New York Presbyterian
2 Hospital for special surgery are all there. For more
3 than 10 years, many of our investigators have been
4 going back-and-forth across the street changing,
5 doing research, sharing slides, sharing core
6 facilities, sharing cells. These listing
7 collaborative studies with Cornell, MSK, and
8 Rockefeller. And on the next slide, I'll show you
9 that all of these institutions have spun out
10 companies that are currently incubating in our space.
11 The bullet halfway down is from my lab which have
12 novel t-cell development therapies with IPSC's
13 produced from cord blood. We've had the largest and
14 biggest cord blood facility in the world for over 30
15 years and this allows us to work and my lab to work
16 directly with investigators and companies in our
17 institutions and with Memorial Sloan-Kettering.
18 Truly, we go back and forth across the street every
19 day for that is the second of the red arrows from our
20 square across the corner of the park to MSK. Next
21 slide. 10 years ago, we started the Upper East Side
22 Biotech Accelerator Program in anticipation of
23 potentially growing this great tower with our
24 Longfellow partners to host and to incubate all
25

1 levels of biotech and biopharmaceutical companies.
2 These are 10 companies currently in our space. We
3 are out of space. Fate Therapeutics works with
4 Memorial Sloan-Kettering and my lab while Cornell is
5 MINT-- it says in the middle-- Minimally Invasive
6 New Technologies is this been out of Weill Cornell.
7 Rumi Scientific and SurgiVance are spinouts from
8 Rockefeller. Proximity truly matters. People walk
9 back-and-forth. These companies in the future
10 companies in the tower will benefit society by
11 bringing research and discoveries, promote economic
12 growth, speed days discoveries through industry
13 partnerships, improved recruitment and retention of
14 the best scientific talent, and generating income
15 streams to reinvest in research and in our city.
16 Next slide. I cannot overemphasize how unique and
17 important New York Blood Center is. We are one-of-a-
18 kind, world-renowned comprehensive blood center. We
19 provide 100 percent of the primary blood supply to
20 New York City. 1 million blood products a year. We
21 are 100 percent primary supply to New York City's
22 Health and Hospitals and testimony has been submitted
23 on behalf of the Commissioner of New York City
24 Department of How and from Health and Hospitals who
25

1 strongly support the project. The second bullet is
2 where the largest supplier of stem cells, obviously,
3 in the city and in the region, but also in the world.
4 The largest ever public cord blood bank and the first
5 ever FDA approved stem cell product. This huge
6 undertaking and accomplishment was not done at
7 Harvard or anywhere else. It was done by our
8 community blood center. We have a major focus on
9 sickle cell, HIV prevention, and the LGBT community,
10 as well as infectious diseases. We have an
11 unparalleled blood cell therapy and regenerative
12 medicine institute which will grow and serve the
13 companies in the tower above. We have made over
14 three COVID therapies, two that we brought to the
15 market and to patients and saving over 100,000 lives
16 has been published. We're a leader in sickle cell,
17 in novel CAR-T and IPSC therapies. We're a leader in
18 vaccine and vaccine trials with ongoing trials in
19 COVID, HIV, and the first Hepatitis vaccine ever
20 brought to market. In addition, some of these covers
21 that are hard to see-- these are covers of
22 textbooks. Some 24 textbooks have been written and
23 edited by New York Blood Center. We are widely
24 considered to be the leader in education and training
25

2 in our field. All for New York City and for its
3 people. Next slide. New York Blood Center impacts
4 all of us. Advanced medical and surgical therapies
5 do not happen without a safe and reliable blood
6 supply. First responders, firefighters, trauma
7 victims, burn victims, sickle cell patients, cancer
8 patients, stem cell recipients all cannot achieve any
9 hope of quality of life and lifesaving outcome with
10 the blood center and its products. Next slide. One
11 of the Council members brought to our attention
12 lifesaving blood products from mothers and fetal
13 maternal medicine. We also take care of neonates,
14 preemies, infants, and children. All of these
15 pictures are from my collections and known to me. In
16 the lower light, spend one second. Those big tubes
17 on that person's bedside are one inch in diameter and
18 carry gallons of blood-- blood from donors. Blood
19 that saved lives. That procedure is called ECMO and
20 ECMO is not only used in trauma, but has also been
21 used extensively in COVID. Next slide. None of
22 those things happen without New York Blood Center and
23 none of those things happen without our donors. We
24 have the most diverse blood donor pool and blood
25 supply in the world and a very, very diverse

2 workforce of over 2500 FDE's. We collect blood from
3 every ZIP Code in our boroughs and in our city. We
4 have the largest bank in rare blood type units,
5 special units needed for matching and sickle-cell,
6 and special laboratories that we ride simply and only
7 to support the sickle cell population. Next slide.
8 And to summarize my section before I asked Paul
9 Silver to look into the zoning, I would like to say
10 Center East is the project does citywide importance.
11 It will bring to our city new state-of-the-art blood
12 center, new state-of-the-art life sciences have,
13 world-class research Institute with new biotech
14 companies adding over 5000 jobs and aiding New York
15 City and post COVID recovery. If I can introduction
16 Paul Selver, land use counsel. Next slide.

17 PAUL SELVER: Thank you, Chris. Chair
18 Moya, members of the subcommittee, Council member
19 Kallos, I am Paul Selver. I'm a member of the firm
20 of Kramer Levin. We are land use counsel to the
21 Blood Center and I'm here to describe the Blood
22 Centers land use proposal to discuss what we have
23 heard during the ULURP process, how we would change
24 the project in response and the affects of those
25 changes. Let's start by getting oriented. The map

2 you see shows and highlights the blood center site in
3 dark blue. It also highlights the two other
4 properties that were the focus of community concerns:
5 St. Catherine's Park in green and the Julia Richmond
6 Education Center in light blue. The institutional
7 complex that includes Rockefeller University, Weill
8 Cornell medical Center, and Memorial Sloan-Kettering
9 Cancer Center is to the east of First Avenue on the
10 right side of the image. The Blook Center's land use
11 proposal has three parts: the loading map change, a
12 zoning text amendment, and a special permit. Though
13 zoning map amendment is illustrated on this map. It
14 involves for the blood center site a change in zoning
15 districts from R8B, a moderate density residential
16 zone, to C2-7, a higher density mixed-use zone that
17 includes the ability to develop commercial uses. The
18 text amendment would change section 7448 of the
19 zoning resolution. Section 7448 is the life sciences
20 special permit. It authorizes the establishment of
21 scientific research and development facilities in
22 commercial zones. It was used to develop the
23 Autobahn Project at Columbia Presbyterian Hospital
24 and amended subsequently to facilitate the
25 development of Alexandria Center across the street

1 from NYE Langone. The proposed amendment here would
2 allow way it to be used on the rezoned blood center
3 site and enable it authorize additional commercial
4 floor area and modifications of height, setbacks,
5 yard, and signage regulations. Finally, the special
6 permit we are seeking would be a so it to amended
7 section 7448. It would authorize a scientific
8 research and development facility of approximate 6.8
9 FAR. Height, setback, and yard modifications to
10 accommodate Center East's 30,000 square foot plus or
11 minus floor plates and a minor modification of
12 signage controls. The results are going to be
13 anything but unprecedented. They well be a building
14 type building form that is appropriate to the
15 neighborhood. It's research uses are comparable to
16 the research activities that have been going on for
17 years on the site and at the other medical and
18 academic institutions to the east. The floor plates
19 are in the sweet spot between 25,000 and 40,000
20 square feet for advanced urban, clinical, and
21 research buildings. You see them all over New York
22 and they are large enough and flexible enough to keep
23 start upside site and in New York City as they grow
24 into mature organizations. And it imposes less on
25

1 the pedestrian experience than to the Zuckerman,
2 Belfair, and Coke buildings, all of which are within
3 three blocks of the site and rise 300 to 400 feet at
4 the lot line-- far more than this building rises at
5 the lot line. Next slide, please. We have been in
6 the public review process considering these actions
7 for about three years. We have had a lot of meetings
8 with stakeholders during that time and we have heard
9 a range of critiques of the proposal. Some like to
10 claim that the project poses an immediate existential
11 threat to R8B zoning are unproven and, because it's a
12 canard, impossible to prove. Others, related to the
13 building height and the effects of the project on St.
14 Catherine's Park and JREC present real-world issues
15 that are susceptible to real-world solutions. And,
16 in response, we have put together a package of
17 solutions: improving the park, reducing building
18 height and shadows on the park, and permanent
19 improvements to JREC that I will touch on today.
20 Let's start with the park. As you know, the blood
21 center has already committed \$3.6 million for
22 improvements to the Parks comfort station and its
23 play areas. It is now prepared to reduce Center
24 East's height by more than 50 feet to about 275 feet
25

2 at the top of the screen wall that was once 334 feet.
3 It is a reduction that has a substantial positive
4 effect. Next slide. Illustrated in the section that
5 you see on the rain, the lower building on the left,
6 and the original building. Next slide. And the
7 additional sky that is shown in the before-and-after
8 renderings from across Second Avenue. Next slide.
9 And from across St. Catherine's park looking
10 southwest. Next slide, please. Shrinking the
11 building also shrinks the shadows on the park. The
12 shadows first touch the park at 3 p.m. indeed,
13 before 3 p.m., Center East has no impact on the park
14 and that gives in at least six hours of uninterrupted
15 sunlight that the project doesn't affect at all. And
16 they do not reach the eastern half of the park until
17 at least 4:15 during the spring, summer, and fall.
18 Next slide, please. The shadow diagrams show in blue
19 the shadows from the reduced height building. They
20 also show in yellow how much reducing the buildings
21 height increases the amount of sunlight reaching the
22 park. And that is by about 56 percent on May 6th and
23 August 6th. We may have missed the slide. Can you
24 go back a slide, please? Yes. We did. I'm sorry.
25 About 64 percent reduction on the summer solstice.

1 The next slide, please. About a 56 percent reduction
2 in mid spring and in summer and-- next slide,
3 please-- up to about a 25 percent reduction in the--
4 at the equinoxes. Next slide, please. And, finally,
5 we put together a set of permanent, permanent
6 improvements to reduce outside noise affecting the
7 special needs children at JREC-- Improvements that
8 go far beyond what is required by the city
9 environmental quality review for construction noise
10 mitigation. These improvements include adding
11 acoustical interior windows, repairing and improving
12 the seals on the existing windows to reduce sound
13 transmission further, special acoustical curtains to
14 further reduce sound encroachment and sound absorbent
15 ceiling tiles. We would welcome the chance to work
16 with the JREC administration to implement these
17 improvements when the project moves forward. I thank
18 you all for your attention and Barry Green will now
19 talk about jobs, job training, and the innovative
20 employment opportunities that Center East will
21 involve.
22

23 UNIDENTIFIED: Next slide.

24 PAUL SELVER: Oh.
25

1 BARRY GREENE: I'm Barry Greene. I'm
2 vice president of research at New York Blood Center.
3 With your support, the new enhanced Center East
4 facility will grow New York City's commitment to
5 greater diversity in the life sciences by providing
6 workforce training, development, and placement
7 programs. Workforce initiatives that target New
8 Yorkers from underrepresented communities and
9 background that include CUNY students and public
10 housing residents, provide education, training, and
11 placement into life science internships and jobs at
12 center East. Creating partnerships with various
13 institutions, some of which we have already fostered.
14 All of these tools will assist Center East in
15 providing New York City's life science industry with
16 a more diverse, equitable, and inclusive workforce.
17 Next slide, please. We are currently negotiating
18 with CUNY to establish and provide funding and
19 internship placement opportunities for significant,
20 new academic programs across CUNY colleges in three
21 boroughs. Provided direct pathway for New Yorkers
22 into jobs in the life sciences at Center East and
23 citywide. Center East will commit to specific
24 internships, and lab placement, including a pipeline
25

2 for five years of placement for students in existing
3 New York Blood Center programs. I will now pass this
4 back to Dr. Hillyer.

5 DR. CHRISTOPHER HILLYER: Next slide,
6 please. Thank you, Barry. This is a diverse and
7 citywide coalition significant support for this
8 Center East project. With so many organizations
9 listed here, I'll call out a few of them, but let me
10 say that testimony and letters have been submitted by
11 many of the biotechs, universities, hospitals, things
12 and foundations like the Stem Cell Foundation and, as
13 I mentioned, Health and Hospitals Department of
14 Health. The citywide coalition comprised of
15 prominent unions and city based organizations. Three
16 people listed here, Marlene, Gloria, and Ginger all
17 represent different NGO's that are important partners
18 in sickle cell anemia and its treatment in therapy.
19 I'll also say NYC builds bio, as well as a unionized
20 construction trade, Laborers Local 79, Community
21 Voices Heard and their base supporters living in East
22 Harlem NYCHA housing and then the not-for-profit
23 Urban Upbound focused on ensuring that New Yorkers
24 have a pipeline to the jobs in the life sciences that
25 reflect the New Yorkers far and beyond our local

1 neighborhood. These are groups that do not typically
2 support ULURP applications, but see the importance of
3 this project. They believe that good paying, middle
4 class jobs and careers in life sciences should be
5 more widely available to New Yorkers of color and
6 know that Center East will be built with union labor,
7 bringing over 5000 jobs and that this project is
8 instrumental to the recovery effort of COVID and our
9 city. Next slide. I'll be very brief in the next
10 two slides and then wrap up. So I thank the members
11 for their attention. There has been a tremendous
12 amount of incorrect information circulated about the
13 blood center and this proposal. A full response will
14 be submitted into the record, but here are a few of
15 the claims that are false: First, luxury condos are
16 included in the project. No. There are no
17 residences in the project. It removes 500 houses
18 from the market or housing units from the market.
19 False. It uses only New York Blood Center's
20 footprint. There are no residences. New York Blood
21 Center doesn't work with nearby medical institutions,
22 therefore proximity doesn't matter. Could not be
23 more false. It's impossible to even go into the
24 detail to support that. New York Blood Center did
25

1 not consider other sites. For 20 years, we've been
2 working to find a way to build a new blood center and
3 to fund it and to not fund it at huge cost to the
4 city and the ability to build what the city wants is
5 new life sciences space and a biotech hub. We have
6 considered many, many other sites. Some of our
7 inhouse entrepreneurs will testify later today and
8 say that they could not do with if it weren't in
9 proximity to what I call their day jobs. Center East
10 can be built under existing zoning. I'll deal with
11 that in the next slide. The last two bullets here
12 are one of many, many falsehoods or misleading
13 statements made about the blood center and its
14 finances. Suffice it to say that while it says that
15 we have made \$269 million selling blood, we don't
16 sell blood. It's illegal. We sell the provision of
17 blood and blood products and in order to collect,
18 test, manufacture, and distribute those in a highly
19 FDA controlled environment costs money. In the year
20 that this number was put forward, we actually lost
21 money. Some people contest that. A very, very small
22 amount was made according to the tax return, but that
23 is way more than simply just the blood center. Or
24 just selling blood in the blood center. And then the
25

1 blood center spent \$75 million cash transfer to buy
2 other blood centers around the country. We did
3 acquire five blood centers around the country in
4 order to make sure that we could always bring blood
5 into New York City and we spend zero dollars. You
6 cannot buy a blood center in that way. We spent no
7 money in cash transactions. These are member
8 substitutions a number of falsehoods, suffice it to
9 say. Next slide. Center East can be built under
10 existing zoning. In order to do so, we have a 75
11 foot height limit and the estimates for construction
12 are over \$450 million. This is an impossible figure
13 for us or for the city to give us in order for us to
14 have a new blood center. The extensive mechanical
15 that support the lines cannot be done under a 75 foot
16 ceiling. Much has been said about NYBC's endowment.
17 It's technically and legally not an endowment. It's
18 the reserved funds earmarked for the four bullets in
19 the bottom left of the slide to support our not-for-
20 profit mission and to make sure we can supply the
21 lowest cost blood products, to provide a financial
22 safety net during emergencies such as 9/11, Sandy,
23 and COVID. Over the 10 years of 2010 to 2020, the
24 blood center lost over \$110 million, ensuring that we
25

2 could provide the best products. The next bullet
3 says to ensure the ability to provide safe blood,
4 during those years, we went above and beyond all
5 regulation, including those of the FDA to provide
6 additional testing for all of our fellow recipients.
7 In our endowment, so called, funds our pioneering
8 research. Next slide. I would like to close with a
9 letter from the CEO that will later testifying today.
10 When I was talking to him the other day, he then
11 wrote us following. He said, proximity matters. Our
12 commercial leaves from New York Kaplan Center was a
13 critical staff. So, this is the CEO of SurgiVance, a
14 company incubating a startup company using
15 intellectual property from Sloan-Kettering who
16 invented a new microscope that will allow millions of
17 lives to be say around the world, denying looting
18 right here in New York City. He was able to house
19 his startup near academic institutions, raise non-
20 diluted funding, and raise funding of over \$1 million
21 to spend out this company. Another example of what
22 New York Blood Center does to advance health and
23 welfare of all of us in New York City. In closing,
24 members of the committee, the Council, and the
25 public, I would like to say that the Blood Center is

2 important and is vital to New York City. The life
3 sciences hub is important and vital to New York City.
4 The Center East project is important and vital to New
5 York City and its future. Please support our zoning
6 request Sam this project. Thank you very much.

7 CHAIRPERSON MOYA: Okay. Thank you,
8 Doctor, for your presentation. Before we go into
9 questions, I just want to acknowledge that we have
10 been joined by Councilwoman Rivera and I am going to
11 call the Counsel and take the vote.

12 COMMITTEE COUNSEL: On a continuing
13 vote of the land use items, Council member Rivera?

14 COUNCIL MEMBER RIVERA: I vote aye.

15 CHAIRPERSON MOYA: Thank you.

16 COMMITTEE COUNSEL: Thank you. With
17 that, Mr. Chair, the vote on the land use items of
18 the subcommittee is seven in the affirmative, zero in
19 the negative, no abstentions except LU number 842
20 which is adopted by a vote of six in the affirmative,
21 one in the negative, and no abstentions. Those items
22 are adopted and referred to the full Land Use
23 Committee.

24 CHAIRPERSON MOYA: Thank you, Arthur. And
25 before I turn it over to Council member Kallos and

2 Council member Powers for questions, I have just a
3 couple of questions myself. I know in one of the
4 slides that you had brought up about the residential
5 tower, that if it is a rezoning to a C2-7, what are
6 the assurances that we have that you will build the
7 facility that you are proposing and not a residential
8 tower? I just wanted you to go back to that.

9 DR. CHRISTOPHER HILLYER: Well, thank
10 you. First, let me answer and then move it to Paul.
11 So, if I said residential tower, it was a mistake.
12 The towers entirely for academic and startup
13 companies of different sizes and wet labs. It is
14 entirely designed for wet laboratories. Offices and
15 laboratories are the only thing that will be in the
16 tower. Perhaps Paul could talk about how we would
17 guarantee that we would build such a facility.

18 COUNCIL MEMBER REYNOSO: Paul is muted.

19 CHAIRPERSON MOYA: You've got to unmute
20 yourself, Paul.

21 PAUL SELVER: Thank you. I'm sorry. So,
22 while this zoning, theoretically, allows for a
23 residential tower to be built, the-- well, first of
24 all, I will say we wouldn't be going through this
25 exercise which has been very long and very complex.

2 And we wouldn't be doing it to be here if we didn't
3 want-- if the blood center didn't want to be here
4 didn't have to be here to really make its future.

5 So, I think, one, I know it's not a legal protection,
6 but one protection that you have is that, in fact,
7 this is really being done-- this isn't being done
8 for real estate. This is being done to create the
9 life sciences have that New York City wants and that
10 the blood center needs for the future. There are
11 ways of ensuring from a legal perspective that land
12 can only be used in a certain way. City planning in
13 the Council have both use restrictive declarations to
14 control the use and development of property in the
15 future. That certainly is an option which is
16 available to the Council if it chooses to do that and
17 we are open to discussing it.

18 CHAIRPERSON MOYA: Okay. Thank you. So,
19 we have heard a lot about what is not financially
20 feasible for the blood center, but not anything that
21 is a part from the proposed building. One, is there
22 a small building then you are proposing that would be
23 financially feasible and then, also, without insight
24 into your finances, how do we know for sure that
25 there is into smaller alternatives that would work?

2 DR. CHRISTOPHER HILLYER: We've looked
3 at this for over a decade trying to figure out how
4 exactly and how big the building would have to be.
5 In this is the smallest building that we can come up
6 with that is financially viable in order to make a
7 new blood center on this site. The building of the
8 tower allows for a more efficient building cost of
9 the whole project. The smaller building as of right
10 in and of itself costs almost \$500 million is beyond
11 all measure and beyond all monies that the blood
12 center has available to it.

13 CHAIRPERSON MOYA: Okay. And now, I just
14 want to go into the sort of shadow impact here. I
15 assume that the shadow impact could be reduced by
16 narrowing some of the upper floors. Why don't you
17 make that adjustment to that proposal and is there
18 anything else that can be done to reduce the actual
19 shadows on the park?

20 PAUL SELVER: Well, clearly, by reshaping
21 the building in different ways one can impact and
22 reduce the shadows. There are, I would say, dramatic
23 constraints on how far that can be done and I think
24 what I would do here is I would ask Melissa Sarko,
25 who is the architect, to talk about why the four

2 sizes are as they are and why the shape of the floors
3 are as they are. It's not to say that there isn't
4 something that could be done, but it is to say that
5 whatever is done would take away from the efficiency
6 and effectiveness of the project. Melissa, can you
7 talk a little bit about that?

8 MELISSA SARKO: Sure. I can. So,
9 laboratory buildings, whether they are commercial in
10 nature or academic in nature are planned on a very
11 strict and rigorous planning module of 11 feet. So,
12 everything from the bench dimensions to the spacing
13 of things is set up on that 11 foot module that
14 includes the structure. And that is set based on the
15 clearances that are required back to back with
16 equipment and access and accessibility for safety and
17 planning flexibility. That also supports the ability
18 to take a floor and reconfigure it. So, as we'll
19 know, in the sciences, there is very little that is
20 static. Things do change. Technologies change.
21 Equipment changes. And so, it's often necessary to
22 reconfigure a laboratory facility in order to keep up
23 with the new technologies that are out there in this
24 planning module has been proven for decades to be the
25 most efficient way to do that and is supported by the

2 National Institute of Health and other institutions
3 that look at laboratory and planning efficiencies.
4 So, part of what is driving our specific floor plate
5 size at Center East is that the entire floor plate is
6 divided on this 11 foot module. So, when we talk
7 about reducing floor plate sizes, we need to think of
8 it in not five foot increments are three foot
9 increments. We're really talking about 11 foot
10 changes to the building in order to impact
11 dimensional changes. And right now, we are holding
12 at both the north and the south end of the building,
13 essentially a 55 foot zone. A 22 foot lab support
14 zone and a 33 foot open bench zone which is a pretty
15 standard way of organizing a laboratory floor plate.
16 And that is, essentially, what is driving all of the
17 tower dimensions of the project. And that 30 foot--
18 you know, essentially 30,000 square foot floor plate
19 size that Paul had mentioned is an ideal size because
20 it allows for a critical mass of principle
21 collaborators to work collaboratively on a single
22 floor and it also allows for that floor to then be
23 subdivided depending on the size that the tenant who
24 needs to take space in the building and, as we have,
25 I think, indicated in our application, the intent

2 here is that this project can support investigators
3 who are very small and starting up a business and
4 then can grow in place and stay in New York City as
5 they need to take more space in the building. So
6 that's really what's driving that floorplate
7 dimension. And, as Paul notes, sure, there are
8 potential modifications, but they're actually quite
9 hard to achieve in a lab building and kind of
10 stepping up or stepping back as you go farther up in
11 the lab building is very atypical. I think you would
12 see in most laboratory facilities in New York City,
13 that the lab floorplate is a very rigorous planning
14 module that that is extruded straight up from the
15 building in that manner.

16 CHAIRPERSON MOYA: Okay. Thank you. Just
17 two more questions. Typically, our zoning in good
18 planning practice encourage large buildings on
19 avenues with smaller buildings all admitted blocks.
20 Could you explain how the height and the bulk are
21 appropriate for a mid block location?

22 PAUL SELVER: Well, there are a couple of
23 reasons why we think that the building is an
24 appropriate building here. Let's start with the fact
25 that there-- the location is a very, very unique

1 location for a very, very special building. It's the
2 only location anywhere near the hospital complex that
3 the blood center is part of that has both the ability
4 of the blood center to possess it-- it owns it--
5 it's not a site that is owned by hospital. It's not
6 a site that is owned by a school or used for school.
7 It's not a site that is owned by an existing business
8 that is operating there and has no intention of
9 leaving. It's an available site-- and not just an
10 available site, but it is a site that also has the
11 appropriate size, appropriate shape, and appropriate
12 development history for this kind of a use. It's a
13 site that hasn't been used for residential purposes,
14 so there is no displacement of tenants as part of
15 this process. There no [inaudible 01:13:32] as part
16 of this process. That is a consideration. A second
17 consideration is that this is a relatively unique mid
18 block in a relatively unique mid block setting. It
19 is a mid block that already has the blood center on
20 it, albeit in a lower building, but it also has two
21 buildings that the City Planning Commission has
22 referred to in one of its reports all admitted blocks
23 as anomalies which are the two 8 FAR residential
24 buildings that are to the east of the blood center.
25

2 It's also across the street from a block that is very
3 different from the traditional midblock. It has the
4 JREC building a park on it, both of which make it
5 sort of an atypical setting, and it is also
6 proximate-- it is also in an area that has numbers
7 of midblocks that are occupied by buildings that are,
8 again, anomalies in the R8B setting. In particular,
9 we noted that the two blocks to the south and west,
10 65th to 63rd Streets between Second and Third
11 Avenues, are almost entirely occupied by buildings
12 that are more than 200 feet and that are not at all
13 R8B types of buildings or R8B compliant buildings.
14 So, it is an unusual mid block and an unusual setting
15 and it is in a location that is really critical to
16 the type of views that is being proposed here because
17 of proximity to the complex of institutions that is
18 on the east side. And that is not just because the
19 blood center has a history of working with these
20 institutions. That is because this is one of the
21 three premier academic medical complexes in Manhattan
22 and the city's approach to life science initiative is
23 predicated on using life science clusters composed of
24 institutions, medical and academic institutions, and
25 private companies working together to generate the

2 energy for the industry that then is able to spin off
3 to other areas of town. And, yes, there are other
4 life-sciences facilities, but the life science
5 industry takes its strength and its energy from the
6 four clusters and to not use this area and not take
7 it manage of these institutions to create a cluster
8 is a real missed opportunity for the city. So, yes.
9 There are reasons why normal cores one would not
10 locate a very large building in a mid block. We
11 think that, in this case, the balance between the
12 citywide benefits of promoting the life sciences both
13 in terms of jobs and in terms of economic development
14 and economic activity in New York outweigh the
15 considerations that, you know, have historically kept
16 mid blocks at a lowered density than the avenues. I
17 would also note that, actually, one block to the east
18 in a corridor that has a number of hospital buildings
19 mid blocks have, in fact-- are, in fact, developed
20 with taller buildings. So, the type of use here--
21 the type of building that this is the type of
22 building that has appeared in other mid-blocks
23 nearby.

24 CHAIRPERSON MOYA: Thank you, Paul. My
25 last question before I turn it over to my colleagues.

2 The EIS identifies impacts from construction noise
3 from neighboring buildings. Could you just go little
4 bit more into what that impact would be in how you
5 plan to mitigate it?

6 PAUL SELVER: Okay. So, what I'm going to
7 do is I am going to ask Anne Locke from AKRF or one
8 of her colleagues to talk about the base mitigation.
9 I will simply say, before they start, that the point
10 of what we are proposing for JREC is to make a real
11 difference both during construction and after on the
12 facilities that are used for special needs children
13 who are especially sensitive to noise and we
14 recognize that as part of our process. So, in the
15 ordinary course, there are also noise mitigation
16 measures that are taken to address construction
17 activities and I will ask and or a colleague to speak
18 to that.

19 DAN ABATEMARCO: Hi. So, I'm Dan
20 Abatemarco from AKRF. I'm Anne Locke's colleague and
21 I was the task leader for the construction noise
22 analysis and I speak to the mitigation for
23 construction noise here-- especially the-- you
24 know, we touched on some of the options specifically
25 for JREC, but there's also measures that are taken

onsite which control the noise at its source and apply to all of the surrounding receptors. So, in addition to compliance with all of the New York City noise code and noise controls, there are specific project commitments that are included here that go beyond, you know, what an every day construction site in New York City would have to do and those include noise emission level limits for certain key pieces of construction equipment. So individual pieces. Each individual piece of construction equipment is held to a noise emission level limit by the code, but in some cases, there are pieces that are held to a lower limit specifically for this project. There's also a commitment, where feasible, to use taller than typical noise barriers to limit the travel of noise from on the site to the surrounding receptors and the managing of equipment within the site has generally been configured to limit the amount of noise that would reach the surrounding receptors and especially the most sensitive receptors, including the school uses to the north of the site at JREC. So, you know, that is a brief summary of the on-site noise controls, especially those that go beyond what is typical or required by code. And also as part of the

2 construction noise mitigation, there is the offer for
3 façade enhancement or provision of alternate means of
4 ventilation which really is intended to allow
5 receptors that are predicted to experience elevated
6 levels of construction noise to be able to reduce
7 their interior noise levels. So, if you have any air
8 conditioner, you're able to keep your windows closed
9 and if you don't have insulated glass windows, the
10 offer of storm windows allows you to have more
11 transmission loss to keep that noise outside and
12 reduce their interior levels. And then there is the
13 bullets that we saw earlier specifically for JREC.

14 CHAIRPERSON MOYA: Okay. Thank you very
15 much. That is all the questions that I have. I want
16 to turn it over now to my colleagues. I know we have
17 Council member Kallos. Just a reminder to my
18 colleagues, there is a 10 minute limit for the first
19 round of questions. If you want to come back for a
20 second round, it will be for five minutes. We have a
21 large number of folks from the public that wish to
22 testify and we want to get to them as quickly as
23 possible, so I please ask you to stick to the strict
24 time limit here. Thank you in advance and I let me
25 turn it over to Council member Kallos.

2 COUNCIL MEMBER KALLOS: Thank you, Chair--

3 SERGEANT-AT-ARMS: Starting time.

4 COUNCIL MEMBER KALLOS: Moya, for the line
5 of questioning. I want to thank more than 1000
6 people who signed my petition and more than 200
7 people have signed up to testify in opposition to
8 Longfellow commercial tower project as currently
9 proposed by the blood center. I appreciate having
10 the 10 minutes. Wish it was more. We will work with
11 what we have. I will tell you that the 200 people
12 who I have invited want to get as many answers as
13 possible, so I know they don't mind waiting because
14 we have been in close communication. I want to start
15 by thanking the blood center for all the work you do
16 when your impressive presentation. I am committed to
17 working with the blood center to build a new building
18 at this location regardless of what happens at this
19 writing use process. I worked with my community to
20 find a middle ground that provides the blood center
21 with 100,000 additional square feet-- more than the
22 blood center is even asking for for themselves in
23 this rezoning. If we are unable to find a path
24 forward in this land use process, I have already
25 identified at least one developer who is interested

2 in constructing a new building for the blood center,
3 likely at no cost. In my district, we love biotech.
4 In 2014, I approved a rezoning to build three city
5 blocks of new biotech space over the FDR Drive. This
6 year, with Rockefeller University that has spent
7 eight years working on. I even cut the ribbon on the
8 new Cornell Tech campus, that Tata Innovation Center
9 for Tech Transfer, and the New Bell Research Building
10 that also hosts a biotech incubator and I was there
11 for that ribbon-cutting, too. Along those lines, I
12 am committed to working with Longfellow for them to
13 also open additional biotech space. We have an even
14 larger parcel in the neighborhood and have located
15 nearly 1 million square feet of vacant commercial
16 office space for Longfellow within blocks of the
17 blood center at 919 Third Avenue and 625 Madison
18 Avenue with the floorplate size is 40,000 and 45,000.
19 These are hard-to-find, but I've found them for you.
20 Everyone can win. Blood center gets a new building.
21 Longfellow and our city gets twice as much biotech
22 space. Our nearby commercial towers get new tenants.
23 Students at Julie Richmond can still have sunlight on
24 their playground and thousands of hospital workers
25 and children can still enjoy the sun shine at St.

2 Catherine's Park-- the only park in the
3 neighborhood. A win win win win win. Never heard of
4 it, but we can do it. I hope we can get it done and
5 let me just jump into some questions. The first
6 question is how many square feet of space with the
7 blood center occupy in the new building is proposed
8 and is that more or less than could be built under
9 the current zoning? So, I'm just looking for a more
10 or less.

11 DR. CHRISTOPHER HILLYER: Donna?

12 DONNA GARGANO: Hi. I'm Donna Gargano,
13 consultant of the blood center. We would be
14 occupying slightly more than what could be
15 currently-- what we currently have now. I think
16 that the real issue, though--

17 COUNCIL MEMBER KALLOS: So, to be clear,
18 because this is testimony under oath, my
19 understanding is-- and correct me if I am wrong.
20 Your proposal under this rezoning is to only occupy
21 about 206,000 square feet. Is that correct or not?

22 DONNA GARGANO: Melissa, if you could
23 just chime in. I don't have the chart handy for
24 square footage. Could you just chime in with the
25

2 exact square footage? And while she is bringing that
3 up, if I might just continue--

4 COUNCIL MEMBER KALLOS: I'm asking for the
5 answer to the question. So, adding so many--

6 DONNA GARGANO: Melissa, could you just
7 [inaudible 01:25:57], please?

8 COUNCIL MEMBER KALLOS: the specific
9 question is how many square feet are you going to
10 occupy? I know during your presentation you had that
11 number. Can any of the 30 folks on the call just
12 tell me whether there is 206,000 square feet to
13 thereabouts or--?

14 MELISSA SARKO: Yes. 206,000 square
15 feet of gross square footage in this proposal.

16 COUNCIL MEMBER KALLOS: In the as of right
17 would be 229,092 gross square feet. Is that correct?

18 MELISSA SARKO: That sound correct.
19 Yes.

20 COUNCIL MEMBER KALLOS: Is 206,000 more or
21 less than 229,000?

22 DONNA GARGANO: It's slightly more.

23 COUNCIL MEMBER KALLOS: Okay. So, the as-
24 of-right, you actually get more than under your
25 rezoning. Now, under this proposal-- and if you

2 want to pull up the slides, you are welcome to. Two
3 thirds of this new tower is for Longfellow, not the
4 blood center. Is that correct? Yes or no?

5 DONNA GARGANO: That is correct.

6 COUNCIL MEMBER KALLOS: With the blood
7 center have any ownership or control over the
8 Longfellow commercial labs?

9 DONNA GARGANO: We would not have
10 ownership, but there would be a joint control
11 overseeing condominium board to control big picture
12 operation of the building in concert with Longfellow.

13 COUNCIL MEMBER KALLOS: With the blood
14 center have final authority over Longfellow tenants?
15 Yes or no?

16 DONNA GARGANO: We would have joint say.
17 We would not have final control as envisioned.

18 COUNCIL MEMBER KALLOS: And so this is a
19 condominium structure?

20 DONNA GARGANO: That's correct.

21 COUNCIL MEMBER KALLOS: Okay. So, the
22 commercial labs, in order to use the commercial lab,
23 what a tenant be required to work with the blood
24 center? Yes or no?

2 DONNA GARGANO: I'm sorry. Are you
3 referring to the core facilities, Council member?

4 COUNCIL MEMBER KALLOS: In order for
5 somebody to lease a space in the Longfellow lab,
6 would they have to work with the blood center? Yes
7 or no?

8 DONNA GARGANO: Chris, I would welcome
9 you to--

10 DR. CHRISTOPHER HILLYER: I believe they
11 would work with the blood center. I'm not sure that
12 we have envisioned through the governance structure
13 that we have talked about in Donna talked about. We
14 have not set out bylaws that would require them to at
15 present. But the concept is that there will be
16 tremendous interaction between the core facilities of
17 the blood center, as you know, and the tower.

18 COUNCIL MEMBER KALLOS: I'm just saying
19 that I'm an attorney. People are bound by laws and
20 so, at this point, you're saying while you would love
21 for the tenants to collaborate with the blood center,
22 there would not be a legal requirement.

23 PAUL SELVER: And if I mad something,
24 Council member, the concept here is not just--

2 COUNCIL MEMBER KALLOS: I'm not asking the
3 concept. I'm asking legally.

4 PAUL SELVER: But this involves a legal
5 structure. The concept is a life sciences hub that
6 will also serve the other institutions in the area.

7 COUNCIL MEMBER KALLOS: Will the tenant--

8 PAUL SELVER: And therefore, I would be
9 surprised-- I don't know because it hasn't been
10 finally negotiated, but I would be surprised if there
11 were a limitation to commercial tenants to dealing
12 only with the blood center.

13 COUNCIL MEMBER KALLOS: Will they be
14 required to only deal with specific institutions on
15 the east side? If somebody has a great idea and they
16 need a biotech space, but they're working with a
17 facility in Brooklyn, will they be allowed to use
18 your space or is it only for tenants in geographic
19 proximity?

20 PAUL SELVER: I can't imagine that we
21 wouldn't allow them to use the space.

22 COUNCIL MEMBER KALLOS: Okay. So, there is
23 no requirement that the tenants have relationships
24 with blood center or any of the nearby medical
25 institutions?

2 DR. CHRISTOPHER HILLYER: Not as
3 envisioned.

4 COUNCIL MEMBER KALLOS: Okay. Now, I
5 want to thank you, I, for the great work you do. How
6 many years will your 310 East 67th Street location be
7 closed during construction and where will their
8 activities from that side occur?

9 DR. CHRISTOPHER HILLYER: I think the
10 timeline envisioned is approximately three years.
11 There are various timelines that go a little longer
12 than that and we would find swings space to move our
13 laboratories out, but our basic science laboratories.
14 The institutions, I'm not sure where they will go--
15 meaning the 10 biotech companies. I'm not sure where
16 they'll go at the moment.

17 COUNCIL MEMBER KALLOS: What will happen to
18 New York City's blood supply while 310 East 67th
19 Street is no longer online?

20 DR. CHRISTOPHER HILLYER: We will do
21 everything in our power to maintain it.

22 COUNCIL MEMBER KALLOS: Do you have any
23 other locations that can supplement 310 East 67th
24 Street to maintain blood supply during your
25 construction?

2 DR. CHRISTOPHER HILLYER: Well, the
3 blood donors, as you well know, don't give blood only
4 in that building, so we have 28 fixed sites around
5 the city. We have a map of all of our sites. I
6 think it is well-known that we don't collect blood
7 only at that facility.

8 COUNCIL MEMBER KALLOS: And is that
9 facility where you distribute blood and treat blood
10 and test blood from?

11 DR. CHRISTOPHER HILLYER: Not only.

12 COUNCIL MEMBER KALLOS: So, where will the
13 bulk of that work come from?

14 DR. CHRISTOPHER HILLYER: At the moment,
15 the majority of the testing type work happens in
16 Rhode Island and in Minneapolis. The samples are
17 sent out of state for that. the manufacture can be
18 done in a variety of our centers.

19 COUNCIL MEMBER KALLOS: Great. Before
20 proposing the zoning, did the blood center consider
21 other locations like the Tasty Building in West
22 Harlem?

23 DR. CHRISTOPHER HILLYER: Yes.

24

25

2 COUNCIL MEMBER KALLOS: Why not invest in a
3 low income community of color and bring biotech to
4 that location?

5 DR. CHRISTOPHER HILLYER: If I recall,
6 Council member, the Tasty Building in rent, it wanted
7 retail on the lower floors, and did not have the
8 space to accommodate us. We visited it twice.

9 COUNCIL MEMBER KALLOS: You have argued
10 that the project must be located here as opposed to
11 elsewhere--

12 SERGEANT-AT-ARMS: Time expired.

13 COUNCIL MEMBER KALLOS: because of
14 proximity to major research institutions to the east.
15 If proximity is so important, why are the life
16 sciences developers and the city pursuing projects on
17 11th Avenue on the far west side, East 42nd, the
18 Proton Center which was recently built in East
19 Harlem, and Long Island City, Queens, Brooklyn Navy
20 Yard. Would you argue that we shouldn't be doing
21 that?

22 PAUL SELVER: I don't think, Council
23 member, that way instead proximity is the be-all and
24 end-all. I think we have said, first of all, that it
25 is very meaningful and very helpful because that is

2 why people have universities. That is why they have
3 medical schools. That is why we have law firms.
4 That is why city councils get together and operate, I
5 think, much better when they are talking in person
6 rather than zoom. So, I think personal contact means
7 a lot. You know, can you get by without it? Sure,
8 you can. The purpose here is to try to do what is
9 best. To try to create the best possible facility
10 and then--

11 DR. CHRISTOPHER HILLYER: I would argue
12 that a number of those facilities will have
13 challenges because of their locations.

14 COUNCIL MEMBER KALLOS: If, with the Chairs
15 and indulgence, I have two more questions in this
16 line and then I'm happy to wait for the second round
17 of questions?

18 CHAIRPERSON MOYA: I'm going ask you to
19 please hurry on that.

20 COUNCIL MEMBER KALLOS: Yes.

21 CHAIRPERSON MOYA: Okay? So--

22 COUNCIL MEMBER KALLOS: Thank you. In your
23 testimony--

24 CHAIRPERSON MOYA: A few more minutes.

2 COUNCIL MEMBER KALLOS: Yes. In your
3 testimony, Paul Selver, you mentioned planning to
4 25,000 to 40,000 square foot floorplates being used
5 all over the city for life sciences. How many of
6 those are in residential districts?

7 PAUL SELVER: Probably, you know, I think a
8 number of them. Mount Sinai [inaudible 01:34:06]
9 are. I think-- honestly, since I'm underground, I
10 would want to check it, Council member, and I will
11 check in and we came back to that in the second
12 round, if you would like.

13 COUNCIL MEMBER KALLOS: Thank you. And in
14 your testimony, Paul Selver, you stated under oath
15 that there are other buildings and midblock nearby in
16 the district. Are those buildings directly across
17 the street from the only playground in the
18 neighborhood?

19 PAUL SELVER: I think you know the answer
20 to the question as well as I do. The answer is they
21 are not across the street from that park.

22 COUNCIL MEMBER KALLOS: Thank you, Chair,
23 for your indulgence. I will reserve my questions for
24 the second round.

2 CHAIRPERSON MOYA: Thank you, Council
3 member. Before we go to Council member Powers, I
4 just want to recall the vote. Counsel, if you can,
5 Council member Borelli would like to clarify is vote.

6 COMMITTEE COUNSEL: Thank you, Chair.
7 For clarification on the land use vote, Council
8 member Borelli?

9 COUNCIL MEMBER BORELLI: To be clear,
10 it's a pleasure to interrupt Council member Powers,
11 but on the vote, I will vote aye on all except land
12 use 842, 843, and 844. Thank you very much.

13 COMMITTEE COUNSEL: Thank you. With
14 that, Mr. Chair, the land use items are adopted by a
15 vote of seven in the affirmative, zero in the
16 negative, and no abstentions except LU number 842,
17 843, and 844 which are adopted by a vote of six in
18 the affirmative, one in the negative, and no
19 abstentions. The clarified vote is adopted and
20 referred to the full land use committee.

21 CHAIRPERSON MOYA: Thank you, Arthur. Now,
22 I'd like to turn it over to Council member Powers for
23 some questions.

24 COUNCIL MEMBER POWERS: Thank you. Thank
25 you, Chair Moya. Council member Kallos, as well, and

2 the blood center, of course, for your presentation.

3 I'm just going to jump right into questions. So,

4 we've seen a new presentation, of course, from the

5 blood center which we had an opportunity to see you

6 last week. So, we saw a new plan with a 50 foot

7 reduction to the building which I think was intended

8 to address the community feedback about the folks who

9 are concerned, obviously, in the neighborhood about

10 the lack of sunlight on the only green space within

11 walking distance to their home and the concerns about

12 the precedent of the zoning in the neighborhood.

13 Just to kind of have a big question is start this

14 all. Are there other accommodations, whether it's

15 size or shape of building, that the blood center and

16 Longfellow are willing the make to address those

17 concerns? I think the presentation has shown some

18 new adjustments to sunlight and impact on greenspace

19 and size, of course, but I wanted to get a sense of

20 other accommodations or changes that the blood center

21 has considered or is willing to make to address those

22 concerns.

23 DR. CHRISTOPHER HILLYER: Well, I think

24 we would absolutely be interested in a good faith

25 negotiation with the Council and Council members.

2 The last time we started to try to have that
3 discussion, I believe you were part of that
4 conversation and our attempts to address some of the
5 or listed as embarrassing and offensive and one other
6 word, but something along those lines. But, yes. I
7 think we have been looking for the opportunity to
8 discuss it.

9 COUNCIL MEMBER POWERS: Okay. Do you have
10 anything you want to share with us in terms of other
11 thoughts? I understand how folks might have
12 described above discussions in the past, but just
13 wanted to hear what we have in a public hearing here.
14 Any other thoughts on what the blood center and
15 Longfellow thought about in terms of other ways to
16 mitigate those concerns?

17 DR. CHRISTOPHER HILLYER: I think the
18 categories of always been the park, JREC, and the
19 height. And I think that those-- we've tried to
20 improve on all of those the present.

21 COUNCIL MEMBER POWERS: Okay. One of them
22 is the part, obviously, and I believe as part of your
23 efforts here, you have talked about a mitigation fund
24 to fund improvements at St. Catherine's Park of a few
25 million dollars here. Can you tell us just how you

2 arrived at that number? And I think it's called a
3 shadow fund, but maybe you can share with us what
4 that money would be spent on to help address any
5 impact of shadows and if you've discussed that with
6 the Parks Department at this point in time.

7 PAUL SELVER: Actually, Council member, the
8 uses of the funds and the amount of the funds came
9 out of discussions with the Parks Department.

10 COUNCIL MEMBER POWERS: Okay.

11 PAUL SELVER: They had improvements that
12 they wanted to make or three areas of improvements
13 that they wanted to make to the park, at least as we
14 were told. One was to the western play area and I
15 don't remember the definition of that, but it was, as
16 I recall, very general. There was a very specific
17 item, I think, involving resurfacing one of the play
18 areas on the eastern side, and there was a general
19 concept plan for improving the comfort station. And
20 the money that we gave, which was arrived at after
21 discussions with the Parks Department, can be used
22 for anyone or all of those three projects.

23 COUNCIL MEMBER POWERS: Okay. So you have
24 had conversations with Parks Department and there
25 would be regulations or this is just conceptual

2 thoughts on what would be spent? Or were they be
3 sort of requirements on how that money is spent?

4 PAUL SELVER: I don't think any
5 requirements have been put on how the money is to be
6 spent so far.

7 COUNCIL MEMBER POWERS: Okay. I know the
8 alternative locations has been a topic of
9 discussion-- you mentioned it earlier in your myths
10 or misconceptions that you wanted to talk about--
11 but it's been brought up by, obviously, Council
12 member Kallos and other members of the community
13 about looking for locations where there might be more
14 receptiveness to the blood center and Longfellow.
15 Can you just share your efforts to explore alternate
16 locations for this development and maybe elaborate on
17 why those locations were not feasible or didn't work
18 for the project that you're proposing?

19 DR. CHRISTOPHER HILLYER: We looked at a
20 number of places that are currently built and places
21 that could be built. Some of them have been owned by
22 the city-- some in the Bronx, Harlem, Brooklyn,
23 Brooklyn Navy Yard. We have looked below 14th Street
24 in Manhattan. We have looked at a number of possible
25 locations on the west side. For whatever reasons--

2 and it's beyond sort of a complete listing under
3 testimony of why they weren't feasible. They are not
4 feasible for a variety of important reasons
5 physically or cost-wise. And I know that the Council
6 member in my district has said that proximity doesn't
7 matter, but all of the great biotech hubs-- and
8 there are academic articles listed about this-- are
9 about proximity. This is a site we own. It's in
10 proximity and we already have the clustering.

11 COUNCIL MEMBER POWERS: Okay. I'll keep
12 moving. You've stated that your endowment alone
13 cannot cover the cost of the redevelopment of the
14 blood center by itself which, of course, would then
15 be able to accommodate a proposal that, you know,
16 many folks in the community and your neighbors have
17 been asking for something more modest. Can you talk
18 to us about or give us some understanding of why the
19 endowment doesn't allow for this to be built or
20 should help finance the details of the-- finance the
21 project and, you know, I think, obviously, the life
22 sciences here is it intended to be a partial
23 financing mechanism for the redevelopment of blood
24 center. Can you talk to US about the endowment and
25 what allows or doesn't allow you to spend that money

2 and why that is not an option here in terms of
3 financing this project?

4 DR. CHRISTOPHER HILLYER: Sure. So, as
5 a non-attorney, I'll say it this way. Endowments
6 usually have a capital E and their legal structures
7 for a certain amount has to be spent on certain
8 things. This is not a monies that was given to us
9 and endowed to us. These monies came in through
10 research and development projects and have been
11 accumulated over time. It allows us to have a
12 research Institute. Almost every other major blood
13 center in the country is given up their research
14 Institute because they can't spend any money above
15 and beyond blood products. We don't believe that
16 taxing blood products and services to sickle cell
17 patients and others should make for our R&D efforts
18 which are about \$25 million effort per annum. The
19 blood center keeps the endowment and we think it
20 would be imprudent to use the endowment to build out
21 this new building at this level because it is
22 therefore, essentially, rainy day fund and it rains a
23 lot in New York. It has rained many times on the
24 blood center. As I said, my calculations about a
25 year ago were that we had lost \$110 million over the

2 course of 12 years in the downturn of blood
3 utilization. It is there to protect us in
4 emergencies and to help us fund research and other
5 things. That said, the city could kick in dollars,
6 but it is all of the people on the call no, the
7 proposed building as of right is almost \$500 million.
8 It's well beyond all of the network, bricks and
9 mortar and everything, of the blood center.

10 COUNCIL MEMBER POWERS: And has the city
11 offered money here when-- from EDTA for life
12 sciences or other money? I know we have discussed
13 that, but has there been any offer of public funding
14 to help with this project whether in the as of right
15 format war in the proposed rezoning?

16 DR. CHRISTOPHER HILLYER: No.

17 COUNCIL MEMBER POWERS: No. Okay. Is EDC
18 able to provide funding for life sciences? It is my
19 understanding they do have some funding available to
20 help--

21 DR. CHRISTOPHER HILLYER: You know, I
22 think you're right and they should be cautious about
23 what you talking about funding and exactly what it
24 implies because whether you are talking about cash or
25 capital or IDA funds. So, EDC has agreed in

2 principle and is working with us and with our
3 partners with Longfellow to provide IDA-related funds
4 and enhancements.

5 COUNCIL MEMBER POWERS: Do you know how
6 much that totals?

7 DR. CHRISTOPHER HILLYER: I really
8 don't.

9 COUNCIL MEMBER POWERS: Can you get us,
10 after the hearing, follow up on that?

11 DR. CHRISTOPHER HILLYER: I sure can.

12 COUNCIL MEMBER POWERS: EDC is here, as
13 well. Just couple more questions and then I want to
14 hand it back to colleagues in Council member Kallos.
15 There's been, obviously, some concerns here that is
16 been brought up by the neighbors is that-- I know
17 Paul would raise this, but I think it is worth just
18 coming back to. It's, you know, the precedent
19 setting about, you know, institutions and buildings.
20 The neighborhoods and while I think everybody
21 understands the clear purpose here and with the blood
22 center's role here in the city and Lifesciences role
23 in the present and future of the city, lots of--
24 canopies side has lots of institutions here, a lot of
25 you may also look to expand at some point in the near

2 future. Can you talk about precedent here? We
3 talked about, you know, deciding to go, you know,
4 beyond what is currently allowed in the zoning and
5 what would prevent other institutions here or maybe
6 ones that have different plans or different
7 intentions and different purpose. That's fine, but--

8 SERGEANT-AT-ARMS: Time expired.

9 COUNCIL MEMBER POWERS: Sorry about that.
10 I'll wrap it up here. From seeking similar
11 accommodations when it comes to redevelopment?

12 PAUL SELVER: I guess I-- Can I just try
13 to answer that?

14 COUNCIL MEMBER POWERS: Of course. Of
15 course.

16 PAUL SELVER: May I respond to it? Look,
17 you know, there are a series of-- I guess, let me
18 start your. When you look at precedent, you look at
19 similarities at reasons and important similarities
20 why something should-- why you should make a
21 decision that follows a prior pattern because the
22 considerations in making that decision are so much
23 alike. We just don't think that exists here. We
24 don't think that exists because you don't have the
25 combination of the society already assembled, no

2 residents, owned by the user, and ready to go
3 together with the location which is a very good
4 location in terms of its relationship to other
5 institutions that it works with and in relationship
6 to the city's longer-term goals. It's a good
7 location relative to mass transit and, you know, it's
8 not what I would call the sort of classic R8B
9 midblock. It's a much more-- it's all the block
10 that has anomalies and is in a more diverse setting.
11 So, I think it would be very hard, if not impossible,
12 to find another set of facts that even approach this,
13 especially in the context of, you know, very strong
14 public policy in favor of the jobs and the economic
15 activity that the Lifesciences will bring.

16 COUNCIL MEMBER POWERS: Okay. I one last
17 question and it's very short. Just one piece of this
18 is crossing over into Second Avenue and taking in
19 some parcels, obviously, is the-- of course the
20 Council District is my district. I just wanted to
21 hear the explanation or justification for sort of the
22 expansion here to the other parcels that obviously
23 don't include the blood center and why there was a
24 decision made by the applicant or some other entity
25 to, you know, go past with the direct project. This

2 confused me and I'm just trying to get a better
3 understanding of that.

4 PAUL SELVER: Sure. Well, you know, we
5 actually look at a variety of different-- when we
6 were studying this from the standpoint of what the
7 right approach to the rezoning was, we looked at a
8 variety of things and we consulted HRNA, Karl
9 Weissbroad and Prunham al Kapur [sp?], both very
10 well-respected planners who you know, about what they
11 thought we should be doing in about an our-- you
12 know, whether project made sense from a planning
13 standpoint. And I had a lot of discussions with them
14 about this, actually and whether, you know, what we
15 should do relative to both the blood center site, the
16 balance of the midblock, and the avenue frontage.
17 And the avenue frontage presented an interesting
18 situation because the C2-8 zone that we are proposing
19 to move one block north from 66th to 67th Street was
20 mapped to 66th Street in 1961. We don't really know
21 why because the records of the people who did that
22 just don't exist and they probably wouldn't have
23 mentioned it anyway, but we think it's because C2 is
24 a zone that allows movie theaters. Until Sloan-
25 Kettering built their facility between 65th and 66th

2 Street on the east side of Second Avenue, the Beekman
3 there, and, therefore, it made sense to extend the
4 C2-8 north as far as 66th Street. North of 66th
5 Street, that didn't exist. Between 1961 and today, a
6 number of theaters opened in the building on the west
7 side of Second Avenue between 66th and 67th. Those
8 theaters are there by special permit. It seemed to
9 us, following what we believe to be the reasonable
10 logic of the people who drafted the ordinance that it
11 made sense of the kind of cleanup matter to take the
12 C2 one block north. It didn't change the commercial
13 FAR. It didn't change the residential FAR. It
14 didn't change the community facility FAR. The only
15 thing it did was allow a certain number of additional
16 uses on that block-- uses that are, you know, today
17 as of right one block south and one of which already
18 exists on the block. So, we thought it made sense,
19 frankly, as a cleanup matter. It doesn't affect the
20 blood center at all, obviously.

21 COUNCIL MEMBER POWERS: Thank you. I'll
22 hand it back to the Chair and stick around. Thanks.

23 CHAIRPERSON MOYA: Thank you, Council
24 member Powers. I'm going to turn it over to Council
25 member Kallos. I want to remind the sergeant-at-arms

2 that we now moving to five minutes for the second
3 round of questions and then, if anyone of my
4 colleagues have questions for this panel, please
5 raise the raise hand button so that we can get the
6 order in which we will have folks ask questions.
7 Thank you.

8 COUNCIL MEMBER KALLOS: Thank you, Chair.
9 And thank you to my colleague, Council member Keith
10 Powers, for the great questions. In the rush on my
11 last two questions, I lacked specificity and stating
12 residential broadly instead of low density
13 residential four FAR or less. A question that has
14 been referenced is just how much is the endowment of
15 Blood Center Enterprises and your related entities?

16 DR. CHRISTOPHER HILLYER: Yeah. The
17 endowment, obviously, varies with the stock market in
18 its investments and it runs-- I think in my 10 year
19 it is been somewhere around 248 to 325 million.

20 COUNCIL MEMBER KALLOS: You keep
21 testifying under oath that the building is some \$500
22 million, but your presentation typed the cost of the
23 new blood center at \$325 million. For the sake of
24 specificity, which number is it?

2 DR. CHRISTOPHER HILLYER: Both numbers
3 are right, Council member. The \$325 million is the
4 value added to the blood center and it's billed when
5 it is built in conjunction with an FAR that in the
6 eight to 10 range as we have proposed and is, in
7 part, due to the size and the value of, essentially,
8 buying in bulk. If we were to build the center at
9 the 75 foot as of right height, that \$465-- I think
10 IT is \$465 million number is also correct.

11 COUNCIL MEMBER KALLOS: Thank you. So, in
12 this proposal, you are asking us to print about
13 \$400,000 and air rights. What is your evaluation of
14 those air rights? How much per square foot?

15 DR. CHRISTOPHER HILLYER: Well, I'm not
16 actually asking you to print anything and I don't
17 understand exactly why you say to me all the time
18 that, essentially, the city is making a payment under
19 these amounts of dollars. What the city is doing, if
20 possible, is allowing us to build such that we can do
21 great things for our city at a time of critical need.
22 In terms of the value--

23 COUNCIL MEMBER KALLOS: [inaudible
24 01:53:42]

2 DR. CHRISTOPHER HILLYER: In terms of
3 the proposed evaluation, refer to my colleagues at
4 Longfellow. I really don't know.

5 DONNA GARGANO: If I could just layer in
6 and out a little bit of clarification, in the
7 building as proposed, Council member, the value of
8 the square footage that Longfellow gets benefit of to
9 build the floors up above, I think they are roughly
10 getting-- and Melissa can check the exact number--
11 but roughly about 300,000 FAR and the math is a
12 little in excess of \$1000 in FAR which covers the
13 \$326 million portion of the overall construction
14 budget to deliver the building and to deliver the
15 blood center our condominium portion of the fit out
16 space. So that is the \$326 million that Dr. Hillyer
17 has referenced.

18 COUNCIL MEMBER KALLOS: Great. The
19 community is offering 100,000 FAR as a full building
20 between. It's pretty close to 300,000 that you need
21 for initially offered Longfellow. I would be going
22 from printing, essentially, 326 million to 108
23 million. Is that enough? Why can't we build
24 something with that extra \$108 million in added
25 benefit?

2 DR. CHRISTOPHER HILLYER: I'm not sure I
3 understood the question and follow the math at that
4 moment. Why don't you submit a proposal we can look
5 at it?

6 COUNCIL MEMBER KALLOS: Sure. The
7 community is offering a full buildout proposal within
8 the 75 feet so that you can add another 100,000 FAR
9 to your as-of-right.

10 DR. CHRISTOPHER HILLYER: The community?

11 COUNCIL MEMBER KALLOS: Yes. I've been
12 working with the community. The community spent
13 considerable resources and time trying to find a way
14 to meet you in the middle and it is something that we
15 have mentioned to you and we've mentioned to the
16 Mayors Office. So, just trying to get a sense of
17 whether the \$100 million is enough or if it is
18 anything less than \$326 million is just we can't do
19 it?

20 DONNA GARGANO: Council member, are you
21 referring to the full build to fill in the courtyard
22 and no rear yard? So, basically a 75 foot tall
23 building full block?

24 COUNCIL MEMBER KALLOS: That's correct.

2 DONNA GARGANO: So, we had one leased
3 contractor that is been consulting to the project to
4 price out that building, as was in the slide
5 presentation. Because we don't have the benefit of
6 shared costs for demolition, excavation, foundation,
7 mechanical, first floor, the shorter building is
8 being estimated to cost about \$463 million.

9 SERGEANT-AT-ARMS: Time expired.

10 COUNCIL MEMBER KALLOS: So, I guess, on
11 that note, in your final environmental impact
12 statement, then no action alternative describes what
13 happened if the proposed project is not approved and
14 so, under your current proposal for the blood center,
15 which will build itself a brand-new-- under this no
16 action, you would still build a new 229 square-foot
17 split between 188,931 square feet for the blood
18 center, which is about the same amount of spaces you
19 are planning, and then still leave 40,000 square feet
20 of excess space for medical and biotech. So, is that
21 a building you will build if this doesn't move
22 forward and, if that one isn't feasible, what about
23 this building where you would have another 100,000
24 square feet?

2 PAUL SELVER: Let me try to answer the
3 question because we don't like to answer hypothetical
4 questions, particularly--

5 COUNCIL MEMBER KALLOS: It's in the final
6 environmental impact statement.

7 PAUL SELVER: which are, particularly,
8 hypothetical questions that have an existential
9 quality. Look, if this project is not approved, the
10 blood center will have some difficult decisions to
11 make. There is no question about it. Whether it
12 will redevelop its own site purely as of right with
13 some variation pursuant to some kind of zoning
14 variance, whether it will go somewhere else, those
15 are questions that will have to be debated. We think
16 that it is reasonable for the purposes of analysis to
17 assume that it will stay here since it's going to
18 have to spend a lot of money anyway, that if it is to
19 develop a new home in this project is not approved.
20 I mean, it could also, by the way, just stay where it
21 is in its facility if this project is not approved in
22 order to protect its endowment. So, I think, you
23 know, part of that question involves a decision by
24 the blood center as to how it wants to spend
25 resources for critical research into noncommercially

2 fundable solutions and cures. How it wants to use an
3 endowment that it uses, as Chris said, to be there is
4 a safety net when we have a crisis like COVID or
5 Sandy or 9/11, you know, it may be a difficult
6 decision, but it could decide that it would
7 prioritize having a new home over those other things.
8 Certainly the people who are saying that is what it
9 should do are taking that position. So, I think that
10 we don't really know. We think, again, what we
11 suggested in the EIS was a reasonable approach since
12 the blood center already owns the site and, since for
13 EIS purposes, we had to assume that the building
14 would be as of right because, as you know, Council
15 member, the no action solution is really no action.
16 It means this other solution that people have talked
17 about which modifies rear yard and lot coverage is
18 not a no action solution. It's not what the EIS
19 requires. So, we did what we needed to do when we
20 did it in a way that we felt was reasonable.

21 COUNCIL MEMBER KALLOS: Can I just close--

22 CHAIRPERSON MOYA: I've got to cut you off.

23 We are well above the five minute time limit year.
24 I've given you an additional four minutes since then
25 and I need to now turn it over to Council member

2 Reynoso who has his hand up and then we need to go to
3 the public because we have a long list of people who
4 are waiting to testify. So, I think you very much,
5 Council member Kallos--

6 COUNCIL MEMBER KALLOS: Thank you, Chair.

7 CHAIRPERSON MOYA: for your questions and
8 now I want to turn it over to Council member Reynoso.

9 SERGEANT-AT-ARMS: Starting time.

10 COUNCIL MEMBER REYNOSO: Thank you,
11 Sergeant. Thank you, Chair Moya and Council member
12 Kallos and Powers. Just a lot of clarifying
13 questions here. It doesn't feel like-- I just want
14 to understand more and I don't think we are all
15 there. Why did you bring the height of the building
16 down from its original height? What motivated you to
17 do that or was that a request from the community
18 related to the shadows? And if you can answer as
19 concisely and quickly as possible so I can ask as
20 many questions as possible.

21 PAUL SELVER: It was to reduce the shadow.

22 COUNCIL MEMBER REYNOSO: To reduce the
23 shadows. Is the idea here that the research portion
24 of the center is there to finance the work that you
25 do? There's no "gotcha'" moment here? You're

2 looking to lease the space to be able to fund your
3 work?

4 DR. CHRISTOPHER HILLYER: Yes. And the
5 build of the building.

6 COUNCIL MEMBER REYNOSO: Oh. In the
7 actual build of the building. To finance the build
8 of the building. In the space that you are in now,
9 you know, Council member Kallos asked the question
10 about whether or not you are getting more or less
11 square footage. I just want to talk about the space
12 that you are in now. Is it an ideal build out for
13 the work that you want to do or that you need to do
14 or would the new building be laid out slightly
15 differently so that, even if it is less square
16 footage, you know, the work possibly can be done
17 there might be more efficient or maximized?

18 DR. CHRISTOPHER HILLYER: Well, I'd be
19 happy to have the architects and Donna chime in, but
20 I think you are very wise and pointing out, and
21 appropriately so, that the efficiencies would have to
22 have improved since 1930.

23 DONNA GARGANO: Yes. Most definitely
24 would be much more efficiently laid out. There is a
25 tremendous amount of wasted excess space. This used

1 to be a technical high school, so it wasn't perfectly
2 built and I think that is where I was going with the
3 initial question from the Council member. In
4 addition, we would be able to support double the
5 amount of principal investigators as we are currently
6 able to. So we project to be able to accommodate 27
7 principal investigators in the new building compared
8 to the room that we have currently which is less than
9 13.
10

11 COUNCIL MEMBER REYNOSO: Okay. In the
12 research and the work that you would do-- you have
13 two things that are important to me. I'm looking to
14 do a black woman's health or maternal health
15 morbidity. Black women are dying at 12 times the
16 rate as any other women during childbirth and we're
17 looking to do something in Brooklyn-- it's not in
18 Manhattan-- to really bring that number down and
19 start making it much safer for black women to have
20 babies in the city of New York. Can you just expand
21 a bit? I know it's interesting to see that slide.
22 Can you just expand a bit on the work that the blood
23 center does specifically addressing the issue of
24 women's morbidity during childbirth?
25

2 DR. CHRISTOPHER HILLYER: Absolutely.

3 And please let me commend you on the work that you
4 have planned and we would look forward to working
5 with you wherever borough would be most appropriate
6 and helpful. I really can't draw more attention to
7 this important piece of the morbidity and mortality
8 puzzle. And it's hard to know. There are multiple
9 pieces of it that are very important. So, things
10 like access and early diagnosis and prenatal
11 counseling, let's leave those for a moment and go to
12 what the blood center does. The blood center
13 provides blood products and those aren't just red
14 blood. They are clotting products and platelet
15 productions and what you'll find is that, in very
16 complicated deliveries, women will bleed to death and
17 it's terrible when it happens and so we have to
18 ensure that the right products are in the right place
19 in the right quantities at the right time. And we do
20 everything in our power to do that. It's not a
21 surprise that emergency blood products have to be in
22 emergency rooms and operating rooms, but they have to
23 be in delivery suites and they have to be prepared
24 for these disastrous events and we have a very, very
25 strongly committed group of doctors in fetal

2 maternal-- in transfusion that are related to fetal
3 maternal hemorrhage and trying to make sure those
4 events don't happen.

5 COUNCIL MEMBER REYNOSO: Yeah. Thank
6 you for that. It's a very important thing. You
7 know, we have historical health complications that
8 exist especially with black women that are often
9 overlooked by, you know, medical experts. I'm
10 looking to really change them. I just want to say,
11 you know, for me and, I think, a lot of people, you
12 know, the blood center has a great reputation as
13 doing great work in this city and I would just hope
14 that, you know, we can have ongoing conversations
15 here in two plays where, you know, everyone is happy.
16 So, good luck on that, but I really appreciate you
17 taking the time here and I hope that you Council
18 member Kallos Kim set more and get to a place where
19 we could all be happy. But thank you so much for
20 this opportunity, Chair. I just wanted to close out.

21 DR. CHRISTOPHER HILLYER: Thank you.

22 CHAIRPERSON MOYA: Thank you, Council
23 member Reynoso. Council members that have any
24 questions for this panel.

2 COMMITTEE COUNSEL: No, Chair. It
3 appears we have no additional questions from members
4 for this panel.

5 CHAIRPERSON REYNOSO: Okay. There being
6 no further questions, the applicant panel is excused.
7 Counsel, are there any members of the public who wish
8 to testify on the blood center proposal?

9 COMMITTEE COUNSEL: Yes. For members
10 of the public who are here to testify, please note,
11 again, that witnesses will generally be called in
12 panels of up to four names at a time. If you are a
13 member of the public who has signed up to testify on
14 the New York Blood Center proposal, please stand by
15 when you hear your name being called and prepare to
16 speak when the Chair says that you may begin. Please
17 also note that once all panelists in your group have
18 completed their testimony, you will be removed from
19 the meeting as a group and the next group of speakers
20 will be introduced. Once removed, participants may
21 continue to view the live stream broadcast of this
22 hearing on the Council website. Just a quick
23 procedural note. As a reminder to all public
24 participants, we do have a large number of
25 registrations and we are doing everything that we can

2 to hear from everyone and that entails a great deal
3 of behind the scenes technical coordination. For
4 that reason, we do ask that, for anyone who is signed
5 up and logged in and waiting to testify and if you
6 can hear me, that means that you are in the right
7 place and that we will get to you in turn. And we
8 further ask that you refrain from using the raise
9 hand button. We will get to everyone in turn who has
10 signed up and we ask for and appreciate your
11 patience. And with that, we will now hear from the
12 first panel. The first panel, Chair, will include
13 New York State Assemblymember Rebecca Seawright, New
14 York State Senator Liz Krueger, followed by US
15 Representative Carolyn Maloney. Rebecca Seawright?

16 CHAIRPERSON MOYA: Do we have the
17 Assemblywoman?

18 ASSEMBLYMEMBER REBECCA SEAWRIGHT: Yes.
19 Good morning. I'd like to thank the New York City
20 Council's Subcommittee on Zoning and Franchises and
21 my former colleague, Chair Francisco Moya. And it's
22 good to see all of you this morning and I appreciate
23 you giving me the opportunity to testify today on
24 behalf of my 133,000 constituents. The welcome to
25 all who have joined us against this unjustifiable

1 threat to the quality of life of our community. I am
2 Assembly member Rebecca Seawright, representing the
3 76 Assembly District-- parts of the upper East side
4 of Manhattan and Roosevelt Island. I chair the
5 Assembly Majority Steering Committee in Albany and
6 some of the committees I serve on our [inaudible
7 02:09:19] Judiciary Codes and Education. The New
8 York Blood Center is a highly valued neighbor in our
9 community has always been good neighbors since
10 support of their vital work and mission. It is now
11 time for the blood center should be a good neighbor.
12 We want the blood center to expand and modernize and
13 succeed. They can achieve all of these goals without
14 putting our children at risk and destroying the
15 character of our community. The planned demolish
16 their low rise headquarters on East 67th Street and
17 build a massive 33 story high rise commercial office
18 tower and complex is poorly conceived and makes a
19 mockery our hard-fought and sensible zoning rules.
20 These rules protect midblock locations from massive
21 towers, oversaturation, and unnecessary intrusions
22 that threaten our health and safety. You all know
23 about traffic congestion here, but that is just the
24 beginning. The mega structure will attract up to
25

2500 daily employees. That's 50,000 more people flooding into East 67th Street every month. The size and bulk of the shaft will cast dark shadows over St. Catherine's Park, a neighborhood jewel and sanctuary of sunlight. And we know as we stand outside Julia Richmond Education Complex and six schools inside, one of which teaches students with autism, will lose its ambient light which has proven to be necessary to the wellbeing of our children. Does it make sense to build a biosafety level three laboratory so close to our children, schools, and playground? One vendor in the field described this facility as a laboratory that typically includes work on microbes that can cause seriously or potentially lethal disease through inhalation. Examples of this worked with a BSL three include yellow fever, while Nile virus and the bacteria that causes tuberculosis. Today, we have heard very little from the blood center in response to the serious community concerns. Such behavior is unacceptable. Planning and zoning rules are designed to accommodate reasonable development and preserve the character and quality of the neighborhood. If we let down our guard to this threat, more ill-conceived

2 proposals will follow. Thank you for the opportunity
3 to testify today.

4 CHAIRPERSON MOYA: Thank you,
5 Assemblywoman. Always good to see you. Thank you
6 for your testimony today. Who do we have up next,
7 Arthur?

8 COMMITTEE COUNSEL: Mr. Chair, it
9 appears that Council member Kallos has a hand raised
10 to--

11 CHAIRPERSON MOYA: Well, why don't we go
12 through the panelists first and then he can ask
13 questions at the end?

14 COMMITTEE COUNSEL: Understood.
15 Actually, the rest of the announced panel has not yet
16 arrived, so Assemblymember Seawright was the last
17 person on that panel

18 CHAIRPERSON MOYA: All right. Is the
19 Assemblywoman still on with us?

20 COMMITTEE COUNSEL: It appears that--

21 CHAIRPERSON MOYA: Oh. We have Senator
22 Liz Krueger has come on. So why don't we go through
23 the Senator's testimony and then you can ask-- after
24 the Senator goes, you can ask your question. Okay.

2 Welcome, Senator Krueger. You can start whenever
3 you'd like.

4 SENATOR LIZ KRUEGER: Thank you very
5 much. It's nice to see my Council colleagues, if not
6 in person, in little zoom boxes which is how the New
7 York State Senate operates much of the time, also. I
8 appreciate you giving me a few minutes today. I'm
9 here to reiterate what I think you're going to hear
10 over and over again as people from my community have
11 signed up in large numbers to testify, but today I'm
12 joining Council member Ben Kallos, our borough
13 President Gale Brewer, Rebecca Seawright,
14 Congresswoman Carolyn Maloney, Community Board Eight,
15 the groups Friends of the Upper East Side Historic
16 District, and literally hundreds of residents of the
17 community in urging this Council to vote down the
18 zoning request. As you've already hear and you will
19 continue to hear, no one is opposed to the work of
20 the blood center. Just the opposite. We all support
21 the work of the blood center. We support the work of
22 life science expansion in the five boroughs. We
23 simply cannot accept this radical rezoning in a
24 midblock, residential neighborhood that will actually
25 set-- and you understand this, Council members-- as

2 a precedented challenge the zoning of hundreds of
3 midblocks on Manhattan Island under current zoning
4 law. A 334 foot midblock tower would be-- creates
5 severe and unmitigable impacts on the surrounding
6 neighborhood, particularly this amazing complex of
7 six schools with over 2000 students just across the
8 street and a beloved park. Because for those of you
9 who don't know Manhattan, we don't have parks and so
10 this is a one park that is available in a very large
11 zone and it would be found pretty much unusable for
12 much of the day and much of the year. We do believe
13 there are alternatives. We don't believe that the
14 blood center has taken these proposals seriously,
15 which I think is a shame. We have worked with the
16 community who has actually hired stellar urban
17 planners and land use lawyers to come up with
18 alternatives and, as you will see in testimony, I
19 think, later, submit documents showing how much of a
20 negative impact there would be from this one
21 building, so I'm urging you to follow the pattern of
22 the City Council to respect community preference and
23 particularly on a private land use rezoning to vote
24 no. so I really appreciate your time and the
25 testimony that I have submitted goes into far more

2 detail, but I know that your time is going to be used
3 up on this topic for the rest of the day, so thank
4 you for giving me a few minutes.

5 CHAIRPERSON MOYA: Okay. Thank you,
6 Senator Krueger. Thank you for your testimony today.
7 I'm glad to see that you are doing well. I just want
8 to recognize that we've also been joined by Chair
9 Salamanca today. Welcome, Chair. I want to turn it
10 over to my colleague, Council member Kallos who has a
11 question for you, Senator.

12 COUNCIL MEMBER KALLOS: I want to take a
13 moment to thank Assembly member Seawright for taking
14 the time to join us today for her comprehensive and
15 eloquent testimony. For Assembly member Seawright,
16 she's always prided herself on being a PTA mom and I
17 wanted to ask her how important it is to have a
18 nearby playground with sunlight to raising not one,
19 but two children in this city. For Senator Krueger,
20 you've been in government a long time, more than any
21 of use on this zoom. Usually, land use items have
22 like elected officials on different sides, community
23 groups on different sides. Why is every elected
24 official in this case and every community group
25 actually on the same side? And I know that this

2 isn't the first rezoning-- there have been rezonings
3 that predate me, predate my predecessor, Jessica
4 Lapin, who actually opposed a previous rezoning--
5 what has been the impediment to getting a deal here?

6 SENATOR KRUEGER: Well, I think it's
7 because the blood center keeps coming back to the
8 electeds and the community with the same unrealistic
9 expectations for not just rebuilding themselves, but
10 wanting to make a giant real estate deal for profit
11 purposes. I understand every not-for-profit's desire
12 to raise as much money as possible, but I remember at
13 the time when they were proposing taking the Julia
14 Richmond Complex of six schools across the street,
15 taking that land, building themselves a new blood
16 center and a giant new building and then offering the
17 six schools the footprint of the blood center to
18 somehow figure out their future with. And the city,
19 disturbingly, though about that for a while. My view
20 is it's very clear here. The community has been
21 consistent and almost to a person in the same place.
22 These options are not real options for this block.
23 It's a big borough. It's a big city. I have many
24 life science efforts going on in my Senate District
25 which, of course, includes, Ben, your Council

2 District, but several other Council member's
3 districts, as well. We are not hostile to life
4 science. We are not hostile to healthcare centers or
5 healthcare work. In fact, I would argue that my
6 Senate District is nicknamed "bedpan alley" because
7 it has so many hospitals and healthcare centers and
8 now life science centers included in it. This is
9 just the wrong place for the wrong block. It's as
10 simple as that.

11 COUNCIL MEMBER KALLOS: Assembly member?

12 That ends my questions. Thank you, Chair.

13 CHAIRPERSON MOYA: Okay. Thank you. Thank
14 you very much to Assembly member Seawright and to
15 Senator Krueger for your testimony today. Counsel,
16 do we have any other members--

17 COUNCIL MEMBER KALLOS: I believe we got
18 the Assembly member back, with your indulgence.

19 ASSEMBLYMEMBER SEAWRIGHT: Thank you.

20 I'm juggling meeting here. This is so important and
21 thank you, Councilman Kallos, for your service and,
22 to Senator Krueger, we couldn't be more well
23 represented and to all the Council members today.
24 Having raised my two kids through the public school
25 system and now public universities, I know firsthand

2 how important sunlight is and it is so important and
3 so just, respectfully, as that you reconsider this
4 because this application, there are just so many
5 issues that haven't been answered by our
6 constituents. And coming out of the pandemic, we are
7 suffering so much in our public school children need
8 the outdoor space and the need sunlight. JREC is a
9 very important school on the upper Eastside and we
10 need to be respectful of our children. So, thank
11 you.

12 CHAIRPERSON MOYA: Thank you for your
13 testimony. I see that we have been joined by Borough
14 President Brewer. Do we have her on?

15 COMMITTEE COUNSEL: I understand that
16 she is in.

17 BOROUGH PRESIDENT BREWER: I am here in
18 my very messy office. Thank you very much, Council
19 member Moya. I am here, as others, to speak in
20 opposition as the Borough President to the blood
21 center rezoning that 310 East 67th Street. And just
22 like everyone else, you're going to hear this, as
23 Senator Krueger said over and over again, we love the
24 blood center. We support the blood center. I heard
25 Wyatt Council member Reynoso said in the good things

2 that they do, but it is a situation where they been
3 there for 50 years. They do need to modernize their
4 facilities. We understand that. But this block and
5 where they are located is zoned R8B and it was
6 implemented with the intent of maintaining a
7 residential character for the neighborhood and we
8 know that the lower scale buildings that are part of
9 the zoning, they offer a light and air and that is
10 not what density offers. Density is on the avenues.
11 They are in the mid-zones. So, just a wrong
12 location. That's what it is. It is out of scale.
13 Now, I know that, you know, they want to go up to 334
14 feet and it is actually 75 feet set by the zoning.
15 You're going to hear a lot about, as we did when I
16 had a hearing on this. We heard a lot about the
17 parking we heard a lot about the school, which is
18 right across the street. We also will hear from the
19 unions and I want to say to the unions, I know you
20 support it, but be clear that there will be
21 renovations of other buildings, hopefully for the
22 blood center either here or different location that
23 will, in fact, give you the absolute deserved jobs
24 and that is what you said at my hearing and I 100
25 percent support that. The issue is it is an issue

2 for the park. There aren't a lot of parks in the
3 area. When you cut the sunlight, there is,
4 admittedly by the developer, no mitigation. Parks
5 Department said no mitigation. The school across the
6 street, you know, this is not a situation where, I
7 think-- I know others may disagree-- traffic in the
8 end may not be a problem, but construction will be
9 horrific. It will be quite a few years. The only
10 way to mitigate that might be to have double pane
11 windows on the entire school. I've been through this
12 with other schools. I know what construction does to
13 school. You can't think. You can't teach. It's
14 really, really hard. That is the challenge. Now,
15 what else are you going to do about it? We've got to
16 have other locations. We do know that-- and I know
17 others feel and I feel the same way. If you're going
18 to say no to something, what is the alternative? We
19 want life sciences. We want the blood center. We
20 know that Hunter College right next to MSK is looking
21 for somebody to build them life sciences for the
22 nursing for Hunter College. It sits there. Why
23 can't that be a combination? We also know that 126th
24 and St. Nick, JANIS has offered the blood center
25 space. So there are alternatives both for the life

2 sciences and for the building. We also know that
3 another developer-- I'm sure you've heard this.
4 It's not been written out anywhere-- has offered to
5 come in, renovate the building for the blood center,
6 and keep within the zoning. The blood center has to
7 work with us and I think you heard your colleague,
8 Council member Reynoso. He said he wants to work out
9 with us-- meaning the entire community that is
10 against this-- and the blood center. So, we're all
11 here to say that we want solutions and that is what
12 we are here to say. This is not a precedent to redo
13 a zoning in midblock that should be taken and voted
14 for. It should be against 100 percent. We do want
15 EDC and others to say financing for the blood center.
16 Maybe there should be money coming from the city to
17 make sure that blood center, which is a lifeline, no
18 kidding, that it's successful in their current
19 location. Thank you very much and I know you've got
20 a long day ahead of you and I appreciate this
21 opportunity.

22 CHAIRPERSON MOYA: Thank you, Madam
23 Borough President. Ben, do you have a question?

24 COUNCIL MEMBER KALLOS: Thank you. And I'm
25 fine with a two minute clock for the electeds.

2 Borough President Brewer, you know I'll never let you
3 pass the Council without trying to interrogate you.
4 You've done hundreds of rezonings. You've supported
5 life sciences all over the borough of Manhattan. How
6 is this site different? In addition, land use
7 projects tend to evolve as they go through the
8 system. There's often concessions with the community
9 board. There's concessions to the borough president
10 before it ultimately gets to the City Council where
11 the concession we are seeing isn't a reduction in
12 floor area, but just a reduction in the floor to
13 ceiling height from 16 down to 12. Why were you able
14 to negotiate any concessions with the blood center
15 when it was before UM the community boards?

16 BOROUGH PRESIDENT BREWER: Well, I think
17 very clearly that that is not been the view of the
18 blood center. I assume the blood center thinks that
19 they can get a supportive vote from the city Council
20 and I think we are going to make a case after the
21 long day that the Chair and you have to put in, that
22 this is not the right place to have a zoning change
23 midblock. It's really about zoning. It's not about
24 life sciences. It's not about the blood center.
25 It's about the fact that this is not a good precedent

2 to set. I have to say, in other cases, I know
3 recently, as I indicated to you, there was a
4 developer that could see that his particular proposal
5 for another part up in Harlem was not going to be
6 successful and he pulled it and know, hopefully,
7 there will be more discussion. The blood center
8 should hold this proposal and say, we all know we
9 want the blood center. We want to have a life
10 sciences. How can we work together? And if we need
11 funding from the city, state, or federal government,
12 let's try to get that. It does not have to be a
13 completely private proposal. Thank you.

14 CHAIRPERSON MOYA: Thank you. Counsel, do
15 we have any other elected officials who are going to
16 be testifying?

17 COMMITTEE COUNSEL: Not at this time,
18 Chair Moya.

19 CHAIRPERSON MOYA: Okay. Are there any
20 Council members-- other Council members who have
21 questions for this panel?

22 COMMITTEE COUNSEL: I see no members
23 with additional questions for this panel.

24 CHAIRPERSON MOYA: Okay. Seeing none,
25 this panel is now excused. Thank you so much for

2 your testimony today. Counsel, can you please call
3 up the next panel, please?

4 COMMITTEE COUNSEL: The next panel
5 will include Justice Favor, Ari Espinal, and Infinite
6 George. First speaker will be Justice Favor followed
7 by Ari Espinal.

8 CHAIRPERSON MOYA: Thank you. And just
9 before you begin, as a reminder, that there is a two
10 minute time limit for your testimony and, Infinite,
11 whenever you're ready, you may begin.

12 COMMITTEE COUNSEL: Sorry. One quick
13 announcement. Also on this panel will be Marilyn
14 Smith Sotillo.

15 CHAIRPERSON MOYA: Okay. Thank you.

16 INFINITE GEORGE: Good morning. Thank you
17 for having me and the opportunity to speak today a
18 couple times testifying. My name is Infinite George
19 and I'm currently a member of Local 79 and a resident
20 of Harlem. I grew up in Queensbridge Houses and I am
21 here to express my support for the development of the
22 New York blood Center for many reasons. For one, and
23 is going to create union jobs in and around the city
24 and the community and, also the blood center is very
25 important. We just went through a pandemic and it's

2 essential. It's essential. As you heard the
3 gentleman express, there's a disparity with African
4 men and women and natives chose not only about giving
5 blood. It uses other things like platelets and such.
6 I think that is very important. We need it. It is
7 not a color issue. It's not a race issue. It's a
8 human issue and we all have blood and I think that we
9 should build this building.

10 CHAIRPERSON MOYA: Thank you. Thank you
11 for your testimony today. Who do we have next?
12 Espinal?

13 COMMITTEE COUNSEL: Justice Favor.

14 CHAIRPERSON MOYA: Oh. Justice Favor.
15 Okay.

16 SERGEANT-AT-ARMS: Starting time.

17 JUSTICE FAVOR: Hey. How are you doing,
18 Moya? How is everything?

19 CHAIRPERSON MOYA: Good. Good.

20 JUSTICE FAVOR: How's it going?

21 CHAIRPERSON MOYA: Good. Thank you.

22 Sergeant-at-arms, can we just start the clock, again,
23 at two minutes? Thank you. Whenever you're ready,
24 Justice.

JUSTICE FAVOR: Okay. Good afternoon, everyone. Thanks for having me. My name is Justice Favor. I'm an organizer and a market development rep for Labor's Local 79. The laborers Union stands in support of this project. Local 79 supports the development of the New York Blood Center East which supplies lifesaving blood products and services to hospitals across the whole city. The project will open up life-sciences careers in CUNY, graduates, public housing residents, and New Yorkers from diverse backgrounds. The developers have committed to building with local 79 union labor that provides families with health benefits and fair wages. We think that the people like our members, New Yorkers of color, public housing, residents, and immigrants looking to work in the Upper East Side medical corridor simply to seek medical care should be welcome, not kept out and excluded. Center East can boost wages for residents of east Harlem, South Bronx, Queensbridge, and other neighborhoods hit hard by COVID. City Council can address local resident concerns while still supporting a rezoning through good faith discussion. Everyone who is committed to

2 inequitable recovery after COVID, racial and economic
3 integration--

4 CHAIRPERSON MOYA: Hold on. We--

5 JUSTICE FAVOR: like the blood center.

6 I just want to say, you know, it takes a community.

7 It takes a village. When we hear about sunlight and

8 all of those things-- and I'm not going to say what

9 is important to some and to others, but I come from

10 communities that have been disadvantaged and have

11 been taken advantage of and we never had an opinion.

12 Sunlight didn't matter. We had to worry about

13 gunshots. So, it's important for everyone to be

14 equitable, right? It's important for-- what's the

15 difference when construction is taking place in other

16 cities and other areas and other communities of color

17 where it's being built? It's not a problem then.

18 So, I understand some people are concerned, but, you

19 know, some of the statements and comments--

20 SERGEANT-AT-ARMS: Time expired.

21 JUSTICE FAVOR: [inaudible 02:31:41]

22 CHAIRPERSON MOYA: You can finish, Justice.

23 JUSTICE FAVOR: Huh? I'm sorry?

24 CHAIRPERSON MOYA: You can finish.

25

2 JUSTICE FAVOR: I'm sorry. It feels a
3 little disingenuous and a little insensitive to other
4 communities of color that never have a voice about
5 things that are being built, so I think, you know,
6 will you should kind of like-- folks should be
7 mindful of some of the statements. Thank you for
8 your time.

9 CHAIRPERSON MOYA: Thank you. Thank you
10 for your testimony today.

11 COMMITTEE COUNSEL: Ari Espinal will
12 be the next speaker and, if she's available, then
13 Marilyn Smith Sotillo. Ari Espinal.

14 SERGEANT-AT-ARMS: Starting time.

15 ARI ESPINAL: Good afternoon.

16 CHAIRPERSON MOYA: Good afternoon, Ari.
17 Good to see you.

18 ARI ESPINAL: Hi, Councilman, and thank you
19 for your time and the committee also. My name is Ari
20 Espinal and I am testifying on behalf of the Laborers
21 Local 79, the largest union of construction laborers
22 in North America. We represent all five boroughs and
23 10,000 members. Local 79 supports the development of
24 New York blood Center, a life science facility that
25 will create thousands of families sustainable jobs

1 for New Yorkers and for low income households. The
2 blood center is a leading supplier of disease like
3 sickle-cell that impacts communities of color. The
4 developers have committed to working with local 79 to
5 ensure the project supports our community, not only
6 with medical services, but also by building union
7 labor that provides family health benefits and fair
8 wages. They are also partnering with the local
9 educational institution to train in place New Yorkers
10 from diverse backgrounds into medical and clinical
11 lab jobs at Center East. These career pathways in
12 both union construction and life-sciences would
13 advanced racial and economic integration in one of
14 the most segregated neighborhoods of the city.
15 Center East can boost wages for residents of East
16 Elmhurst, South Bronx, Queensbridge, and other
17 neighborhoods that are hit hard by COVID. City
18 Council can address local resident concerns while
19 supporting the rezoning. Good faith discussions and
20 negotiation can be a productive part of getting to A.
21 Board diverse coalition representing thousands of New
22 Yorkers and labor unions, communities, and
23 organizations and grassroots groups is eager to
24 benefit the Center East. Thank you again for the
25

2 opportunity to express our support for this project.
3 Thank you, again, Councilman and Chairman.

4 CHAIRPERSON MOYA: Thank you, Ari, for
5 your testimony today. Next speaker?

6 COMMITTEE COUNSEL: The next speaker
7 will be Merlene Smith Sotillo.

8 SERGEANT-AT-ARMS: Starting time.

9 MERLENE SMITH SOTILLO: Hello. Good
10 afternoon.

11 CHAIRPERSON MOYA: Hi. Good afternoon,
12 Merlene. Whenever you're ready.

13 MERLENE SMITH SOTILLO: Yes. Good
14 afternoon, everybody. Thank you for the opportunity
15 to be part of this discussion here today to urge the
16 city Council to support the New York blood Center
17 proposal for the Center East. The New York blood
18 Center work and research and sickle-cell disease is
19 of crucial importance for the future of city and to
20 New Yorkers affiliated with sickle-cell disease. As
21 a parent and advocate, I see the actual treatment of
22 sickle-cell patients receive. Often times,
23 [inaudible 02:35:15] and unsaved because of the lack
24 of trained sickle-cell doctors that can determine
25 what is detrimental to sickle-cell patients and

1 result in fatalities. The New York blood Center
2 serves a crucial function in our city's health
3 system, providing safe, affordable blood to nearly
4 every hospital across the five boroughs through its
5 groundbreaking research supporting cures for blood
6 related diseases, including HIV, HEP C, and sickle
7 cell anemia. The blood center has also been an
8 important resource and advocate for underserved
9 communities at risk across the city, including LGBT
10 black and Latino men and women in the youth
11 population. The blood center has a long-standing
12 commitment to patients with sickle-cell disease and
13 inherited red blood cell disorders that affect all
14 races and ethnicities, but predominantly in the
15 African-American, Hispanic, and Indian communities
16 affecting an estimated 10,000 New York and millions
17 worldwide. The center is an international leader in
18 sickle-cell research aimed at preventing and
19 developing novel strategies to help cure the disease
20 to stem cell transplantation and gene therapy. The
21 blood center is seeking--

22
23 SERGEANT-AT-ARMS: Time expired.

24 MERLENE SMITH SOTILLO: to modernize the
25 state of the blood research center that would

2 significantly expand research centers, supporting new
3 treatment not only for sickle cell, COVID 19, and
4 HIV, but many blood diseases.

5 CHAIRPERSON MOYA: Merlene, I'm going to
6 let you wrap it up now. The two minutes have
7 expired, so if you want to close out, I'll give you a
8 couple of seconds.

9 MERLENE SMITH SOTILLO: Okay. So, on
10 behalf of New York Blood Centers and the [inaudible
11 02:37:14] individuals around the world, the blood
12 centers are lifesaving to everyone. The Sickle Cell
13 Awareness Foundation Corp. encourages you to support
14 the proposal for the building that would directly
15 improve the lives of individuals affected by these
16 debilitating blood disorders.

17 CHAIRPERSON MOYA: Thank you so much,
18 Merlene.

19 MERLENE SMITH SOTILLO: [inaudible
20 02:37:38]

21 CHAIRPERSON MOYA: Thank you so much.
22 Thank you for your testimony today. Thank you.
23 Council, do we have any Council members who have
24 questions for this panel?

2 COMMITTEE COUNSEL: Chair, I see no
3 members with questions.

4 CHAIRPERSON MOYA: Seeing no further
5 questions for this panel, this panel is now excused.
6 Counsel, if you can please call up the next panel.

7 COMMITTEE COUNSEL: The next panel will
8 include Rachel Levy, Karen Meara, George Janes, and
9 Chris Collins. The first speaker will be Rachel
10 Leavy followed by Karen Meara.

11 SERGEANT-AT-ARMS: Starting time.

12 CHAIRPERSON MOYA: Hello, Rachel. Rachel,
13 whenever you're ready, you can start your testimony.

14 RACHEL LEAVY: We have a little bit of
15 an order, so I'm actually going to ask Karen to go
16 first, if that's okay.

17 CHAIRPERSON MOYA: Okay. Karen, are you
18 ready?

19 KAREN MEARA: I'm ready.

20 CHAIRPERSON MOYA: Okay.

21 KAREN MEARA: Good afternoon, Chair Moya
22 and members of the committee. I'm Karen Meara of
23 Carter Ledyard, and Milburn, representing Friends of
24 the Upper East Side Historic Districts.
25 Respectfully, Friends urges you to oppose this

1 application. Low scale residential midblock double
2 that FAR, nearly 4 times the height even when the
3 reductions announced today, huge floor plates, almost
4 seven FAR of commercial uses resulting in a hulking
5 building with no precedent in a location like this.
6 And the blood center doesn't want or need all that
7 space. They want to occupy only one third of the new
8 building with the other two thirds owned and
9 controlled by Longfellow. So, the building like that
10 might be appropriate in East Midtown or on a hospital
11 campus, but that is not the context here and I'll
12 have to respectfully disagree with Mr. Selver who
13 called this an atypical block. The site is
14 surrounded by low scale residential uses, library, a
15 school, low to mid rise apartment buildings, and
16 medical offices and, of course, St. Catherine's Park.
17 So, the proposal is unprecedented and not warranted.
18 There are viable alternatives and I won't belabor
19 that as of right alternatives since that was
20 discussed extensively earlier, but I will say that
21 Friends has developed and terminated that George
22 Janes will describe in more detail that would go a
23 long way to meeting the blood centers needs. It
24 would give them as much FAR as they seek in this
25

2 rezoning, plus over 100,000 extra square feet that
3 they could be used to generate revenue while still
4 respecting the community. As for the Longfellow
5 Tower, the idea that the Council would create 400,000
6 square feet of new commercial space on a residential
7 block at a time when there's a crisis of excess
8 commercial space just blocks away is perplexing.
9 Life science developers can and have been repurposing
10 existing buildings on sites zoned commercial or
11 manufacturing across the city, including, for
12 example, the commercial site on Park Avenue South in
13 Council member Rivera's district.

14 SERGEANT-AT-ARMS: Time expired.

15 KAREN MEARA: And the applicant's claim--
16 I just have one last sentence.

17 CHAIRPERSON MOYA: Yeah. No. I'll give
18 you that time.

19 KAREN MEARA: Okay. The applicant's claim
20 that close proximity to medical institutions is
21 somehow essential is contradicted by the actions both
22 of life science developers and major medical
23 institutions like Mount Sinai which just announced
24 that it is leasing life science space on the far west
25 side. In sum, we urge you to reject this proposal

2 and I will turn it over to Rachel. Thank you so
3 much.

4 CHAIRPERSON MOYA: Thank you, Karen.
5 Rachel, you're up.

6 RACHEL LEVY: Thank you much. Good
7 afternoon, Chair Moya and Council members. I am
8 Rachel Levy. I am the executive director of the
9 Friends of the Upper East Side. In 1985, most minute
10 blocks of the upper East side were rezoned to R8B, a
11 contextual zoning district that caps new building
12 height at 75 feet. This was no accident. It was in
13 response to community advocates dismayed with the
14 towers that had begun to spring up on narrow side
15 streets, violating the bedrock planning principal
16 that tall buildings and commercial uses belong on
17 wide streets, with narrow streets reserved for lower
18 scale residential uses. Hundreds of similar low rise
19 zoning districts have since been mapped on side
20 streets throughout the city. For example, R6B in
21 your district, Mr. Chairman. As the CPC said in its
22 1985 report, the low rise midblock provides, quote, a
23 quite refuge from the busier avenues, unquote. To be
24 clear, Friends supports high density development on
25 the Upper East Side when it's in the right places.

1 For example, the blocks east of First Avenue, south
2 of 72nd Street were carved out of the 1985 zoning to
3 allow for institutional growth by MSK, Weill Cornell,
4 and Rockefeller and are currently zoned R8 to R10. A
5 development of this type on one of those blocks would
6 not have generated such unanimous concern from every
7 corner of the community. Instead, the blood center
8 asks you to allow 334 foot commercial tower on a
9 midblock where the overwhelming majority of buildings
10 are less than 75 feet. The few buildings that exceed
11 this height are less than half the blood center's
12 proposed height and the site is surrounded by
13 quintessentially residential uses, as you've heard.
14 A school, park, library, residential building, and
15 doctor's offices. The pedestrian experience in this
16 immediate area is one of remarkable consistency with
17 low scale buildings, including the blood center,
18 sandwiched between taller structures on the avenues.
19 Council members, scale on a rise residential block in
20 your district. It is unprecedented and not necessary
21 to meet the blood centers goals. As George will
22 explain in more detail, the blood center could build
23 just as much space for self and celebrate or even
24

2 more of the full coverage alternative. If approved,
3 this application would diminish what makes our--

4 SERGEANT-AT-ARMS: Time expired.

5 RACHEL LEVY: I'm just finishing my last
6 sentence. Would diminish what makes our
7 neighborhoods livable, dismantle decades of
8 consistent land use policy and practice, and send the
9 message which will be heard loud and clear that it is
10 open season on low scale residential midblocks across
11 the five boroughs. Friends strongly urges the
12 Council to reject this proposal. Thank you very
13 much.

14 CHAIRPERSON MOYA: Thank you, Rachel, for
15 your testimony. George, you're up next and then we
16 go to Chris.

17 GEORGE JANES: Great. Thank you. My
18 name is George Janes. I'm an urban planner working
19 with Friends. We agree the blood center's facility
20 needs to be upgraded and, yes, City Council should
21 help them do that, but the strategic need for New
22 York City to develop a life sciences hub has gotten
23 mixed up with the blood center's facility planning.
24 They are different things. The life science hub
25 would be better elsewhere and a better, larger blood

2 center can be rebuilt without it. Prior to this
3 application, the city identified sites for a life
4 sciences hub and the blood center was one of them. I
5 will be submitting written testimony about the sites
6 identified and how the current proposal compares with
7 other life science candidates. You will see that
8 there is nothing quite like this proposal.
9 Nevertheless, small changes to the current
10 application could facilitate the rebuilding of the
11 blood center. We have developed a full coverage
12 alternative that allows the blood center to build
13 321,000 gross square feet on its current site while
14 keeping the building at a midblock scale. It would
15 allow the blood center's new facility to be the same
16 size as it's currently proposed and they would get an
17 extra 100,000 square feet of space that could be
18 leased. It is a plan that would allow the blood
19 center to modernize, to have huge floorplate, and to
20 collect income from tenants, but this is a terrible
21 site for huge life science hub. Narrow streets,
22 residential block directly across from sensitive
23 uses, the far more substantial way versus not should
24 be rejected. Finally, our city is better when we
25 develop considerate plans and implement them,

2 especially for critical industries like this one.
3 You should not simply respond positively to an
4 application because the applicant wants you to. You
5 should be asking yourself is this part of a well-
6 considered plan? Is it good for the city? Is it
7 good for the community? Any careful review would
8 find that this application fails on all counts.
9 Thank you.

10 CHAIRPERSON MOYA: Thank you, George, for
11 your testimony today. Chris, whenever you are ready.
12 Chris, before you start, you just got to unmute
13 yourself.

14 CHRIS COLLINS: Thank you very much.
15 Chairman Moya, Council members, thank you for this
16 opportunity to testify. I name is Chris Collins. I
17 am a retired zoning and land use lawyer for the city
18 of New York. For 13 years, I served as counsel to
19 the land use committee and the city Council and furry
20 years I was a Commissioner on the Board of Standards
21 and Appeals. Much earlier in my career, I was the
22 chairman of Manhattan Community Board Eight where
23 this project is located. In retirement, I serve on
24 the board of Advisors, the Friends of the Upper East
25 Side Historic District, and it is in that capacity

1 that I appear before you today. The small lapel pin
2 that I am wearing today dates back to 1985 and it
3 reads R8-B NOW. I think I was the block Association
4 president at the time and I wore that button to the
5 City Planning Commission and Board of Estimate
6 hearings that resulted in the midst blocks zoning
7 that is under attack by this application. As others
8 have said, in my judgment, this application is not
9 really about the fine work that is done by the blood
10 center. What it is really about is whether the city
11 of New York is willing to violate good planning
12 principles and abandoned smart zoning to support a
13 real estate deal that is as egregious as it is
14 unwarranted. The sheer size and massing of this
15 building surpasses anything that could be called
16 reasonable. And it's placement on a residential
17 midblock facing both the school and a small part
18 cannot be justified even in a crowded city like New
19 York where competing forces bump up against each
20 other all the time. I urge the committee and the
21 Council to disapprove this application. At a
22 minimum, I ask that you seek to bring parties
23 together to seek a compromise solution that could
24 meet the needs of the blood center with out raking
25

2 have. On the 35-year-old R8B midblock zoning. Thank
3 you very much.

4 SERGEANT-AT-ARMS: Time expired.

5 CHAIRPERSON MOYA: Thank you, Chris.

6 Thank you for your testimony. I see that we have
7 Council member Kallos' and up for questions. Council
8 member?

9 COUNCIL MEMBER KALLOS: Thank you. The
10 first question that I have is whether or not they
11 can-- how tall a tower the blood center could build
12 if the rezoning proposal is approved. Is it that
13 tall? Is it 500 feet or more? The panelists need to
14 be muted. George Janes, Karen Meara, Rachel, and I
15 need my time back while I'm waiting.

16 GEORGE JANES: Yes. So, C2-7 is a
17 standard tower district because this is further than
18 100 feet from a wide street. You could do a standard
19 tower there. It could be 500 feet tall. It would be
20 a mixture of community facility and commercial uses
21 to do the image that you are showing in the
22 background. You would have different uses for a
23 residential tower, of course, but, yes. You can do a
24 tower on this site.

2 COUNCIL MEMBER KALLOS: And there is
3 nothing to stop it. During the sworn testimony, the
4 Blood Center fainting nurturance under regarding the
5 buildout alternative that you mentioned in your
6 testimony. Is this the first time that this has been
7 proposed and how much additional FAR is being offered
8 in this build alternative to the as of right?

9 GEORGE JANES: So, I would like to
10 actually do for in terms of whether they have heard
11 this or not to someone else on this panel because I
12 don't know that.

13 COUNCIL MEMBER KALLOS: Karen?

14 RACHEL LEVY: I'm unmuted, so-- Oh. Go
15 ahead, Karen.

16 KAREN MEARA: We have brought up the full
17 coverage alternative in all of our public statements
18 and I believe-- I'm not 100 percent positive, but I
19 believe we included in our written comments to city
20 planning which we also shared with the applicant.

21 COUNCIL MEMBER KALLOS: Thank you. I lost
22 time due to muting. The last question is here is a
23 map of half a mile from the St. Catherine's Park.

24 SERGEANT-AT-ARMS: Time expired.

2 COUNCIL MEMBER KALLOS: Where is all the
3 parks and playgrounds? Is St. Catherine's really the
4 only option in this part of the neighborhood for a
5 playground of this size?

6 GEORGE JANES: The answer is yes. The
7 closest one is John Jay which is, you, the various
8 Jim that blueline.

9 COUNCIL MEMBER KALLOS: Thank you.

10 CHAIRPERSON MOYA: Thank you. Counsel, do
11 we have any other Council members with questions for
12 this panel?

13 COMMITTEE COUNSEL: No, Chair. No
14 other members with questions.

15 CHAIRPERSON MOYA: Okay. Thank you.
16 Saying there is no more questions for this panel,
17 this panel is now excused. Thank you for your
18 patience and thank you so much for your testimony
19 today. Counsel, if you can please call up the next
20 panel.

21 COMMITTEE COUNSEL: The next panel will
22 include Santos Rodriguez, Jessica Walker, Rakhshanda
23 Mirza, and Mitchel Taylor. Santos Rodriguez will
24 speak first followed by Jessica Walker.

25 SERGEANT-AT-ARMS: Starting time.

2 CHAIRPERSON MOYA: Do we have Santos?

3 COMMITTEE COUNSEL: I do see Santos
4 Rodriguez will be the first speaker followed by
5 Jessica Walker.

6 SANTOS RODRIGUEZ: I'm sorry. I was not
7 being able to unmute myself. Thank you very much for
8 the opportunity to testify today. Good afternoon. I
9 am Santos Rodriguez on behalf of Gary LaBarber,
10 president of the Building and Construction Trades
11 Council of Greater New York in support of the New
12 York Blood Center project. The Building and
13 Construction Trades Council is an organization of
14 local building and construction trades unions which
15 are affiliated with 15 international unions in the
16 North American Building Trades Union. Our local
17 union affiliates represent approximately 100,000
18 union construction workers to advocate-- the
19 Building Trades' mission is to raise the standard of
20 living for all workers and to advocate for a safe
21 working condition and a collective advance of the
22 condition of our affiliate members as we all are
23 workers in New York City. We have repeatedly
24 testified in support of the project. We believe that
25 this project contains numerous benefits for the city

2 of New York and its residents. The expansion of the
3 New York Blood Center East at 310 East 67th Street
4 headquarters will allow the blood center to expand
5 its research facilities and group collaboratives
6 amongst project teams, provide spaces for life
7 science startups while continuing to provide
8 lifesaving blood products in the service of the New
9 York City area. This is an important project, as the
10 blood center research facilities are utilized for
11 research and development in the fields of blood
12 related diseases, including potential treatment for
13 COVID 19, as well as research into regenerative
14 medicine. The ability to provide space to startups,
15 private institutions, and partners will only improve
16 the facilities-- and facilitate the important
17 research conducted at the blood center. The public
18 health benefits provided by the projects are reason
19 enough to move forward on it. However, it is
20 important to note and New York City trails other
21 cities in the country in development lab space. This
22 is important as life science industry is important to
23 the growth industry of our city--

24 SERGEANT-AT-ARMS: Time expired.

25 SANTOS RODRIGUEZ: I'm sorry.

2 CHAIRPERSON MOYA: You can wrap it up.

3 Yeah. You can.

4 SANTOS RODRIGUEZ: Thank you. In addition
5 to assisting the blood center fulfilling its public
6 mission to provide our city's lab space to help grow
7 the life science industry, the project will provide
8 economic stimulus as it anticipates a spur of
9 creation of over 5000 total new jobs, including 1570
10 construction jobs. The project is expected to
11 generate a total new income output of \$1.1 billion of
12 construction jobs created by this project that will
13 provide wages and benefits that will support the
14 middleclass lifestyle for workers and their families
15 and create new opportunities for the residents to
16 enter their industry. The Building and Construction
17 Trades Council and facility support projects like the
18 New York Blood Center--

19 CHAIRPERSON MOYA: I need you to close out.

20 SANTOS RODRIGUEZ: I'm done. We support
21 the project.

22 CHAIRPERSON MOYA: Thank you. Thank you
23 so much, Santos. Thank you for your testimony today.

24 COMMITTEE COUNSEL: Jessica Walker
25 will be the next speaker followed by Rakshanda Mirza.

2 As a reminder, we ask that all panelists, when it
3 comes to your turn to testify, please accept an
4 unmute request, if you see it so that we can hear
5 you. Jessica Walker?

6 SERGEANT-AT-ARMS: Starting time.

7 JESSICA WALKER: Thank you. Hello, Chair
8 Moya. Thanks so much for the opportunity to speak.
9 I know that it's going to be a long day for you, so,
10 thank you. I am Jessica Walker. I am the president
11 and CEO of the Manhattan Chamber of Commerce.
12 Obviously, we represent the business community and
13 want to help them thrive here. Most of our members
14 are small businesses. But, I'm actually speaking
15 today on the half of the Five Borough Chamber
16 Alliance and that includes our Chamber in Manhattan,
17 but also the chambers representing the Bronx,
18 Brooklyn, Queens, and Staten Island. We are all in
19 favor and in strong support of this proposal and I
20 think that just highlights the economic benefits that
21 this project has or could have for the entire city.
22 As you know--

23 CHAIRPERSON MOYA: I think we lost Jessica
24 there.

2 COMMITTEE COUNSEL: Appears to be the
3 case. We will, in that case, go to Rakhshanda Mirza
4 and we can try to come back to Jessica. Rakhshanda
5 Mirza.

6 SERGEANT-AT-ARMS: Starting time.

7 RAKHSHANDA MIRZA: Hello. My name is
8 Rakhshanda and I'm a single mother supporting my
9 children and broadening my IT skills thanks to New
10 York Blood Center providing me a current and amazing
11 internship opportunity. Thank you for giving me the
12 opportunity to speak and show my support for blood
13 centers and its plan to revitalize its current
14 building into a state-of-the-art research facility.
15 Thanks to the blood center and its partnership with
16 the knowledge house, a nonprofit that supports career
17 development for the students from the Bronx and other
18 New York City areas like me. Local students have
19 opportunities to work and learn from this important
20 institution and its many partner organizations.
21 During my time as an intern, I have had the
22 opportunity to learn and enhance research
23 environments and develop skills that will help me
24 advance my career in the life sciences. The blood
25 center proposal to rebuild and expand and space not

2 only expands its ability to conduct research, but
3 open up more opportunities for students to enter
4 internships and start careers in the life sciences.
5 My own internship was already extended and I have
6 gained invaluable insight and confidence in my own
7 abilities to contribute positively to the community.
8 I fully support the blood center and its proposal and
9 this would contribute even more about you to the New
10 York City students education and career growth just
11 like it did to mine and I appreciate everyone's time
12 and thank you.

13 CHAIRPERSON MOYA: Thank you. Thank you
14 so much for your testimony today. I see that we got
15 Jessica back. So, Jessica, whenever you are on.

16 COMMITTEE COUNSEL: Jessica Walker
17 will be followed by Mitchell Taylor. Mitchell
18 Taylor, if you can hear me, when you see the unmute
19 request or invitation to be promoted, please accept.
20 Jessica Walker and then Mitchell Taylor.

21 SERGEANT-AT-ARMS: Starting time.

22 JESSICA WALKER: Thank you. Apologies.
23 Don't know what happened there. As I said, I am
24 speaking on behalf of the Five Borough Chamber
25 Alliance because we think citywide that this is

2 really important for job creation in the city and
3 that's, you know, more important than ever in the
4 wake of COVID. As you know, we lost over 600,000
5 jobs during the crisis and so this really is a
6 project that we think could really help build the
7 life sciences industry and help to create thousands
8 of jobs here in New York City. The last thing I want
9 to say is that we really think that this is a real
10 opportunity to really tried to help move people of
11 color, particularly into stem careers. That
12 something that we think that the New York City Blood
13 Center has been really strong on trying to help some
14 of those programs. I'm going to submit written
15 testimony with more details about all of this, but
16 long story short, we think that these are the types
17 of opportunities that don't come long every day. We
18 don't think that we should take this opportunity for
19 granted and that is why the Five Chambers really do
20 support this project. Thank you.

21 COMMITTEE COUNSEL: Mitchell Taylor is
22 the next expected speaker. Mitchell Taylor, if you
23 can hear me, please accept the unmute request or
24 please accept the promotion to panelists so that we
25 can take your testimony. Mitchell Taylor? Okay,

2 Chair. We appear to be having some technical issues
3 with Mitchell Taylor. I see that Council member
4 Kallos has a hand up for this panel.

5 CHAIRPERSON MOYA: Go ahead, Council
6 member.

7 COUNCIL MEMBER KALLOS: I have a quick
8 question for Jessica Walker. I want to thank her for
9 all the great work she does at the Manhattan Chamber.
10 In my opening, I shared that we actually identified 1
11 million square feet of vacant office space with
12 45,000 square foot for play. Would it be helpful if
13 we could fill those square feet of vacant office
14 space? Would that be good for the city? It appears
15 that Jessica Walker's muted.

16 JESSICA WALKER: Thank you, Councilman.
17 Of course. Absolutely. And right now, more than
18 ever, I do think that we are very concerned about the
19 vacancy rate in Manhattan and I think that that
20 probably will go up before it gets better, so there
21 is no question that we really need to need to find
22 ways to fill those vacancies.

23 COUNCIL MEMBER KALLOS: When I opened, I
24 shared that we are open to adding another 100,000
25 square feet. I believe in their conversation, they

2 share that it was around \$1000 per square foot. So,
3 that is several hundred million dollars-- it's \$100
4 million give or take that we can print for the blood
5 center. We found developers, at least one developer,
6 that's willing to build them a new center. What do
7 you think of the idea of filling 1,000,000 ft.² with
8 biotech a couple blocks away that is currently vacant
9 and getting the blood center. New building exactly
10 where they are, plus providing an additional funding
11 that they might need to cover any additional
12 financing where everyone can win?

13 JESSICA WALKER: Well, I mean, as I said,
14 I think that you have to be careful in terms of not
15 taking something for granted meaning that, you know,
16 you can't let the perfect be the enemy of the good
17 here and if this is a project that is not adopted,
18 that doesn't mean that they are going to come back
19 and there is going to be other alternatives that are
20 going to be workable for them.

21 SERGEANT-AT-ARMS: Time expired.

22 JESSICA WALKER: So, I do think that it
23 is one of those opportunities that we need to really
24 try to work with them to get this done for the city.

2 COUNCIL MEMBER KALLOS: I'd argue that
3 advice goes both ways. I look forward to working
4 with you and them and every business to get this
5 borough back.

6 JESSICA WALKER: Thank you.

7 CHAIRPERSON MOYA: Thank you. Thank you
8 very much. Do we have--

9 COMMITTEE COUNSEL: Chair, were going
10 to see if Bishop Taylor is available. Bishop Taylor?

11 BISHOP TAYLOR: Yes. I'm here.

12 CHAIRPERSON MOYA: Hi, Bishop. Whatever
13 you're ready, you can start your testimony.

14 BISHOP TAYLOR: Okay. One second.
15 Thank you. Okay. I'm sorry. I'm sorry, Councilman
16 Moya and team. My name is Bishop Mitchell Taylor and
17 I am the cofounder and CEO of Urban Upbound, an
18 organization committed to breaking the cycles of
19 poverty of public housing residents by providing them
20 the tools and resources they need to achieve economic
21 mobility and self-sufficiency. The New York Blood
22 Center's East proposal not only represents an
23 important opportunity for New York City to solidify
24 and improve the city's credentials as a life
25 sciences, but also represents an economic opportunity

1 for all New Yorkers. The blood centers proposal is
2 estimated to create approximately 1600 jobs directly
3 through construction, more than 2300 jobs a new life
4 sciences, and the facility itself that will have 3000
5 indirectly permanent jobs for the surrounding
6 neighborhood. These jobs will benefit communities
7 and public housing neighborhood surrounding the area
8 such as the largest public housing development in the
9 country, Queensbridge Houses, which is located just 2
10 miles south of the Center East proposal and, the
11 other direction, two miles north, a large community
12 of public housing neighborhoods in East Harlem. In
13 addition to creating these much-needed jobs for this
14 proposal, the blood center project will also serve as
15 a crucial workforce development resource for New
16 Yorkers pursuing careers in STEM and advanced racial
17 and economic integration in one of the most
18 segregated neighborhoods in our city. The blood
19 center already offers on site training and internship
20 opportunities in partnerships with schools and
21 community and organizations. With a campus like
22 Center East, which doubles its capacity and provides
23 space for several more innovative employers, the
24 opportunities for partnerships that advance career
25

2 building and skills development will grow
3 considerably. Center East has the potential to be a
4 model for how we cultivate the next generation of
5 STEM talents here in New York City. Through its
6 partnerships and programs that ensure children from
7 underserved communities get the same opportunities
8 and STEM--

9 SERGEANT-AT-ARMS: Time expired.

10 BISHOP TAYLOR: it can--

11 CHAIRPERSON MOYA: Go ahead, Bishop. I'll
12 let you finish up.

13 BISHOP TAYLOR: It can expand the
14 opportunities available to the BIPOC, young,
15 professionals and underrepresented groups in life
16 science industries. Approving the Center East
17 [inaudible 03:05:09] means that not only STEM jobs in
18 New York, but also more pathways for professional
19 development for our students. The project has my
20 full support and I urge the Council to consider the
21 positive impacts that this new life science campus
22 could have for our city and for our children and for
23 our residents in public housing. Thank you so much
24 for allowing me to testify. Thank you, Council
25 members.

2 CHAIRPERSON MOYA: Thank you, Bishop. Who
3 do we have next?

4 COMMITTEE COUNSEL: Chair, Council
5 member Kallos has a hand up for this panel. That was
6 the last speaker on this panel.

7 CHAIRPERSON MOYA: Okay.

8 COUNCIL MEMBER KALLOS: Thank you, Bishop
9 Taylor, for your testimony and all of your amazing
10 work. You're at Queensbridge Houses over on Vernon
11 Boulevard in Queens?

12 BISHOP TAYLOR: Yeah. Councilman, Urban
13 Upbound is a citywide [inaudible 03:05:58]. We have
14 offices in East Harlem, Bronx, Far Rockaway, Astoria,
15 and our flagship is in Queensbridge.

16 COUNCIL MEMBER KALLOS: Amazing. And is
17 Queensbridge Houses over by Vernon Boulevard?

18 BISHOP TAYLOR: Queensbridge Houses is
19 locate-- Yes. Yes. It is. It borders Vernon
20 Boulevard.

21 COUNCIL MEMBER KALLOS: Have you ever had
22 occasion to walk by 45th Avenue and Vernon Boulevard?

23 BISHOP TAYLOR: Well, I've lived in Long
24 Island City my entire life, so I'm sure that I've

2 walked, crawled, and done all kinds of things on 45th
3 Avenue and Vernon Boulevard.

4 COUNCIL MEMBER KALLOS: Amazing. Do you
5 currently have programs with the New York Blood
6 Center's location there? They have like a huge lab
7 space where they actually do incredible amounts of
8 work. Actually more work--

9 BISHOP TAYLOR: Yes.

10 COUNCIL MEMBER KALLOS: than they do at 310
11 East 67th.

12 BISHOP TAYLOR: Yes. Well, one of the
13 reason why I'm on this call is because the blood
14 center is one of our neighbors and a very good
15 community partners and--

16 COUNCIL MEMBER KALLOS: Can you tell me
17 about the specific work you do with them at 45-01
18 Vernon Boulevard?

19 BISHOP TAYLOR: Well, as you know,
20 Council member, Urban Upbound is a big workforce
21 development provider and all of our big employers in
22 our neighborhoods are part of our community of
23 employers that are part of our job [inaudible
24 03:07:15] work. The blood center is one of those

2 entities that participates in receiving folks from
3 our--

4 COUNCIL MEMBER KALLOS: How many folks at
5 Urban Upbound are employed at 45-01 Vernon Boulevard
6 and Long Island City Queens or blocks from
7 Queensbridge Houses?

8 BISHOP TAYLOR: I'd have to get back to
9 you on that number, Council member. I don't carry
10 those numbers in my pocket.

11 COUNCIL MEMBER KALLOS: That's okay. I
12 though you might have them ready for this. And then,
13 for folks at Queensbridge Houses, is it--

14 CHAIRPERSON MOYA: Thank you.

15 SERGEANT-AT-ARMS: Time expired.

16 CHAIRPERSON MOYA: Thank you, Council
17 member, for your questions. Thank you, Bishop
18 Taylor. We're on a tight schedule here, Council
19 member, so I'm keeping it to two minutes. Do we have
20 any other Council members that have questions for
21 this panel?

22 COMMITTEE COUNSEL: No, Chair. No
23 other Council members with questions.

24

25

2 CHAIRPERSON MOYA: Thank you. Seeing
3 none, this panel is now excused. If you can please
4 call up the next panel.

5 COMMITTEE COUNSEL: The next panel will
6 include-- excuse me. The next panel will include
7 Bill Angelos, Paul Graziano, Mark Bresky, and Anthony
8 Barrett. The first speaker Bill Angelos followed by
9 Paul Graziano.

10 SERGEANT-AT-ARMS: Starting time.

11 BILL ANGELOS: Hello, Chairman Moya and
12 members of the committee. My name is Bill Angelos.
13 I am the president of the Condominium Board of 301
14 East 66th Street which is located directly adjacent
15 to New York Blood Center. During this hearing, we
16 hope that residents in our building and community
17 finally have heard our voices. On 66th and 67th
18 Street, there are over 1300 apartments and changing
19 the zoning on these blocks from residential to
20 commercial would undermine the people who live in
21 this neighborhood and harm our quality of life. Not
22 only would loud noise occur, but dust, diesel fumes,
23 nitrogen, and asbestos would fill the air which also
24 creates dangerous situations and steel beams and
25 other hazards that would block our one-way narrow

2 block. When complete, an estimate 3000 additional
3 people would be walking on the block, causing even
4 more congestion that our infrastructure lacks the
5 capacity to handle. It would also reduce the
6 important role of St. Catherine's Park plays in our
7 neighborhood. One of the least green areas in the
8 entire city, the park is always crowded with children
9 who live in the area whenever the school at Julia
10 Richmond Education Complex is out. But if the
11 building is erected, shadows would be cast over it
12 the majority of the day. The blood center can still
13 build a new building under the current zoning code
14 just like many other life science institutions have
15 done on the Upper East Side. That would give them an
16 additional 200,000 square feet and will have
17 objections to it. But the plan they are projecting
18 today and throughout this process will completely
19 change the character of the neighborhood and I urge
20 you to vote against it. Thank you for your time.

21 CHAIRPERSON MOYA: Thank you, Bill. Thank
22 you for your testimony.

23 COMMITTEE COUNSEL: The next speaker
24 will be Paul Graziano followed by Mark Breskee.

25 SERGEANT-AT-ARMS: Starting time.

2 PAUL GRAZIANO: Hi. I'd prefer if
3 Anthony Barrett went first followed by Mark Breskee
4 and me last if that's possible.

5 COMMITTEE COUNSEL: Is Anthony Barrett
6 available? Anthony Barrett, if you see an unmute
7 request, please accept. If you see an invitation to
8 promotion, please accept so that we can take your
9 testimony. Anthony Barrett.

10 ANTHONY BARRETT: Hi. Yes. Good
11 afternoon. Good morning, Council members. My name
12 is Anthony Barrett, a board member of 301 East 66th
13 Street. Kramer Levin has made numerous false claims.
14 Our block, 1441 is not atypical. We have 688
15 residential units. The block immediately south has
16 632, 50 less, and a block north on 68th Street has
17 586 units, 100 less. So the only thing atypical is
18 that we have more residential units on this block
19 than on the blocks immediately south and north of the
20 park. In total, over 2500 units are within one block
21 of the development and Kramer Levin is telling you it
22 is atypical when C2-7 zoning with text amendments to
23 build a 600,000 square foot monstrosity. Kramer
24 Levin, following the advice of City Planning, amended
25 the initial application to include our lot and the

1 lot across the street on Second Avenue. Why was this
2 done you should ask? The reason is that it would
3 look a whole lot less messy if Kramer Levin could
4 make the argument that this is a rezoning of multiple
5 lots instead of a single lot. They knew that single
6 lot spot rezoning would be illegal and unprecedented.
7 That they developed this ridiculous narrative that
8 movie theaters across the street were not as-of-right
9 and because they were such good neighbors, they would
10 help and get them rezoned as of right. This proposal
11 will have a devastating impact on our neighborhood
12 park and school. While the applicant did offer a
13 payoff of over \$3 million to the Parks Department to
14 help fund the planning of shade loving hybrids and
15 repave the sidewalks and the comfort stations. St.
16 Catherine's Park is the only area of respite for the
17 neighborhood. The park is packed all day with kids
18 from various school, parents and infants using the
19 playground, and medical workers who walk all the way
20 from York Avenue to enjoy lunch on the tables and in
21 the sun. late in the afternoon, after 3 p.m., the
22 basketball hoops are all occupied with pick up games
23 of all ages. The park is busy until closing. It

2 will be a real shame to allow permanent shadow to be
3 cast--

4 SERGEANT-AT-ARMS: Time expired.

5 ANTHONY BARRETT: over the thousands of
6 people who use this park everyday for a payoff of
7 over \$3 million. Thank you.

8 CHAIRPERSON MOYA: Thank you. Thank you
9 for your testimony today. Who do we have next?

10 COMMITTEE COUNSEL: Is it Marc Bresky
11 next?

12 SERGEANT-AT-ARMS: Starting time.

13 MARC BRESKY: Good afternoon, Chair Moya
14 and Council member. My name is Marc Bresky. I'm a
15 member of the Bresky Law Firm and I have been a
16 practicing attorney for approximately 39 years with
17 an emphasis, in part, in land use matters,
18 cooperative condominium law, and commercial
19 litigation. During this time, I have rarely, if
20 ever, observed a more out-of-context proposal in any
21 neighborhood of New York City. My firm has been
22 retained by both 301 East 66th Street Condominium
23 Corp, a condominium with more than 200 residential
24 units adjacent to the west of the blood center, and
25 33 East 66th Street Corp, a cooperative apartment

corporation with 171 cooperative apartments in its building situated directly to the east. Incredibly, 301 finds itself as an unwilling participant in these applications as it falls within the proposed areas and immediately adjacent extending 100 feet there from. We consider these applications to be tantamount to a hostile takeover of 301's building and property rights. We believe that the applicant stands to realize a windfall profit of millions of dollars through the creation of speculative air and development rights which currently don't exist, while 301 stands to lose untold millions of dollars in value unless quantifiable quality of life and tangibles, including a loss of light, air, and other benefits guaranteed above the seventh floor by the present R8B zone. A similar outcome appears likely for the approximate 340 residents of 333 due to their proximity downwind of the proposed view tower. Our clients are inclined to file a protest with the city clerk under section 200-A-3 of the City Charter which we believe would have the immediate impact of shutting down the ULURP process unless a 75 percent supermajority of the City Council would to all override it. We urge the City Council to persuade

2 the applicant to withdraw their application today in
3 order to avoid this drastic action.

4 SERGEANT-AT-ARMS: Time expired.

5 MARC BRESKY: Thank you.

6 COMMITTEE COUNSEL: Paul Graziano will
7 be the next and last speaker on this panel.

8 SERGEANT-AT-ARMS: Starting time.

9 PAUL GRAZIANO: Good afternoon. My name
10 is Paul Graziano. I'm an urban planning land use and
11 zoning consultant retained by both 301 and 333 East
12 66th Street, buildings which are adjacent on either
13 side of the New York Blood Center. For the purposes
14 of this hearing, my spoken testimony will focus on
15 one troubling aspect of this proposed rezoning. Last
16 week, the applicant for the first time during the
17 ULURP process, showed a slightly modified proposal
18 for the blood center tower. While the building is a
19 284 feet tall, 50 feet lower than the original
20 proposed height of 334 feet, all of the, quote,
21 savings of height are through, A, significantly
22 lowering the height and size of mechanical spaces at
23 the rooftop and, B, lower floor to floor heights
24 throughout the building in both the base, 85 feet
25 versus 68 feet or 17 feet difference, and the tower

1 itself, 249 feet versus 216 feet or 33 foot
2 difference. Throughout the process, the blood center
3 has been insistent that the floor to floor heights
4 must be at least 16 feet in height. In fact, this is
5 one of the key findings in the final EIS justifying
6 the height of the tower under the section entitled
7 "Description of the Proposed Project". To quote, the
8 design of the proposed project comprises a four story
9 base covering the entire lot and above that would be
10 a laboratory tower providing floor plates of a
11 minimum of 29,000 square feet. With 29,000 gross
12 square feet with 16 foot floor to floor heights
13 required to accommodate the robust mechanical systems
14 needed in laboratory buildings. These building
15 dimensions were established on rigorous laboratory
16 planning dimensions. If this statement is actually
17 true, as the applicant has insisted, since pre-
18 certification, how can they now justify lowering the
19 floor to floor heights as this will no longer, quote,
20 accommodate the robust mechanical systems needed in
21 laboratory buildings as per the final EIS. Won't
22 this result in the construction of a sub-optimal
23 building for the purposes purported by the applicant?
24 And if it isn't true and is, in reality, a self-

2 serving, untruth disguised as a, quote, fact in order
3 to justify the inflated heights sought by the
4 applicant, should we now question the veracity of the
5 final EIS in its entirety? This is the second time
6 in 35 years that the blood center has tried to build
7 an inappropriate zone for [inaudible 03:17:35]--

8 SERGEANT-AT-ARMS: Time expired.

9 PAUL GRAZIANO: on their site. I have
10 one sentence. We urge the City Council to
11 immediately disapprove this wrongheaded application
12 and the blood center can rebuild as of right under
13 the current R8B zoning. Thank you.

14 CHAIRPERSON MOYA: Thank you. Thank you
15 for your testimony today.

16 COMMITTEE COUNSEL: Chair, that was
17 the last speaker on this panel and I see that Council
18 member Kallos has his hand up for questions.

19 CHAIRPERSON MOYA: Go ahead, Ben.

20 COUNCIL MEMBER KALLOS: Thank you, Chair.
21 I heard two things that I'm not previously familiar
22 with and still would like to learn. I heard Paul
23 Graziano say that the environmental impact statements
24 stated they needed 16 foot floor to ceiling versus
25 the now proposed 12 and I guess just how important is

2 the final environmental impact statement and what
3 does it matter if they changed things between them?
4 Then the other piece is just I've never heard of
5 section 200 of the Charter and anything in the
6 Council requiring a three quarters vote. If you can
7 just share information on both.

8 PAUL GRAZIANO: Sure. I can go first.
9 Marc, you follow up. So, very simply, I'm just
10 quoting directly from the final EIS where they make
11 it very clear they need the 16 foot height because
12 this is what we call best practices and this is what
13 they desperately need for their mechanical systems.
14 What is really shocking to me is they didn't remove
15 any square footage meaning they didn't get rid of a
16 floor or two of partner laboratories which is how you
17 would lower the height of building typically. No.
18 they just lowered the heights of the ceilings. So,
19 now, if they need the 16 feet and they are 12 feet,
20 what's the truth? I mean, it's really that simple.
21 Do they need 12 feet or do they need 16 feet and if
22 they put in 16 feet, was that the correct number
23 which they have pushing this narrative from the
24 beginning? I don't know if that answers your
25 question, but that's the way I'm reading it. Marc?

2 MARC BRESKY: Yes. And in response to your
3 question concerning the City Charter, section 200 of
4 the zoning resolution, specifically 3A and one and
5 two provides a mechanism under which certain property
6 owners can challenge the proposed--

7 SERGEANT-AT-ARMS: Starting time.

8 MARC BRESKY: resolution. The Condo, we
9 believe, has standing under sections 300 3 A one in
10 the fact that the land immediately-- excuse me. The
11 land, including the change that is proposed in such a
12 resolution, is contained within this area and,
13 similarly, we believe the condo has standing under
14 subdivision two in owning land immediately adjacent
15 extending 100 feet there from. And we also believe
16 that the co-op has standing to proceed under this
17 second category of section number two. The statute
18 specifically provides that the resolution will not be
19 affected after the filing of such protests unless
20 approved by the Council by a three fourths vote with
21 longer than 80 days after the filing of said
22 resolution with the city clerk. We have been
23 authorized to file the protest. We don't want to do
24 this and we--

25 CHAIRPERSON MOYA: Thank you, Marc.

2 MARC BRESKY: again ask the City Council
3 ask the applicant to withdraw it's own--

4 CHAIRPERSON MOYA: Thank you very much.
5 Do we have any other Council members that have
6 questions for this panel?

7 COMMITTEE COUNSEL: No, Chair. I see
8 no other members with questions.

9 CHAIRPERSON MOYA: Okay. There being no
10 further questions for this panel, this panel is now
11 excused. Council, if you could, please call up the
12 next panel.

13 COMMITTEE COUNSEL: The next panel will
14 include Laura Colacurcio, Dionel Fenn, Gloria
15 Rochester, and Sinade Wadsworth. For all panelists
16 whose names I just called, please accept any
17 invitation to be promoted and please accept any
18 unmute request when you see it. Laura Colacucio will
19 speak next followed by Dionel Fenn.

20 SERGEANT-AT-ARMS: Starting time.

21 LAURA COLACUCIO: Thank you for the
22 opportunity to testify on behalf of the Association
23 for a Better New York. My name is Laura Colacurcio
24 and I am the vice president of ABNY. ABNY is a
25 nonprofit organization dedicated to the healthy

1 growth and renewal of New York City's people,
2 businesses, and communities. As New York covers from
3 current public health and economic crisis, it is
4 critical to advance projects that make our city more
5 resilient, stimulate our economy, and deliver jobs
6 for New Yorkers. Life science is a key growth sector
7 that offers that opportunity to accomplish all of
8 these goals. At the same time, the expansion of the
9 life sciences industry has the potential to address
10 the disproportionate health outcomes of our most
11 vulnerable communities: those who bore the brunt of
12 COVID. But if New York is to capture a meaningful
13 share of this industry in the aftermath of the
14 pandemic that underscored its importance, we must
15 invest in the infrastructure that enables a thriving
16 biotech ecosystem here just like we did successfully
17 for the tech industry more than a decade ago. The
18 New York Blood Center's proposal for a 21st Century
19 life science center located at the heart of the
20 city's greatest cluster of health and research
21 institutions on the Upper East Side similarly has the
22 potential to be a transformational project for the
23 sector. The COVID 19 pandemic made it clear that our
24 city has underinvested in life sciences and the
25

1 infrastructure to perform critical research. Despite
2 having many of the assets to become a global life
3 science hub and unmatched talent pool, world class
4 institutions like those in the Upper East Side and
5 robust funding, New York's lab supply has lagged far
6 behind industry leaders like Boston and San
7 Francisco. Center East will help New York begin to
8 close that gap and compete. The blood center's
9 vision for an advanced researched campus among first
10 rate institutions like Memorial Sloan-Kettering,
11 Rockefeller University, and Weill Cornell Medicine
12 will help attract and retain biotech companies that
13 have previously left New York for cities with more
14 robust infrastructure. Beyond the 1570 total
15 construction jobs generated, Center East is projected
16 to create more than 2300 new life science jobs along
17 with an additional 3000 indirect and--

18
19 SERGEANT-AT-ARMS: Time expired.

20 LAURA COLACURCIO: jobs off site. I urge
21 you to support the New York Blood Center's proposal
22 for a new life science center on the Upper East Side.
23 This is the right project at the right time for New
24 York. Thank you very much.

2 CHAIRPERSON MOYA: Thank you. Thank you
3 for your testimony.

4 COMMITTEE COUNSEL: Sorry. Dionel
5 Then will be the next speaker who will be followed by
6 Gloria Rochester.

7 DIONEL THEN: Hello. My name is Dionel
8 Then. I'm a tech instructor and college counselor at
9 the Knowledge House and a graduate of Hunter College
10 and a former intern of Council member Keith Powers
11 and Borough President Gale Brewer, so I'm really
12 familiar with the area. The Knowledge House is a
13 nonprofit organization that focuses on expanding
14 employment opportunities and access to the tech field
15 for high school students and young adults in New York
16 City and since 2014 we've served over 1700 students.
17 We've seen the blood center's proposal to expand its
18 facility not just as a project that positions New
19 York City as a leading life sciences hub and
20 generating thousands of jobs, but also a major
21 workforce development opportunity for the young
22 people of our city interested in the STEM fields.
23 The blood center's Center East proposal would double
24 the blood center's capacity for research and blood
25 collection at a time when our city desperately needs

2 space for both. It would also enable the blood
3 center to form more workforce partnerships with
4 organizations like ours that create high quality jobs
5 for our students increasing inclusivity in the
6 professional tech and science communities in New York
7 City. Having access to a diverse field of talent is
8 essential for all successful industries, student, and
9 young professionals from divers racial and
10 socioeconomic backgrounds. We play a pivotal role in
11 the future of development in the STEM field and a
12 campus like the Center East provides essential space
13 for now sharing this talent and is only a few stops
14 away from our Mont Haven neighborhood. The blood
15 center's proposal will provide our students career
16 building opportunities in a state of the art facility
17 with world class practioners to strength our city's
18 STEM workforce and help to alleviate the inner
19 quality that exists throughout the city. I support
20 the blood center's proposal as a project that will
21 not only help our city recovery, but expand career
22 opportunities and promote equitable access to the
23 life science sector. Thank you, folks.

24 CHAIRPERSON MOYA: Thank you. Thanks for
25 your testimony today.

2 COMMITTEE COUNSEL: Hi. Good
3 afternoon, Chair. I'm stepping in as subcommittee
4 counsel and calling the next witness. I'm Angelina
5 Martinez-Rubio. And the next witness will be Gloria
6 Rochester.

7 SERGEANT-AT-ARMS: Starting time.

8 GLORIA ROCHESTER: Hello. Good evening.
9 I'm the president for New York State Sickle Cell
10 Advocacy Network. My name is Gloria Rochester. I'm
11 the mother of a 46 year old daughter with sickle cell
12 whose life depends on blood transfusions and blood
13 exchange. The New York Blood Center saves the lives
14 of New Yorkers every day providing blood for
15 transfusions that are essential for people with
16 sickle cell disease and other chronic conditions.
17 Center East is critically important for the lives of
18 myself and my family and all New Yorkers. I urge you
19 to support the resident for the New York State Blood
20 Center. Thank you.

21 CHAIRPERSON MOYA: Thank you for your
22 testimony, Gloria.

23 COMMITTEE COUNSEL: The next witness
24 is Sinade Wadsworth.

2 SINADE WADSWORTH: Hi. Good afternoon,
3 everyone. Good afternoon, Chair Moya and Councilors.
4 Happy Wednesday. My name is Sinade Wadsworth,
5 counsel representative for the New York City District
6 Council of Carpenters. Today, we would like to
7 testify on behalf of the 20,000 members in support of
8 the New York Blood Center's proposed expansion.
9 Manhattan is the spine of New York City and it is so
10 important that we continue building New York's best
11 for the working class. Projects like this set the
12 tone for responsible development in the future and
13 will change the culture by raising a standard of
14 living because everyone deserves to well compensated
15 for their work, as well as the opportunity to retire
16 with dignity. This is why we support the New York
17 Blood Center rezoning. This project will provide
18 many of our New York residents with career
19 opportunities the pandemic took away from us. And,
20 most importantly, the developers have committed to
21 building this project union. I commend them for
22 doing the right thing because building union in New
23 York City has become very, very rare. Thank you for
24 the opportunity to testify in support and please

2 consider our testimony on behalf of the 100,000
3 building trades members across the city. Thank you.

4 CHAIRPERSON MOYA: Thank you so much for
5 your testimony today.

6 COMMITTEE COUNSEL: Chair, I don't see
7 any Council members with questions at this time, so I
8 can call the next panel.

9 CHAIRPERSON MOYA: Great. Thank you.

10 COMMITTEE COUNSEL: It will be Darcey
11 Greene, Moses Ahn, Russel Squire, and Ashley
12 Woolcock. Chair, the first speaker is Darcey Greene
13 followed by Moses An.

14 SERGEANT-AT-ARMS: Starting time.

15 DARCEY GREENE: My name is Darcey Greene
16 and I am testifying today to express my opposition to
17 the proposed blood center tower. I'm a junior at
18 Urban Academy which is one of the few high schools
19 located in JREC across the street from where the
20 proposal would be built. I also live one avenue away
21 from the proposal and I would not only be affected by
22 this project as a student, but also as a resident of
23 the area. The wellbeing and education of new York
24 City's student has been deprioritized during the
25 course of this pandemic. Just as the 2000 students

2 of JREC are beginning a return to normal, the city
3 intends to rezone our community to allow for a massive
4 commercial tower to be built directly across the
5 street from our school. I know you heard every
6 possible argument against this blood center, but I'd
7 like to give you a glimpse inside our classroom to
8 show you the individual impact this construction
9 project would have on the students of JREC. At Urban
10 Academy, our classes are discussion based. The
11 affect of constant construction and noise pollution
12 on the flow of our conversation would be detrimental.
13 The bedrock principles of our school are dialogue and
14 conversation, so the invasive construction noises
15 would render our discussions unproductive and
16 frustrating to conduct. Many high school students
17 turn to Urban Academy because they have already been
18 failed by the New York City Public School System and
19 they found an alternative at JREC. If this proposal
20 is passed, my school's biggest strength of discussion
21 based classes would be drowned out by massive
22 construction projects. I urge you to take this
23 position into consideration when casting your vote
24 because this letter represents not only my own
25 opinion, but the thoughts of countless other JREC

2 students whose education would be immeasurable
3 impacted by the negative effects should this proposal
4 be passed. Thank you for your time.

5 CHAIRPERSON MOYA: Thank you, Darcey.
6 Thank you for your testimony.

7 COMMITTEE COUNSEL: The next speaker
8 is Moses Ahn followed by Russell Squire.

9 SERGEANT-AT-ARMS: Starting time.

10 MOSES AHN: Hello. Thank you, Council
11 member Moya for your time. My name is Moses Ahn, the
12 assistant principal of the Manhattan International
13 High School. I'm one of the speakers speaking on
14 behalf of the six school communities of the Julia
15 Richmond Education Complex, also known as JREC. We
16 are located directly across the street from the New
17 York Blood Center on East 67th. Now, JREC, the Julia
18 Richmond Education Complex, is not in support of the
19 Blood Center East expansion project. We have been
20 down this road before with the blood center. They
21 clearly did not learn their lesson from their defeat
22 by our neighbors and supporters when they attempted
23 to take over our building in 2016. Now, we
24 Manhattan's earliest and most successful shared
25 school campuses that services students from every

school of eligible age, walk of life, and borough.

Our buildings serve over 2000 children from infants

to seniors in high school from diverse communities in

all five boroughs of New York City. The JREC campus

serves students from pre-k to 12th grade including a

life program for children of young parents. Four

high schools, a K-8 elementary school, and a middle

school for children with autism. The Manhattan

International High School that I've served in works

with students who are new learners of English, recent

immigrants who have been in the country for four

years or less. We serve a very diverse student body

of roughly 300 students with over 60 nationalities

represented in 30 languages spoken. 23 percent of

our students live in Queens, many in the Council

members district. 17 percent live in temporary

housing or are housing insecure. The JREC building

is a sacred and safe space for our students and their

families. Now, we are extremely concerned about a

multi year construction project that will spew dust,

asbestos, and lead, various construction chemicals,

and the potential of dangerous falling debris. As

the city is asking us to keep all windows open in our

classrooms to circulate the air and to prevent the

1 spread of COVID, the increase in diesel exhaust,
2 carbon monoxide, and noise will not only endanger our
3 students, but make teaching especially difficult and
4 distracting. Some of our students already have
5 health conditions and they don't--

7 SERGEANT-AT-ARMS: Time expired.

8 MOSES AHN: need six hours a day in an
9 area with questionable air quality. Not only is it
10 dangerous and unhealthy to have a major construction
11 project across the street that serves infants up to
12 teenagers, but our school buses already cannot safely
13 drop off and pick up our cognitively disabled and
14 medically vulnerable and elementary school age
15 children. The blood center vehicles often block
16 egress by parking in the no parking bus zone in front
17 of our entrance. There is one parked in front of our
18 building this very morning. This is already a very
19 congested street with a well traveled crosstown bus
20 route. How will children make it safely indoors
21 school during construction? Now, we have many, many
22 different concerns, but we invite you, Council member
23 Moya, to come visit US, meet students, and here are
24 concerns in person. Thank you for your time.

2 CHAIRPERSON MOYA: Happy to come. Thank
3 you for the invitation and I look forward to making
4 that happen. Counsel, do we have our next panelist?

5 COMMITTEE COUNSEL: We have our next
6 panelist, Russell Squire. Should we-- But Council
7 member Kallos has his hand up. Should we call on him
8 or Russell Squire? Chair, you're on mute.

9 CHAIRPERSON MOYA: We will wait until the
10 end. Thank you.

11 COMMITTEE COUNSEL: Okay. Russell
12 Squire our next panelist followed by Ashley Woolcock.

13 SERGEANT-AT-ARMS: Starting time.

14 RUSSELL SQUIRE: I'm Russell Squire,
15 chair of Community Board Eight Manhattan where the
16 proposed New York Blood Center Longfellow project is
17 located. I'm speaking in opposition to the proposal.
18 At the outset, it bares pointing out that this
19 proposal remains completely unchanged from the first
20 time it was presented to CB Eight last November.
21 Since that time, CB Eight and its committees have had
22 multiple meetings on this subject and expressed many
23 concerns, but the proposal has not been changed one
24 iota in response. That is shocking and indicative of
25 the disregard for community concerns and quality-of-

1 life that characterizes this proposal. In addition,
2 CB Eight has always supported the blood centers
3 research mission. The expanding space that the blood
4 center sinks for itself and this proposal does not
5 require any zoning changes. That added space of the
6 additional jobs at the blood center, as well as
7 construction jobs for the expansion, can be achieved
8 within as of right project. CB Eight opposes this
9 project for several reasons which are set for word
10 more fully in our resolution supporting materials,
11 but I will briefly emphasize some of the points that
12 we made. First, the proposal is totally unacceptable
13 from a rezoning perspective. The Upper East Side,
14 like other Manhattan neighborhoods, prefers less
15 density on midblock lots as opposed to on the
16 avenues. The proposal would undo midblock R8B zoning
17 which have been a shining example of city planning
18 done right and in a way that is responsive to the
19 community and reflective of its needs and
20 preferences. If the rezoning of a R8B district in
21 the face of community opposition goes forward, it
22 will jeopardize R8B zoning everywhere in Manhattan.
23 The proposal also constitutes impermissible spot
24 zoning, the applicant's attempt to tack on
25

opportunities changes to other lots do not change that fact. Second, the proposal will permanently and immediately impact St. Catherine's Park which is a cherished open space in an area of the city which sorely lacks it. Most of the year, the proposed tower would cast shadows over most or all of the park during the afternoon hours when children use the park the most. There is no way to mitigate a loss of sunlight. Nothing can be done to bring sunlight back once it is lost. Third, the proposed tower would cast prolonged and significant shadows over JREC. The shadow impact on JREC is particularly problematic for the significant number of autistic students at JREC and sunlight is very important for those students. I want to emphasize that the students and teachers at JREC do not just come from the Upper East Side. Most members of the City Council have students and teachers at JREC among their constituents.

SERGEANT-AT-ARMS: Time expired.

RUSSELL SQUIRE: The proposed project would be vastly out of proportion with the rest of the neighborhood. This would be so even if it were on an avenue, but even on a midblock it is definitely an appropriate. Finally, I can't overstate the

2 degree of local community opposition to this project
3 that we have seen in the community board. Every
4 single CB Eight meeting that have looked at this has
5 been packed to capacity--

6 CHAIRPERSON MOYA: Russell, I'm going to
7 ask you to wrap it up, please.

8 RUSSELL SQUIRE: Sure. I'm at the end.
9 So, our board resolution on the proposal past without
10 a single no . We also solicited written comments for
11 members of the public as part of our review. Those
12 also were overwhelmingly opposed to the project.

13 CHAIRPERSON MOYA: Thank you, Russell.

14 COMMITTEE COUNSEL: Chair, the last
15 speaker on this panel is Ashley Woolcock.

16 CHAIRPERSON MOYA: Okay.

17 SERGEANT-AT-ARMS: Starting time.

18 ASHLEY WOOLCOCK: Hello. I'm Ashley. I'm
19 an alumni at JREC from Urban Academy. Okay. I know
20 we understand that the blood center does a lot for
21 the people of New York and people in general, but we
22 need to understand it's also going to help-- it's
23 going to hurt people as it's being constructed. This
24 tower being constructed so close to a school and so
25 close to a park will cause people with allergies to,

1 you know, have a problem and we will start to develop
2 dust-- Also, the construction can also lead kids to
3 developing more allergies. It's also possible for
4 young children to inhale asbestos that contribute to
5 them having lung and breathing problems. The safety
6 and wellbeing of children is something that is to be
7 taken seriously and be put before the building of a
8 tower. Another point that should be brought to your
9 attention is how crowded the streets of East 67th are
10 currently without any construction or anything going
11 on nearby. The school buses barely have any space to
12 come in and pick up the kids and drop them off every
13 single morning and afternoon and, with the
14 construction work that would be happening so close,
15 there will be little to no space for these kids to be
16 able to get home safely and they will have to worry
17 about other things on top of that. These streets are
18 already congested enough. They should not be
19 congested anymore and having the construction so
20 close increases the chance of children getting hurt.
21 Another thing that should be taken into consideration
22 is, as many people have stated, the blood center has
23 already attempted to take of JREC before and their
24 attempt was unsuccessful. This is yet another
25

2 attempt to push everyone out of the building and it's
3 causing everyone to feel unsafe. JREC is a place
4 where kids come to feel safe and have grown an
5 attachment to and now they are trying to force us out
6 by causing the kids that-- possibly causing kids to
7 get sick and to feel unsafe because now they have to
8 worry about not getting the things that they need.

9 Not getting the nourishment that they need because--

10 SERGEANT-AT-ARMS: Time expired.

11 ASHLEY WOOLCOCK: to go outside. That's
12 all. Thank you.

13 CHAIRPERSON MOYA: Thank you, Ashley.

14 Thank you for your testimony today.

15 COMMITTEE COUNSEL: Chair, Council
16 member Kallos has his hand up.

17 SERGEANT-AT-ARMS: Starting time.

18 COUNCIL MEMBER KALLOS: Thank you. I'm
19 going to do my best to-- I'll ask the questions and
20 then if we could have enough time for panelists to
21 answer them--

22 CHAIRPERSON MOYA: If you can keep it
23 under two minutes, Ben, we'll do it because we have a
24 long list of people here. So--

2 COUNCIL MEMBER KALLOS: They are all here
3 because we invited them and so--

4 CHAIRPERSON MOYA: And we will be
5 respectful of the time that they have and so let's
6 keep it to two minutes.

7 COUNCIL MEMBER KALLOS: I want the time
8 restored to the clock, please.

9 CHAIRPERSON MOYA: We will have it at two
10 minutes, Ben.

11 COUNCIL MEMBER KALLOS: Thank you.

12 CHAIRPERSON MOYA: Sergeant-at-arms can
13 restart it. Thank you.

14 COUNCIL MEMBER KALLOS: So, a question to
15 the students. We don't usually get students
16 testifying, so that's kind of a big deal for us.
17 We're here to work for you. It's your city. You are
18 the ones taking over. How many of your classmates at
19 Urban Academy are from the Upper East Side versus all
20 over the city? Is Urban Academy just a local school
21 or is it citywide? For Moses, I've been blown away
22 by all the testimony I'm getting about the great
23 programs blood center will be doing with folks all
24 over the city. You're across the street. Can you
25 tell me about the programs blood center does with the

2 Urban Academy and Julia Richmond to help your
3 students right across the street and, for Russell
4 Squire, the blood center has represented that they
5 have been unable to negotiate for one reason or
6 another. The Borough President indicated they didn't
7 negotiate with her. As Board Eight's Chair, did they
8 negotiate with you or Community Board Eight? Thank
9 you. We can start with the students. Their voices
10 are most important.

11 DARCEY GREENE: Yeah. I can respond to
12 that first question quickly. Yeah. JREC and Urban
13 Academy, specifically, we serve a really wide range
14 and diverse pool of students from all over the city.
15 I believe it's all five boroughs. Maybe not Staten
16 Island. I'm not sure about that, but, yeah. We have
17 students from all over the city who come to school.

18 COUNCIL MEMBER KALLOS: Moses?

19 MOSES AHN: Thank you, Council member
20 Kallos. I've been in this building for 18 years. To
21 the best of my knowledge, we have never worked in
22 partnership with the blood center before. Our
23 students have never gone over there and we've never
24 been invited, frankly.

2 COUNCIL MEMBER KALLOS: Thank you. Mr.
3 Squire? He needs to be unmuted, please. I will
4 need the time restored.

5 CHAIRPERSON MOYA: He's going to get
6 unmuted. Don't worry about it.

7 RUSSELL SQUIRE: So, you are correct that
8 we have not gotten any proposals for negotiation and
9 we made our position very, very clear in many, many
10 meetings of what our concerns are and--

11 SERGEANT-AT-ARMS: Time expired.

12 RUSSELL SQUIRE: and we haven't heard
13 anything in response to those.

14 COUNCIL MEMBER KALLOS: And I have a family
15 emergency, so I'm going to hop off briefly, but I
16 will be back.

17 CHAIRPERSON MOYA: Thank you. Okay.
18 Counsel, do we have any other Council members who
19 have questions for this panel?

20 COMMITTEE COUNSEL: Not at this time,
21 so we can move on to the next panel which consists of
22 Christina Pecorelli, Bomi Kim, Alona Nameth, and Dr.
23 Daniel Gareau. And I understand maybe Christin
24 Pecorelli may be on standby, so we can start this
25 panel with Bomi Kim.

2 SERGEANT-AT-ARMS: Starting time.

3 DR. DANIEL GAREAU: Hi. This is Dr.

4 Daniel Gareau speaking on behalf of SurgiVance from

5 the blood center. I thank you for taking up this

6 issue and for the floor for my testimony. And so,

7 while it is beyond my purview to comment on the

8 zoning issues, I can certainly speak to my expertise

9 on both sides of this issue. When I was inventing

10 the technology that we licensed from Sloan-Kettering

11 and spun out from Sloan-Kettering, I lived at 312

12 East 66th which is between First and Second Avenue

13 and that was between 2005 and 2008 when MSK was

14 constructing their imaging center that's number 49 on

15 your plan. I was in 45. And so, I understand

16 because the dust and the vibrations and the light

17 blocking were tough at that time and I can imagine--

18 I can't imagine living with kids through that. So, I

19 can say that this residential community, ours, has

20 been affected and is sensitized. But regarding the

21 value of start up space, the biotech entrepreneurship

22 is really the nexus that brings us all forward. So,

23 these resources are, indeed, critical and I think

24 that, to a certain extent, the community and academia

25 live in fear that industry will adversely influence

2 or affect us. So there's this aversion to
3 development and, stepping back, I think we are
4 undergoing a change where the community is taking its
5 rightful place as the owner of industry and really
6 the birther of industry. So, my perspective that I'd
7 like to share is that, if this proposal succeeds,
8 that will be another step in that evolution and, if
9 it fails, it will have been too early. So, one thing
10 for sure, though, is that-- and this is about all
11 New Yorkers. It's the children, my children, and it
12 also includes the me of 15 years ago, the inventor
13 and the opportunity for which the biotech ecosystem
14 has benefited me. 919 Third Avenue is too far.
15 Proximity is an issue and I'll just leave it there.

16 SERGEANT-AT-ARMS: Time expired.

17 CHAIRPERSON MOYA: Thank you. Thank you
18 for your testimony today.

19 COMMITTEE COUNSEL: Chair, the next
20 speaker is Kristina Pecorelli to be followed by Bomi
21 Kim.

22 SERGEANT-AT-ARMS: Starting time.

23 KRISTINA PECORELLI: Thank you so much
24 for having me. My name is Kristina Pecorelli. I'm a
25 director a HRNA Advisors. We're an economic

development consulting firm based here in New York City. We were engaged by the blood center earlier this year to conduct a proximity study to understand the benefits of geographic clustering for life science uses, including in relation to the site. And our studies showed that life science firms are indeed incentivized to physically cluster near academic and medical research institutions and it is this strength of the proximity cluster that enables the individual one off life science facilities, such as those that the Council member and others were mentioning earlier, to exist and survive. We can't both be in favor of the growth of life sciences in New York City and against the strengthening of these core clusters and not to take advantage of every opportunity to establish and grow clusters that include both the institutions that do the research, as well as the companies that bring that research to market ultimately undermines these efforts to establish New York City as a leader in life sciences. And since we can't really expect the medical and academic institutions to pick up and move, there are only a few locations in the city where such clusters can realistically take root. Namely, the Upper East

2 Side, the areas surrounding NYU Langone, and Columbia
3 Medical Center. And to that end, I just wanted to
4 briefly respond to a peer review of our study that
5 was submitted to the City Planning Commission
6 refuting the benefits of proximity. We have concerns
7 with both the substance and nature of this review
8 which we articulate in our written testimony, but
9 particularly given the organization that was hired to
10 write it is an affiliate of one of the firms that bid
11 unsuccessfully to work on the same project that's
12 before you all today. So, you know, they are new and
13 some are contradictory conclusions that this now the
14 wrong project in the wrong place, despite
15 enthusiastically--

16 SERGEANT-AT-ARMS: Time expired.

17 KRISTINA PECORELLI: proposed to work on
18 the blood center's behalf previously. It undermines
19 the credibility and objectivity of conclusions about
20 the lack of importance of proximity. Thank you all
21 so much.

22 CHAIRPERSON MOYA: Thank you. Thank you
23 for your testimony today. Counsel, who is our next
24 speaker?

2 COMMITTEE COUNSEL: The next speaker
3 is Bomi Kim to be followed by Alana Nemeth.

4 SERGEANT-AT-ARMS: Starting time.

5 BOMI KIM: Good afternoon and thank you
6 for the opportunity to testify. My name is Bomi Kim
7 and I'm the vice president of MWBE services and
8 outreach at McKissack and McKissack. We are the
9 nation's oldest black and women owned designed and
10 construction management firm. We have offices in New
11 York and Philadelphia and we've been involved in
12 transformative economic development projects for
13 generations, including the rebuilding of the World
14 Trade Center, the Terminal One at JFK, and many
15 others. Center East has the potential to be one of
16 those projects, as well, spurring job creation and
17 economic development while improving New York City's
18 life science research infrastructure and securing a
19 safe blood supply for our public hospitals which all
20 rely on the blood center to function. This proposal
21 is estimated to create thousands of direct and
22 indirect jobs, not to mention the life science
23 careers and that facility itself would support. This
24 is a shot in the arm that our economy needs right
25 now, especially on behalf of the nonprofit that

fulfills critical functions within the New York City's healthcare system. Beyond the jobs created during the construction phase, the blood center has committed to working with workforce development partners, including local high schools and city colleges to ensure that this project fosters a long term pipeline for job creation. We recommend both the blood centers and Longfellow's pledge to open opportunities for underrepresented groups in the life science industry, including local NYCHA residents. The blood center is not only the beating heart of New York's blood supply, it also performs lifesaving and groundbreaking research on many life threatening biological diseases, including conditions like the Sickle Cell Anemia and HIV that disproportionately impact New Yorkers of color. We must now move forward with essential projects that support both our public health and economic recovery simultaneously. That is why we fully support the Center East project for the blood center. For the health and benefit of all New Yorkers, we strongly urge that the Council does, as well. Thank you for the opportunity.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today.

2 COMMITTEE COUNSEL: The last speaker
3 on this panel is Alona Nemeth.

4 SERGEANT-AT-ARMS: Starting time.

5 ALONA NEMETH: Hello. I don't know if
6 you can see me or hear me, but thank you--

7 CHAIRPERSON MOYA: We hear you.

8 ALONA NEMETH: You can hear me? Good.
9 Good. Thank you. So, thank the time today. I am
10 Alona Nemeth. I'm the CEO of a biotech start up
11 called Rumi Scientific and we are based at the New
12 York Blood Center. I speak as an example of the
13 biotech community of start ups who want to be in New
14 York for various reason, but find ourselves more
15 courted by communities in other regions such as San
16 Francisco, San Diego, or the research triangle where
17 there are more biotech core clusters there and newer
18 infrastructure which is very attractive to employees.
19 However, because we are based on technology developed
20 at the Rockefeller University, we had a local draw to
21 New York City and we really believe in being in New
22 York City and having more of an ecosystem here. So
23 it was very important to us to be near our founder's
24 lab at Rockefeller and, when we looked for lab
25 headquarters, we considered ourselves very fortunate

2 to find a home that the New York Blood Center. Like
3 the New York Blood Center, we aim to help change and
4 save lives. We were also drawn to them because they
5 foster a collaborative environment, are user-
6 friendly, and have a large positive social impact
7 footprint. As you have heard, they are lifesaving
8 institution for New York City and I am speaking from
9 a different perspective as a satisfied tenant of the
10 blood center, but also as a firm supporter of the
11 need to have a world-class life science right there
12 in the region where there is such a core cluster. We
13 completely support updating the New York Blood Center
14 as this important for scientific innovation, as well
15 as blood services and it is really just not optimal
16 to continue to operate out of the current dated
17 building where it is also harder to attract
18 employees. Thank you for your time.

19 CHAIRPERSON MOYA: Thank you for your
20 testimony. Counsel, do we have any other--

21 COMMITTEE COUNSEL: That was the last
22 speaker for the panel. No Council members with
23 questions, so I'm going to call the next panel which
24 will be Julie Menin, Betty Cooper, Ellen Burke, and
25

2 Lynn Alessi. And the first speaker of that panel
3 will be Julie Menin.

4 SERGEANT-AT-ARMS: Starting time.

5 JULIE MENIN: Thank you so much. I really
6 appreciate the fraternity to testify today. I want
7 to thank Chair Moya and the Committee for inviting us
8 to testify. My name is Julie Menin and I am the
9 Democratic nominee for City Council for District
10 Five, the district that is home to the blood center.
11 The community has, over the course of the ULURP
12 process, expressed concerns about this project and I
13 urge the committee to listen to the community's
14 concerns. Before turning to the community's
15 concerns, I want to be very clear that the blood
16 center does important work for our city and for the
17 medical community. I support the critical mission of
18 the blood center and want to work with them so they
19 can continue to thrive in our neighborhood. I also
20 recognize that this redevelopment project will bring
21 important jobs during a time when our economy is
22 struggling. However, the blood center can redevelop
23 their facility and expand their space and away easily
24 within compliance of the zoning code. The current
25 plan does not have the blood center expanding its

1 footprint. They will continue to occupy only three
2 stories of the proposed building just as they occupy
3 three floors of their current building. They can
4 renovate and expand the facilities easily within a
5 tower that complies with R8B zoning and fits the
6 contextual zoning of the neighborhood. The blood
7 center doesn't mean to build this tower to expand. I
8 also want to make a critical point about contextual
9 zoning and location in terms of this project. The
10 blood center is trying to build this tower on a
11 residential mid block with R8B zoning, an important
12 contextual zoning that this neighborhood has had for
13 almost 40 years. The zoning is very clear. Balk,
14 dents buildings are meant for the frontage of the
15 avenues and not on the midblocks. Finally, as a
16 former seven year community board chair and
17 Commissioner of three different city agencies, I have
18 dealt with countless ULURPs. Normally, the applicant
19 takes the feedback of the community into account and
20 modifies its proposal based on that community input.
21 Today, that proposal has been presented on numerous
22 times to the community and that proposal has not
23 changed based on the community's concerns.

24
25 SERGEANT-AT-ARMS: Time expired.

2 JULIE MENIN: Thank you very much.

3 CHAIRPERSON MOYA: Thank you, Julie.

4 Thank you for your testimony today. Counsel, who is
5 our next panelist?

6 COMMITTEE COUNSEL: The next speaker
7 is Betty Cooper to be followed by Ellen Burke.

8 SERGEANT-AT-ARMS: Starting time.

9 COMMITTEE COUNSEL: Do we have Betty
10 Cooper?

11 BETTY COOPER: Hello? Can you hear
12 me?

13 CHAIRPERSON MOYA: We can hear you, Betty.

14 BETTY COOPER: Thank you so much.
15 Thank you. The blood center used to be a very much
16 admired, respected, and important part of this
17 community and beyond as a great number of people from
18 all boroughs who worked in the city came to donate
19 blood there. I am shocked and disappointed that the
20 blood center chose to align itself with the developer
21 that seeks to destroy the important and necessary
22 zoning law R8B which protected the narrow mid blogs
23 from the overly tall buildings which we knew to see
24 and expect on the wider avenues. The additional
25 space needed by the blood center could be fully

2 accomplished within the zoning law and it is my hope
3 that our city Council members of all boroughs will
4 vote against this unnecessary violation of the R8B.

5 As I have been listening to people speak and they are
6 all speaking about the neighborhood right where the
7 blood center is and everything they're saying is
8 correct, but no one has yet spoken about the
9 thousands and thousands of apartments that are on the
10 mid block's in this whole area and they also deserve
11 to have the understanding which I hope we can expect
12 from the members of the Council that this is an issue
13 for the entire area. That once this violation of R8B
14 occurs, then all of the other R8B mid blogs are also
15 going to be open to higher and higher construction.
16 I am asking the various members of the Counsel who
17 represent all the boroughs to understand that this is
18 an issue that affects thousands of blocks.

19 SERGEANT-AT-ARMS: Time expired.

20 BETTY COOPER: It is not only this
21 area. I was one of the three people who went in 1985
22 to get this zoning. It was so important to protect
23 the midblocks. I hope that that will continue.
24 Thank you so much.

2 CHAIRPERSON MOYA: Thank you, Betty.
3 Thank you for your testimony today. Counsel, our
4 next speaker?

5 COMMITTEE COUNSEL: Chair, the next
6 speaker is Ellyn Berk to be followed by Lynn Alessi.

7 SERGEANT-AT-ARMS: Starting time.

8 ELLYN BERK: I am Ellen Burke, Board
9 President of 333 East 66th Street, a large co-op
10 directly east of the proposed blood center tower. I
11 am here representing both myself and a variety and
12 vast majority of our co-op shareholders. I wish to
13 voice my strong opposition to the land grab by the
14 blood center and its for-profit partner, Longfellow.
15 We are adamantly opposed to the three resolutions:
16 rezoning, text amendment, and special permit that you
17 are currently considering at this community hearing.
18 Along with St. Catherine's Park, JREC, and the 301
19 East 66th Street apartment complex on Second Avenue,
20 our building is one of the most affected entities due
21 to our immediate proximity to the blood center. The
22 grotesquely out of size tower will ruin the quality
23 of life not just for the local residents, but for all
24 of those who come to learn and work in our area from
25 every part of New York. It will set a terrible

2 precedent by being the first up zoning of an R8B
3 midblock since its adoption 35 years ago and
4 commercialize low rise neighborhood residential
5 streets. This is not the first time that the blood
6 center proposed building a 30 story tower at this
7 location. In 1985, they went through the
8 environmental review process to build a tower of
9 residential units rather than what they are proposing
10 today, however, as has been mentioned many times
11 throughout the process, if these resolutions on our
12 approved, nothing legal will stop the blood center
13 from flipping the project so that a gigantic
14 commercial residential tower can be constructed. If
15 the blood center wishes to build, by their own
16 admission, a mid-Manhattan type of commercial tower,
17 one with massive external signage, no setbacks, and
18 multiple floors of noisy machinery, they are more
19 than welcome to do it on an avenue which has higher
20 right of zoning or, even better, a midtown or another
21 nonresidential area which is where this building
22 really belongs. Please oppose this application by
23 voting no.

24 CHAIRPERSON MOYA: Thank you for your
25 testimony today.

2 COMMITTEE COUNSEL: Chair, the next
3 speaker and the last speaker on this panel is Lynn
4 Alessi.

5 SERGEANT-AT-ARMS: Starting time.

6 LYNN ALESSI: Hi. My name is Lynn Alessi.
7 Thank you to the Council members for the opportunity
8 to speak. I live at 333 East 66th Street for over
9 five decades. I am also a board of directors of the
10 cooperative building. 333 is 75 feet from the blood
11 center. I am or I was a blood donor at the blood
12 center. I have now switched to Sloan. Since the
13 blood center started to reveal their plans to build
14 the blood center, there was arrogance and deafness to
15 our requests and, as of last minute, concessions were
16 made, but not enough. Paul Selver refers to the
17 blood center that it does not have residents. There
18 are residential apartments on 66th Streets-- both
19 sides of the blood center. There's a convent on 66th
20 Street directly across. On the 67th Street side, of
21 course we know that there is 2000 students with a
22 park and a library. This is my neighborhood. The
23 blood center and Longfellow have no concern for the
24 safety of our neighborhood. We ask the committee to

2 deny the blood center to build this disastrous tower.
3 Thank you.

4 COMMITTEE COUNSEL: Chair, that was
5 the last speaker on this panel and there are no
6 Council members with questions, so I will call on the
7 next panel which will be Jerry Vinokarov, Deidre
8 Fields Wilson, and Alexander Bruno. The first speak
9 is Jerry Vinokarov.

10 SERGEANT-AT-ARMS: Starting time.

11 JERRY VINOKAROV: Hi. My name is Jerry
12 Vinokarov. I am a resident of the Upper East Side.
13 I'm speaking in support of the blood tower. You
14 know, partly because of the positive economic and
15 scientific impact. One thing I really wanted to say
16 is that I think that this conversation has been
17 marred by a bunch of misinformation about,
18 specifically, the shadow issue. I have a four year
19 old son. I take him to St. Catherine's park on a
20 regular basis. That place is baking. It's a baking
21 inferno in the second half of the day in the summer
22 and I would absolutely welcome more shadows there. I
23 mean, it's preposterous that we're talking about this
24 issue of like shadows falling in the summer in a
25 place where there's a blacktop concrete that just

2 radiates heat all the time and anybody who takes
3 their kids there knows that that is the case. And
4 so, it is ridiculous to me that we are having this
5 conversation about shadows at a park where it's just
6 unbearable in the summertime. And so, I wanted to,
7 you know, correct the record there both as a, you
8 know, somebody who lives there and supports the
9 project and as a parent who takes their child to the
10 park. I would absolutely welcome more shadows there.
11 Thank you.

12 CHAIRPERSON MOYA: Thank you, Jerry.
13 Thank you for your testimony today.

14 COMMITTEE COUNSEL: The next speaker
15 on this panel is Deidre Fields Wilson to be followed
16 by Alexander Bruno.

17 SERGEANT-AT-ARMS: Starting time.

18 DEIDRE FIELDS WILSON: Thank you for
19 having me have my voice heard today. My name is
20 Deidre Fields Wilson. I'm a resident of Queens. I
21 was raised in Bedford Stuyvesant, Brooklyn. I'm a
22 sickle cell patient and a member of the New York
23 State Sickle Cell Advocacy Network. The black
24 community is in desperate need of this blood center.
25 Having this available is very important to those who

2 need regular transfusions. It's important for this
3 and future generations that this Center East be
4 duplicated with satellite programs in different areas
5 for easier access. Maybe if we had satellite
6 programs, the building could be smaller and less
7 obstructive to the neighborhood. Underserved
8 communities do need this facility. It's upscale and
9 full service and transfusions can be very important
10 in a time of crisis. So, though I'm not sure that I
11 really recommend that it be built in that location, I
12 do recommend that it gets built. So I hope we come
13 to some type of conclusion where everyone agrees and
14 something gets done as opposed to just talked about.
15 Thank you for this opportunity and I wish everyone a
16 safe and well day. Thank you.

17 CHAIRPERSON MOYA: Thank you, Diedre, for
18 your testimony.

19 COMMITTEE COUNSEL: Chair, the next
20 speaker and the last speaker on this panel is
21 Alexander Bruno.

22 SERGEANT-AT-ARMS: Starting time.

23 ALEXANDER BRUNO: Good afternoon,
24 everybody, and thank you for this opportunity to
25 speak. My name is Alexander Bruno. I am

2 secretary/treasurer of Local 6A Cement and Concrete
3 Laborers of Greater New York Area. I want to promote
4 this project for a couple of reasons. One is for
5 progression. I believe New York needs to step into
6 the 21st Century and update all of its medical
7 equipment, facilities, and medical staffing. Also,
8 the second thing I would like to, in promoting this
9 project, is the fact that this will create quality
10 union jobs and it will also give training opportunity
11 for students and workers of the communities
12 throughout New York City. I feel that New York is
13 left behind when it comes to modernization of
14 medical. If you go around the country, especially in
15 Europe, you'll see how advanced they are compared to
16 what we have. I believe this facility will advance
17 us and also afford opportunity for many people, so I
18 would like to show my support and also my office
19 support, Local 6A, for this project. I appreciate
20 everybody's time and I hope wiser minds will prevail
21 when it comes to this. Thank you and have a nice
22 day, guys.

23 CHAIRPERSON MOYA: Thank you, Alexander.

24 Thank you for your testimony today. Our next
25 speaker?

2 COMMITTEE COUNSEL: Chair, that was
3 the last speaker on the panel and I don't see any
4 Council members with questions, so we can move on to
5 the next panel which will be Valerie Mason, Stephen
6 Albanesi, Andrew Fine, Maranda Pervis, and Craig De
7 Bona. Chair, the first speaker will be Valerie Mason
8 to be followed by Stephen Albanesi.

9 SERGEANT-AT-ARMS: Starting time.

10 VALERIE MASON: Can you hear me?

11 SERGEANT-AT-ARMS: Yes.

12 CHAIRPERSON MOYA: We can hear you,
13 Valerie.

14 VALERIE MASON: Sorry. I was waiting.
15 Apologies. One second, if you don't mind.

16 CHAIRPERSON MOYA: Yeah. No. No worries.

17 VALERIE MASON: Good to see you again,
18 Chair Moya.

19 CHAIRPERSON MOYA: Good to see you, again,
20 Valerie.

21 VALERIE MASON: Okay. Well, I'm
22 Valerie Mason and I am appearing at this hearing on
23 behalf of the East 72nd Neighborhood Association in
24 my capacity as its president. I am also the second
25 vice chair of Community Board Eight and a member of

1 the zoning committee of the community board. East 72
2 NA represents more than 5000 residents on the Upper
3 East Side, none of whom live on East 66th or East
4 67th Street, and we are here in opposition to the
5 proposed application. We appreciate the opportunity
6 to speak to the Council through this hearing, but,
7 honestly, we are extremely saddened that we are this
8 far along in the process and baffled that, in the
9 face of unanimous community opposition, the support
10 of all our electeds, and the Manhattan Borough
11 President, the City Planning Commission has supported
12 a spot zoning in contradiction of its R8B rules which
13 were enacted to stop this egregious commercial
14 development from happening in the first place. We
15 are blessed to have so many of the nation's premier
16 health and research institutions in our neighborhood.
17 I'm not going to name them all. We include the New
18 York Blood Center in that group and we support their
19 work. We get that they are important. We sell get
20 it that we, in the community, raised money and hired
21 a planner-- not a lobbyist, but a planner that came
22 up with a plan so that the blood center can stay on
23 East 67th Street and have an additional hundred
24 thousand square feet more than they will have at
25

2 Longfellow Tower. And as other speakers have said,
3 we need to separate what the blood center does from a
4 commercial tower. I mean, what more can we do? We
5 cannot do what the blood center wants. We cannot
6 support tinkering with R8B. When Paul Selver talks
7 about there are 25,000 to 45,000 square feet all over
8 New York in any names the Zuckerman building and the
9 Coke building, those are not zone R8B--

10 SERGEANT-AT-ARMS: Time expired.

11 CHAIRPERSON MOYA: Take your time,
12 Valerie.

13 VALERIE MASON: Okay. Those are not on
14 R8B streets. They are outside R8B. We are asking
15 you to support our community and support R8B because
16 we think that this is important for our entire city.
17 Please recognize the importance of the mid blocks.
18 Look at the City Planning Commission study. If you
19 do that, you will be with us and we can find a
20 solution with our neighbor, the blood center. Thank
21 you very much.

22 CHAIRPERSON MOYA: Thank you, Valerie.
23 Thank you for your testimony today.

24

25

2 COMMITTEE COUNSEL: Chair, the next
3 speaker is Stephen Albanesi to be followed by Andrew
4 Fine.

5 SERGEANT-AT-ARMS: Starting time.

6 STEPHEN ALBANESI: Hello. My name is
7 Stephen Albanesi with the Municipal Arts Society.
8 MAS supports the mission of the blood center and
9 recognizes its need for modern facilities near other
10 life-sciences institutions, however, we cannot
11 support the proposal for the following reasons:
12 Zoning. In breaking with the 1985 contextual zoning,
13 the project will set a dangerous precedent for
14 residential midblock development. The building will
15 be almost four times taller than currently allowed
16 and its FAR would be more than double what is
17 currently permitted. Community planners have noted
18 that the building's floor plates would be similar in
19 size to the city's largest office buildings including
20 the Empire State building. Such a significant
21 departure from the existing zoning should be
22 considered comprehensively as part of an intentional
23 land use plan rather than on an individual spot
24 zoning basis. Alternatives. The blood center has
25 not presented a convincing enough rationale for the

size of the proposed building beyond the general argument that it is necessary for the expansion of the life sciences industry. Moreover, community planners have identified additional alternatives that would exceed the blood centers requirements for space while fitting in much better with the neighborhood. These merit consideration from the applicant.

Shadows. The project would cast three to four hours of new shadow on St. Catherine's Park during the times of day and year when it is most heavily used. During much of the afternoon, the park athletic facilities and playground equipment would be nearly covered in project generated shadow. Ensuring the continued usability of St. Catherine's Park is important because it is located within an area that is considered underserved by open space and demand for the park would only increase with the addition of almost 2000 new workers under the proposed project.

So, in conclusion, MAS challenges the blood center to come up with an alternative that meets life-sciences needs without significantly altering the scale of the midblock or jeopardizing the role that St.

Catherine's Park plays in the health and the social life of the community. Thank you.

2 CHAIRPERSON MOYA: Thank you, Stephen.

3 COMMITTEE COUNSEL: The next speaker
4 will be Andrew Fine to be followed by Miranda Pervis.

5 SERGEANT-AT-ARMS: Starting time.

6 ANDREW FINE: Hi. This is Andrew Fine, VP
7 of the East 86th Street Association and a JREC
8 parent-- a parent of an Urban Academy child. We are
9 all familiar with the arguments in this debate.
10 Children of all ages will be left in the shade at
11 JREC and St. Catherine's Park. The egregious
12 proposed tower is four times the limit and granting
13 such an exception sets the dangerous precedent and
14 destroys decades of reasonable zoning limits mid
15 block. This is a giveaway of public air and light
16 for solely private interests. The larger question
17 here is why are we even here? The community is
18 virtually unanimous in opposition to this project.
19 We rallied hundreds and 90 degree heat in the middle
20 of the pandemic. Community Board Eight voted 38 to
21 nothing to oppose. Every elected official from
22 Council members Powers, Kallos, our Manhattan Borough
23 President, and Congresswoman Maloney are all opposed.
24 Everybody opposes this. The city Council exists to
25 represent the interests of all the citizens of New

2 York City, not just a few connected real estate
3 interests. To come to any conclusion aside from
4 projecting this egregious tower would illustrate that
5 our city Council and our city government is both
6 corrupt and broken. I thank you for your time.

7 COMMITTEE COUNSEL: The next speaker
8 will be Miranda Purves to be followed by Craig Da
9 Bona.

10 SERGEANT-AT-ARMS: Starting time.

11 MIRANDA PURVES: Hi. My name is Miranda
12 Purves. I'm a journalist and editor. I have written
13 for the New York Times, Bloomberg Business Week, the
14 Wall Street Journal, amongst other places. My son is
15 a junior at the Urban Academy at the Julia Richmond
16 Center. During this pandemic, we saw, as never
17 before, that schools mean everything for society to
18 function, for women to work, for families to stay
19 solid, and this is not an exaggeration-- for
20 children to stay alive. Yes, the blood center saves
21 lives, but so do schools. According to the CDC, teen
22 suicide increased by 60 percent between 2007 and
23 2018. It's the second leading cause of adolescent
24 death after car crashes-- and this was before the
25 pandemic. During the winter shut down, the CDC

2 reported a 39 percent spike in ER visits related to
3 teen suicides. I spent months of last year outside
4 my son's door on suicide watch. All around me, I saw
5 teenagers turning into zombies unable to leave their
6 bedrooms. I heard an ambulance arrived in the middle
7 of the night. A previously healthy teenage girl
8 next-door was taken to the hospital because she
9 couldn't stop screaming. In my house, my son tried
10 dangerous pharmaceuticals he had never shown any
11 proclivity toward. I watched Becky Walter and
12 Christine Olson who ran the Urban Academy work absurd
13 hours with their own children stuck at home to get
14 those students together at parks, anywhere, and then
15 to get them back in the classroom as soon human
16 possible. This year, with full time school back, the
17 change in my son feels like a miracle. He's alive
18 again and so are his friends. He is thinking about
19 calculus and he looks forward to going every day.
20 This is a very special school. It is not just any
21 building. It lets in light, it is a beautiful
22 example of public architecture and, because of the
23 low-lying blood center, as it now exists, these
24 teachers can engage with their students in a pocket
25 of relative calm in our relentless city--

2 SERGEANT-AT-ARMS: Time expired.

3 MIRANDA PURVES: I beg you, for once,
4 Council member, vote for education. This time,
5 listen to the teachers. Put them first. The blood
6 center can expand elsewhere. They will still be
7 proximate. It's a small island. If there 10 blocks
8 away, if they are 15 blocks away, it's close enough.
9 Save JREC. Please.

10 CHAIRPERSON MOYA: Thank you for your
11 testimony today. Counsel, who is our next panelist?

12 COMMITTEE COUNSEL: The last speaker
13 on this panel is Craig D'Bona.

14 SERGEANT-AT-ARMS: Starting time.

15 CRAIG D'BONA: My name is Craig D'Bona
16 and I have lived at 333 66th Street for 45 years.
17 During the 1950s, my father worked for the government
18 filming the atomic bomb and germ warfare tests in
19 Nevada. At the time, we had no idea of the dangers
20 radiation and other hazards would cause us. As a
21 result, decades later, I came down with one of the
22 most deadly cancers and given three months to live.
23 It was the same cancer people living in Chernobyl
24 got. Incredibly, I have survived twice.
25 Unfortunately, my brother did not. These tests,

1 however, were not conducted in a densely populated
2 urban center for obvious reasons. The fact that the
3 blood center works on BSL Three lab type projects
4 like SARS and COVID by their own admission and the
5 thought of the towers spewing airborne matter into
6 the surrounding air of the residential area using
7 high-speed exhaust fans would be disastrous. Trucks
8 carrying biological waste on to East 66th Street is
9 an unnerving thought with 2500 workers traveling to
10 and from this site using crowded public
11 transportation poses a more serious threat of
12 contamination than Wuhan which we have all witnessed.
13 In the last year and a half, spread, is by human
14 error cannot be ruled out. The idea of building a
15 284 foot tower casting perpetual shadow over the JREC
16 complex and St. Catherine's Park in addition to what
17 we learned from the pandemic should render this
18 project at all arrival. We are literally fighting
19 for the survival of our community and neighbors. I
20 implore you, for the safety of your community and New
21 York City, to vote no. This project is nothing but
22 an attempted land grab by a greedy out of state
23 corporation, Longfellow. And remember one thing.
24 They can build as of right a bigger building than
25

2 they would actually get with this tower. Keep that
3 in mind. Thank you.

4 CHAIRPERSON MOYA: Thank you for your
5 testimony.

6 COMMITTEE COUNSEL: That was the last
7 speaker of the panel, Chair, and we don't have any
8 Council members with questions, so I can move on to
9 the next panel which will be Rose Hache, Martin Bell,
10 Allison Bell, and Maria Adriano. Rose Hache will be
11 the first speaker followed by Martin Bell.

12 SERGEANT-AT-ARMS: Starting time.

13 COMMITTEE COUNSEL: Rose, we can hear
14 you. You are unmuted.

15 ROSE HACHE: My name is Rose Hache. I
16 live 333 East 68th Street. I oppose the waiver of
17 the New York City's mid blocks zoning law to allow
18 the new blood center tower. During the May 12th CB
19 Eight meeting, the Longfellow attorney, Paul Selver,
20 countered concerns about additional BSL Three
21 biohazard labs by committing to add language to lease
22 is prohibiting it. As lawyers, we all know leases
23 are contracts that can be amended and provisions
24 waived. It's a particularly hypocritical position
25 considering it is a rezoning waiver that Longfellow

2 requests in this particular instance. All of my
3 other points have been covered and I thank you for
4 this time.

5 CHAIRPERSON MOYA: Thank you. Thank you
6 so much for your testimony today.

7 COMMITTEE COUNSEL: Chair, I just got
8 notified that we have Congresswoman Maloney here to
9 testify.

10 CHAIRPERSON MOYA: Okay. Thank you. We
11 will get back to the rest of the panel right after
12 the Congresswoman's testimony.

13 COMMITTEE COUNSEL: Do we have the
14 Congresswoman?

15 CHAIRPERSON MOYA: There we go.

16 COMMITTEE COUNSEL: Oh. I see her.

17 CHAIRPERSON MOYA: Hello, Congresswoman.

18 CONGRESSWOMAN MALONEY: Can you hear me?

19 CHAIRPERSON MOYA: We can hear you.

20 Whenever you're ready.

21 CONGRESSWOMAN MALONEY: Okay. First of
22 all, I want to thank you so much, Chairman Francisco
23 Moya and the New York City Land Use Subcommittee on
24 Zoning and Franchises for allowing me to virtually
25 present my testimony today and for accommodating my

1 schedule. We are literally on the floor between
2 votes. But I live in the neighborhood and I am
3 strongly opposed to the modification of the current
4 R8B contextual zoning proposed by the New York blood
5 Center to allow for the construction of the 334 foot
6 mid block breaking all precedents commercial tower at
7 310 East 67th Street which is located in the 12th
8 Congressional District which I have the privilege to
9 represent. As you know, this project would provide
10 the blood center with a new state-of-the-art
11 facility, however, over 60 percent of the building
12 would be commercial space having nothing to do with
13 the blood center and controlled by a private
14 developer. In other words, it's a real estate
15 development project. I support the laudable work of
16 the blood center and recognize its need for space,
17 but I do not believe that this project is appropriate
18 or on stored fair to the neighborhood and over 60
19 percent is related to the blood center. I am
20 particularly concerned that the rezoning actions
21 necessary for this project would inappropriately
22 greatly increase density and traffic in the
23 neighborhood that is already one of the most densely
24 populated neighborhoods in our entire city and
25

probably the entire world. The proposed zoning change would allow for out of context mid block high-rise is, reducing light and quality-of-life.

Alarming, this rezoning and the anticipated increase in traffic poses a tremendous risk to the thousands of children who use St. Catherine's Park or attend Julia Richmond School. The modification of the current R8B contextual zoning threatens the character of the neighborhood and represents a dangerous precedent for the entire Upper East Side and other neighborhoods throughout the five boroughs. Everyone would want a variance like this variance.

Since my days in the City Council, I have worked diligently with my neighbors to preserve our historic residential community, of which this is one.

Therefore, I strongly oppose the rezoning application. Additionally, I ask that you maintain the important tradition of member respect and deference and decisions such as this. It is a policy that protects each and every community in New York City and not only is our Council member Ben Kallos opposed to it, every single elected representative, every single block association president, every single neighborhood not for profit. The entire

2 neighborhood is unified in opposition. The entire
3 neighborhood, the entire Upper East Side cannot be
4 wrong. This is an ill-advised project. It is a
5 profit-making project for a profit-making private
6 individual. It harms the neighborhood and this is an
7 issue that deeply affects many of my constituents and
8 neighbors and I wish I were able to join you when you
9 called on me earlier, however, fellow legislators, I
10 hope you understand that the vote schedule required
11 me to be here in Washington. I wish I was there in
12 person with you. I want to thank you for considering
13 my testimony consistent with all rules and
14 regulations and I ask you to listen to the voices and
15 concerns of the parents, the teachers, the
16 neighborhood leaders, the elected officials, all of
17 whom have uniformly come out in opposition to this
18 project. I yield back and I'm going to the floor of
19 the United States Congress to vote for you. Please
20 excuse me. Thank you.

21 CHAIRPERSON MOYA: Thank you so much,
22 Congresswoman.

23 CONGRESSWOMAN MALONEY: [inaudible
24 04:24:11]

2 CHAIRPERSON MOYA: Thank you for the work
3 that you are doing.

4 CONGRESSWOMAN MALONEY: Thank you. I yield
5 back. Thank you.

6 CHAIRPERSON MOYA: Thank you so much.
7 Thank you.

8 COMMITTEE COUNSEL: Chair, resuming
9 our panel, the next speaker will be Martin Bell to be
10 followed by Allison Bell.

11 SERGEANT-AT-ARMS: Starting time.

12 MARTIN BELL: From Dr. Hillyer's first
13 presentation to CB Eight, the blood center has been
14 misrepresenting things. He showed a map of a tower
15 compared to other building in the neighborhood
16 claiming the tower was on the lower end, but failing
17 to point out that those other buildings were all
18 along avenues with huge setbacks while the tower was
19 mid block and occupying the entire site. He then
20 said New York isn't just our name. We are New York
21 through and through. Not mentioning that the New
22 York Blood Center is also in Connecticut and New
23 Jersey and Maryland, Pennsylvania, Delaware, and
24 Virginia and Rhode Island and Kansas, Minnesota and
25 Missouri and Nebraska. They hyped their

2 collaboration with MSK, Weill Cornell, and
3 Rockefeller claiming it's essential for collaborating
4 researchers to be in close physical proximity,
5 forgetting to mention that their researchers also
6 collaborate with researchers in China three times as
7 much as with those neighboring institutions and with
8 researchers in 20 other states and more than a dozen
9 other foreign countries. I don't mind being lied to
10 as much as I resent being treated like a fool who's
11 not going to check the facts and accept their
12 bullshit. I apologize. I hope the Council members
13 also see through all the talk today about the blood
14 center and life science when this application is
15 really so a tower can be built by a Boston developer
16 who isn't even here. But it's not that hard. You
17 can forget all the testimony you heard today from
18 both sides. Confucius said a picture is worth a
19 thousand words. This project is so egregiously
20 inappropriate it's as obvious as the nose on my face.
21 Chair Moya and other, I respectfully ask that you
22 meet me on 67th and Second and we'll look to the left
23 and see the blood center midblock and then we'll look
24 across Second Avenue to a 33 story apartment building
25 and try to imagine that the blood center wants to put

2 a tower equal to three of those apartment buildings
3 at its midblock site with no setback. Meet me and
4 please see for yourself. Thank you.

5 COMMITTEE COUNSEL: The next speaker on
6 this panel is Allison Bell.

7 SERGEANT-AT-ARMS: Starting time.

8 ALLISON BELL: My name is Allison Bell
9 and I am also opposed to the Longfellow Tower. To be
10 perfectly honest, I find it unfathomable that we are
11 all here today. The New York Blood Center and build
12 and as of right building that will take care of their
13 needs by their own admission. When I first read
14 about this proposed project year ago, I immediately
15 wanted to learn more about it and about this
16 application process. I was steered to attend the
17 Community Board Eight meetings. Longfellow and New
18 York Blood Center made their presentation. The
19 community asked lots of questions and they were
20 supposed to be addressed at the next meeting.
21 Longfellow in the New York Blood Center did not
22 attend that one nor the one after that. And when
23 they finally came back, they virtually showed us the
24 exact same presentation and answered very few
25 questions. So, here we are with never any good faith

2 outreach to this community by the blood center, by
3 Longfellow, by their lawyers, by their PR firm, by
4 their lobbyists to answer or address the serious
5 concerns of my community. I could talk about the
6 shadows, the loss of light, the disruption, the
7 traffic, but I want to focus on the zoning. Folks
8 worked long and hard for the R8B zoning. You should
9 have heard them at the Community Board Eight
10 meetings. They were still so passionate about saving
11 the mid blocks. Now, a Boston developer arrives and
12 let's change the zoning. Let's build a building four
13 times what is allowed. Blood center, build your
14 building as of right. It's the right thing to do.
15 Longfellow, build your science tower at a properly
16 zoned place. It's the right thing to do and
17 sometimes the right thing to do is not about the
18 money. Thank you so much for the time.

19 CHAIRPERSON MOYA: Thank you, Allison.
20 Thank you for your testimony.

21 COMMITTEE COUNSEL: The last speaker
22 on this panel, Chair, is Maria Andriano.

23 SERGEANT-AT-ARMS: Starting time.

24 MARIA ANDRIANO: Hello. As a longtime
25 resident of the upper East side, I am strongly

1 opposed to the New York Blood Center's plans to
2 rezone and build a commercial tower mid block. The
3 proposed building would be four times larger than the
4 75 foot height limit allowed, zoning that was
5 designed to preserve access to light and air, zoning
6 that was designed to protect location such as the
7 ones impacted-- such as the ones that will be
8 impacted by Longfellow, St. Catherine's Park and the
9 six schools of the Julia Richmond Education Complex.
10 This tower development would set a dangerous
11 precedent not only to this neighborhood, but all of
12 New York City. The proposal is being touted as
13 support for the life sciences, but the blood center
14 would only occupy 35 percent. The expanded space, as
15 proposed, is not essential to the blood center's core
16 mission which can be adequately served by a much
17 smaller as of right development. Let's call a spade
18 a spade. This is a real estate lawyer by a Boston
19 developer to build more condos in an already
20 congested neighborhood. The proposal by Longfellow
21 will ruin the quality of life for the children of
22 this neighborhood and the children attending the
23 Julia Richmond Education Complex. As elected
24

2 officials, I beseech you to put, for once, are people
3 over profits. Thank you.

4 CHAIRPERSON MOYA: Thank you, Maria, for
5 your testimony today.

6 COMMITTEE COUNSEL: Chair, we don't
7 have any Council members with questions, so I can
8 call the next panel.

9 CHAIRPERSON MOYA: Great. Thank you.

10 COMMITTEE COUNSEL: which is going to
11 be Susan Cooper, Martin Edelman, Stephanie Wreckler,
12 and Barry Adler. So, the first speaker is Susan
13 Cooper to be followed by Martin Edelman.

14 SERGEANT-AT-ARMS: Starting time.

15 COMMITTEE COUNSEL: Do we have Susan
16 Cooper?

17 SUSAN COOPER: Yes. Thank you. I'm
18 talking about 2500 children who are already
19 distressed by the pandemic in this crazed world.
20 They have been through enough. 2500 kids and 600
21 children each year for four to five years of
22 construction. The impact on these kids concerned me,
23 so I looked for research about what that impact might
24 mean to them and the Environmental Protection Agency
25 has published a brochure titled Noise and it's Affect

1 on Children. This research tells us that noise poses
2 a serious threat to the child's physical and
3 psychological health. It can damage their ability to
4 talk, to listen, and to read. It can affect the
5 capacity to learn and impair hearing. Physically, it
6 can disturb the cardiovascular system, causing high
7 blood pressure and other vascular ailments. We don't
8 need yet another tall building in New York City, but
9 we do need kids who can learn and be well-adjusted.
10 I'm sorry to get emotional about this, but this huge
11 impact on kids is unconscionable. The brochure tells
12 us how to minimize these risks, but none of the
13 suggestions will help as no one will have any control
14 over the unreal noise use of construction which
15 cannot be tempered no matter how hard they say they
16 will try. The shadow slide that the blood center
17 showed earlier put JREC in total shadow. The school.
18 Not just the park, the school in total shadow. The
19 current slide shows the school in sunlight with wide
20 open windows, no heavy curtains, and no double city
21 windows, no air conditioners blocking the natural
22 light and air. I'm sure some of your parents and we
23 all were should be child [inaudible 04:32:52]. The
24

2 children in JREC in the same school in PS 26 will
3 suffer irreparable damage in this well particularly--

4 SERGEANT-AT-ARMS: Time expired.

5 SUSAN COOPER: affect kids of special
6 learning. There are already over 5 million kids with
7 noise-induced hearing loss. Please, Council members,
8 let us not add to that count by allowing this project
9 to move forward in this particularly ill-advised
10 location. There are other options. The blood center
11 as picked their own economic benefits against the
12 well and the well-being of thousands of her New York
13 City children. Thank you very much for your time.

14 CHAIRPERSON MOYA: Thank you, Susan.

15 Thank you very much for your testimony today.

16 COMMITTEE COUNSEL: Our next speaker
17 is Martin Edelman to be followed by Stephanie
18 Wreckler.

19 SERGEANT-AT-ARMS: Starting time.

20 MARTIN EDELMAN: Can you hear me?

21 CHAIRPERSON MOYA: We can hear you.

22 MARTIN EDLEMAN: Okay. Thankyou very
23 much. Marty Edleman, an Upper East Side resident for
24 over 50 years and a native New Yorker. I support the
25 rebuilding of the blood center to the existing mid

2 block height zoning code of 75 feet and I believe
3 that they will be able to do, then, accomplish all
4 that their mission identifies. I do not support
5 building a tower which could be 334 feet that would
6 bring, one, additional research with pathogens into a
7 residential neighborhood. Two, and additional 2000
8 people to work in the building that would overwhelm
9 the local service businesses. Three, too much
10 additional traffic congestion given that we already
11 have a crosstown bus and school buses on East 67th
12 Street and a main route on East 66th Street for cars
13 going to the west side through Central Park. And,
14 for, noise, unhealthy air, and reduced light to the
15 Julia Richmond Education Complex and St. Catherine's
16 Park during and after construction. I thank you very
17 much for hearing my testimony and I hope that you
18 will do the right thing.

19 CHAIRPERSON MOYA: Thank you. Thank you
20 for your testimony today. Next panelist?

21 COMMITTEE COUNSEL: The next speaker
22 is Stephanie Reckler to be followed by Barry Adler.

23 SERGEANT-AT-ARMS: Starting time.

24 STEPHANIE RECKLER: Yes. I represent
25 the committee to protect our Lennox Hill

1 neighborhood. We have submitted written testimony in
2 great detail regarding Northwell Lennox Hill and the
3 similarities of our objections to the Longfellow
4 Blood Center. I have listened to the entirety of the
5 Council meeting so far. I just learned of the
6 compromise is that the blood center has made. I
7 appreciate the probing questions that Councilman
8 Kallos and Powers have asked and have listened
9 carefully to the public's comments. But there are
10 compromises that cannot fix some of the issues. You
11 cannot make the roadways wider to accommodate the
12 increased traffic that these new large buildings will
13 generate. You cannot reroute the crosstown buses or
14 the school buses that drop off the children at JREC.
15 You cannot tell and ambulance stuck in traffic with a
16 dying patient just to wait before getting to the
17 Lennox Hill ER. It was said that no residential
18 housing will be reduced. Great. But the proposals
19 will reduce the quality-of-life. The playground fund
20 cannot reduce the shadows on the park. Only God can.
21 The convoluted arguments for the zoning variances
22 will set a precedent in all districts. The blood
23 center needs to rethink its plans. As stated, the
24 plans will affect every district, every Councilman.

2 To be very clear, we are not against development.
3 Development needs to respect the community. No
4 consideration has been given to the impact these
5 grandiose projects have all the community. Please
6 vote against the current blood center proposal. I
7 appreciate the opportunity to speak. Thank you very
8 much, Chair Moya.

9 CHAIRPERSON MOYA: Thank you, Stephanie.
10 Thank you so much for your testimony today.

11 COMMITTEE COUNSEL: Chair, the last
12 speaker on this panel is Barry Adler.

13 SERGEANT-AT-ARMS: Starting time.

14 BARRY ADLER: Hello. My name is Barry
15 Adler. For 20 years, I've lived at 315 East 68th and
16 I have attended, I think, every hearing about this
17 project. For me, the objections don't start or end
18 with shadows and they have nothing to do with NIMBY
19 selfishness. Yes, the shadows will be extremely
20 damaging to our park and school and shouldn't be
21 allowed, but I would be here protesting even if the
22 sunlight stayed in full. This is, to me, about a
23 powerful nonprofit that pays its top people high six
24 and even seven-figure salaries that somehow seems to
25 think it can have a new building for free by

2 effectively selling air rights it doesn't own and
3 that don't exist. And it is about an out of town
4 developer that sees a way to get a lucrative foothold
5 in our neighborhood on the cheap. This is not about
6 denying the blood center a much-needed facility. A
7 lot of people said that already and a lot of people
8 have noted that, under the existing zoning, the blood
9 center could put up and actually bigger place than it
10 now plans to put up and-- but that would be for
11 free. We think it has the money, though-- I think
12 it has the money to pay for it. I think IT doesn't
13 want to spend it and it certainly would have this
14 neighborhood's complete support to build a structure
15 of right. Nobody is against that. What this is
16 about is stopping the gutting of a prohibits ma'am it
17 mid block towers, not just near me, but near you,
18 too. To keep this city human and this neighborhood
19 viable. It is about not adding 2000 workers or, I
20 think, Dr. Hillyer said 5000 in all and untold
21 numbers of cars and trucks to residential streets
22 that are already dangerously congested, including and
23 often impeding the passage of an ambulance that go
24 the very hospitals down the block that the blood
25 center works with. And, finally, it is about

2 cynicism. Almost no one who lives in this
3 neighborhood has spoken up for this project. Our
4 Council member has been against it.

5 SERGEANT-AT-ARMS: Time expired.

6 BARRY ADLER: His likely successor is
7 against it. The Borough President is against it.
8 Our state officials in our Congresswoman all all
9 against it, yet, this project has been sailing
10 through. Why? How cynical should my answer be thank
11 you very much for my time.

12 CHAIRPERSON MOYA: thank you, Barry.
13 Thank you very much for your testimony.

14 COMMITTEE COUNSEL: Chair, that was
15 the last speaker on this panel and I don't see any
16 Council members with questions, so I am going to call
17 on the next panel which will be Peter Patch, Joshua
18 Then, Alida Kim, and Tricia Shimamura. So the first
19 speaker on the panel is Peter Patch to be followed by
20 Joshua Thaten.

21 SERGEANT-AT-ARMS: Starting time.

22 PETER PATCH: Thank you. I am a member of
23 Community Board Eight and a cochair of the Youth and
24 Education Committee. In that capacity, I am very
25 much focused on the health, well-being, and education

2 of our young people. I am also very much supportive
3 of appropriate economic development because I think
4 that is important to the future health and well-being
5 of the city, however, this particular proposal could
6 not be more inappropriate. I support development
7 which is in context, has significant community
8 support, and is consistent with the zoning
9 requirements of the city. Zoning requirements were
10 put in place in order to provide both for economic
11 health of the city and for quality of life for the
12 residents. This proposal violates that and has
13 particularly negative impacts on the Julia Richmond
14 Educational Complex and the park, so I urge you,
15 along with the residents of the community and our
16 City Council members and our other elected officials,
17 to reject this proposal. Thank you.

18 CHAIRPERSON MOYA: Thank you, Peter.

19 Thank you for your testimony today. Our next speaker
20 is--

21 COMMITTEE COUNSEL: Our next speaker
22 will be Joshua Thaten to be followed by Alida Camp.

23 SERGEANT-AT-ARMS: Starting time.

24 COMMITTEE COUNSEL: Do we have Joshua?
25

2 CHAIRPERSON MOYA: Why don't we move to
3 the--

4 COMMITTEE COUNSEL: The next speaker.
5 We will take on Alida Camp while we figure out if
6 Joshua had joined.

7 ALIDA CAMP: Thank you. Thank you, Chair
8 Moya and Council members for hearing my testimony.
9 My name is Alida Camp and I was Chair of CB Eight
10 when the blood center first brought this project with
11 Longfellow to us, but I speaking individually. The
12 diversity, jobs, union jobs, and research can be
13 achieved wherever the building is built without the
14 negative community impact. To the community surprise
15 into the elected official surprise until this
16 hearing, Longfellow reduced-- we did not know that
17 Longfellow reduced the height which is indicative of
18 its failure to inform the community and further
19 indication of its disrespect for the community.
20 Please close your eyes and think of your home, your
21 children's schools, your family park. Now, think of
22 the tower that runs through the block next door to
23 each of them. Think of thick traffic, noise, and air
24 pollution from the traffic, loading bays, and the
25 home of ventilation systems, light pollution from the

1 signage, and in all glass building. Think of this
2 right in front of your homes, your schools, your
3 parks, your libraries. Consider the danger from a
4 BSL Three lab next door to your homes and schools.
5 These are so potentially catastrophic that the DOHMH
6 won't release their addresses. Consider the danger
7 from radioactive materials, including their storage
8 and disposal. Consider that we don't know the work
9 the labs will perform or their standards of care.
10 Think of all this next door to where you live. Think
11 of noise from loading bays from karting companies and
12 hazardous waste disposal companies coming through the
13 night. Think of human and mechanical error. Crane
14 collapses. The ventilation unit that doesn't work,
15 but needs to work to exhaust toxic air. Accidents
16 involving waste disposal trucks backing into or out
17 of loading bays. Think of whether this building
18 needs to be on East 66th- 67th Street when the blood
19 center can build a building as of right which would
20 provide construction jobs, a work to find cures for
21 diseases, and provide the internships it has promised
22 but which has not before been interested.

24 SERGEANT-AT-ARMS: Time expired.

2 ALIDA CAMP: Consider whether this
3 building belongs in any residential community.
4 Doctors have said no. Contractors and developers of
5 life science centers have said no. Every elected
6 official representing this site, other than the
7 Mayor, has said that this building is an appropriate.
8 Just because a residential site is rezoned to
9 commercial does not make it a commercial zone. 50
10 members of this Council have constituents whose
11 children attend JREC. Should those children be
12 subjected to the dangers that this building would
13 bring? Would you want your children to face these
14 dangers? I urge you to deny this application. Thank
15 you very much for your time.

16 CHAIRPERSON MOYA: Thank you for your
17 testimony.

18 COMMITTEE COUNSEL: The next speaker
19 on this panel is Tricia Shimamura.

20 SERGEANT-AT-ARMS: Starting time.

21 TRICIA SHIMAMURA: Hi. My name is Tricia
22 Shimamura and I'm a social working and a longtime
23 member of Manhattan Community Board Eight where I am
24 currently the first vice chair and the cochair of the
25 Parks and Waterfront Committee. I'm also a mother to

2 a two-year-old who plays at St. Catherine's park on a
3 regular basis. I urge you to disapprove the proposed
4 application for the New York Blood Center. My
5 neighbors have already spoken about the dangerous
6 zoning precedent that would be set, the tremendous
7 burdens on Julia Richmond Education Complex directly
8 across the blood center. You've already heard that
9 JREC houses six different schools serving students
10 from across the city, but I also want to call
11 attention to the transportation impacts of this
12 project. School buses, along with the M66 bus
13 already are constant on 67th Street and many
14 students, particularly our younger students and
15 students with special needs, require additional
16 assistance as they enter and exit the building.
17 Enveloping JREC in near permanent shadows and adding
18 additional traffic to this Street devalues our
19 students and their safety. I will note that none of
20 the measures proposed today would reverse the fact
21 that these students would be in permanent shadows and
22 navigating a very dangerous street. I find it
23 troubling that the developer would recognize the
24 sensitivities towards noise for these students and
25 would not also recognize the need for sunlight and

1 pedestrian safety for all students. Finally, I urge
2 you to consider the devastating impact on St.
3 Catherine's Park. By their own assessment, the
4 developers acknowledge that the project would cast
5 shadows causing significant adverse impact on the
6 park and, in fact, the majority of the park would
7 lose direct light through the spring, summer, and
8 fall months in the afternoon. The city Parks
9 Department has also agreed with this assessment,
10 noting that the shadows would negatively affect
11 planning and activities in the park. No amount of
12 funding by the developer would bring back the
13 sunlight. St. Catherine's is one of the most heavily
14 visited parks in our entire city and, somewhat
15 uniquely, it serves a wide range of users, including
16 seniors, families, hospital patients. This is not
17 just for children. It is an open space with tables,
18 benches, bathroom, and a very walkable pathway that
19 makes the park beloved by seniors, employees, and
20 other adults. The loss of sunlight during peak
21 summer hours in the late afternoon and early evenings
22 at a time when park use is highest--

24 SERGEANT-AT-ARMS: Time expired.

2 TRICIA SHIMAMURA: is a cost too high to
3 bear. For all of these reasons, I ask you to
4 disapprove this application.

5 CHAIRPERSON MOYA: Thank you. Thank you
6 for your testimony. Our next speaker?

7 COMMITTEE COUNSEL: Well, Chair, it
8 doesn't look like we could get Joshua from this
9 panel, so that was the last speaker on this panel and
10 Council member Kallos has his hand up.

11 CHAIRPERSON MOYA: Go ahead, Council
12 member.

13 SERGEANT-AT-ARMS: Starting time.

14 CHAIRPERSON MOYA: Can we unmute Council
15 member Kallos?

16 COUNCIL MEMBER KALLOS: Thank you, Chair.
17 Sorry that I had to step away for the family
18 emergency and thank you, Chair Moya, for keeping the
19 hearing going through these several hundred folks. A
20 question to Alida Camp. While you at the blood
21 center and saying they were unable to negotiate, when
22 you were chair of Community Board Eight, did they try
23 to negotiate with you at all?

24 ALIDA CAMP: I apologize for the
25 background noise. Of course the phone chooses this

1 time to bring with a spam call. In any event, no.
2 They did not choose to negotiate. They did not
3 answer-- it should stop any second now-- the
4 community board questions. Paul Selver said that he
5 would respond. They were not responsive. They were
6 not respectful. They did not post in conformity with
7 the community board request prior to the ULURP, so,
8 no. They have not been responsive in any way they
9 have not negotiated. They indicate and they, in
10 fact, they said that they wouldn't. They said that
11 ULURP is the time to negotiate. I'm no longer chair,
12 but my understanding is that they have chosen not to
13 negotiate during this ULURP process either. In fact,
14 they didn't, as I mentioned, even tell us that they
15 had reduce the height by 50 feet, as they said this
16 morning and it was a big surprise, as you heard.

18 COUNCIL MEMBER KALLOS: A question to
19 Tricia. So, you may see behind me a map of the
20 parks. And so, the one question that Mayor
21 DeBlasio's office has asked me is why parents like me
22 and you can't just use Central Park. Why do we need
23 a playground on this map? So, that is one question
24 for you, Tricia. And the other question is what time
25

2 do you tend to take your child to the park and do you
3 need a park that has sunlight in it after 3 o'clock?

4 TRICIA SHIMAMURA: take my son to the park
5 almost every day after school and I pick him up at
6 4:45.

7 SERGEANT-AT-ARMS: Time expired.

8 TRICIA SHIMAMURA: So, every day after
9 school I pick him up. Every day we go to the park
10 that has the sunlight because it is cold, even now,
11 and we like a park that has sunlight in it. It is my
12 way of knowing that he gets outside. My son is two
13 years old. He can't walk further than, really, 10
14 blocks is the farthest and I'm carrying half all that
15 way. So, no. We cannot go to Central Park,
16 particularly in the Second, Third, and First Avenue
17 and York. This is our Park.

18 COUNCIL MEMBER KALLOS: Thank you.

19 CHAIRPERSON MOYA: Thank you. Thank you
20 for your questions, Council member. Seeing no other
21 Council members that have questions, this panel is
22 now excused and, counsel, if you can please call up
23 the next panel.

24 COMMITTEE COUNSEL: Sure. The next
25 panel will be Michelle Birnbaum, Sharon Pope

2 Marshall, Elizabeth Rose, and Margaret Schwarz. And
3 the first speaker in that panel is Michelle Birnbaum
4 to be followed by Sharon Pope.

5 SERGEANT-AT-ARMS: Starting time.

6 MICHELLE BIRNBAUM: Thank you very
7 much, Chair Moya. My name is Michelle Birnbaum and I
8 am member of Community Board Eight Manhattan and,
9 while I'm not speaking on behalf of the board today,
10 I should note that the board unanimously disapproved
11 this application. As one who attended all of the
12 community meetings addressing the development of the
13 blood center site and also a member of the zoning
14 committee, I am testifying today confirm opposition
15 to the proposed development on East 67th and 66th
16 Street. I am here to affirm support for the
17 unanimous vote of the community board to disapprove
18 the Longfellow real estate partners redevelopment
19 proposal. For all of the reasons stated in the
20 seven-page CB Eight resolution and to the noteworthy
21 important concerns that such a breach of midblock
22 zoning will conjure, it is without doubt that such a
23 breach of midblock zoning that many fought so hard
24 for and which has protected the character and quality
25 of life in the neighborhood for all these years will

2 adversely affect many communities in all five
3 boroughs far into the future and so it's imperative
4 this is denied. Zoning regulations are the only
5 thing that stand between communities and development
6 chaos and, therefore, they must be respected and
7 protected. A precedent for building the equivalent
8 of a 33 story commercial building in a block of
9 residential housing is important and, in this case,
10 unnecessary as any need of the blood center can be
11 achieved under current zoning regulations. Any as of
12 right construction by the blood center on its current
13 site and on any construction by Longfellow Real
14 Estate Partners on any other sites will satisfy their
15 programmatic needs. Development will employ a full
16 complement of union labor workers, so the argument
17 that denying this application would result in a loss
18 of union jobs is untrue. Any social equity issue
19 that was brought into this conversation was done so
20 with an eye towards ascribing false motives and
21 muddying the waters. Likewise, pointing to any
22 specific disease and implying that, if this
23 application was denied, that the research on that
24 disease would be impeded--

25 SERGEANT-AT-ARMS: Time expired.

2 MICHELLE BIRNBAUM: is also untrue. It
3 is a zoning issue and that is why it is in front of
4 the Zoning Committee. Please join the many
5 neighborhood preservation groups, block associations,
6 community groups, community facilities, residents,
7 and businesses and stand in opposition to the
8 Longfellow proposal. Thank you so much.

9 CHAIRPERSON MOYA: Thank you. Thank you
10 for your testimony.

11 JOSHUA SATIN: Hi. Joshua Satin is
12 here from Julia Richmond.

13 CHAIRPERSON MOYA: Josh, hold on one
14 second. Counsel, who is our next speaker?

15 COMMITTEE COUNSEL: The next speaker
16 on this panel is Sharon Pope Marshall to be followed
17 by Elizabeth Rose.

18 SERGEANT-AT-ARMS: Starting time.

19 SHARON POPE MARSHALL: Thank you. Good
20 afternoon. Can you hear me?

21 CHAIRPERSON MOYA: We can hear you.

22 SHARON POPE MARSHALL: To Chair Moya,
23 Council member Kallos, and members of the Zoning and
24 Franchises Subcommittee, thank you for this
25 opportunity to testify against the New York Blood

Center development proposal. My name is Sharon Pope Marshall, Executive Director of CIVITAS. Since 1981, CIVITAS, an organization of citizens, has been dedicated to improving the neighborhood quality of life on the Upper East Side and also El Barrio East Harlem. The New York Blood Center is one of the largest community-based nonprofit collection and distribution organizations in the United States, a spectacular achievement. And new New York Blood Center facility can be built and should be built, but not by sacrificing the existing R8B zoning district. As of right development may not produce the out of scale, Boston developed tower the blood center team wants, but it will be the modern 21st Century facility that the New York Blood Center and the city needs. The proposal before you seeks to remove the existing R8B zoning designation. R8B protects our low density midblocks and guides larger commercial activity to the avenues. The removal of R8B is a direct assault on lower density side streets which will have profound impacts and implications not just for our community, before communities across our city, not Boston's. Disapprove this application.

SERGEANT-AT-ARMS: Time expired.

2 SHARON POPE MARSHALL: I just add to
3 sentences. Disapprove this application. We can do
4 better. Thank you for the opportunity to speak with
5 you on this issue.

6 CHAIRPERSON MOYA: Thank you. Thank you
7 so much for your testimony. We can call up our next
8 speaker.

9 COMMITTEE COUNSEL: The next speaker
10 is Elizabeth Rose to be followed by Margaret Schwarz.

11 SERGEANT-AT-ARMS: Starting time.

12 ELIZABETH ROSE: Can I ask that you call
13 Joshua Satin? He's the principal of a school and his
14 time is more valuable. I'll wait until he has gone.

15 CHAIRPERSON MOYA: Okay. Folks, we have
16 an order here and I know that we want to get all the
17 people in, but we have an order and we just want to
18 keep that going. So, counsel, we will make the
19 exception here to--

20 COMMITTEE COUNSEL: Joshua Satin, can
21 you accept the unmute request if you are available?

22 JOSHUA SATIN: Hello. Hi. My name is
23 Joshua Satin. I am the principal of the Ella Baker
24 School, building manager of the Julia Richmond
25 Complex. I am here is one of the many voices of the

1 over 2000 students, 300 staff members coming into the
2 building each day and we completely oppose the
3 building of the tower across the street. I was just
4 out in the playground doing dismissal and, boy, was
5 the sun coming over the top of the building right
6 over there, the blood center and it was just peaking
7 over and giving our kids sunlight. If this building
8 goes up, at 3 o'clock, be dark. Throughout the day,
9 were talking about years and years of noise
10 pollution, overcrowding in the streets just to build
11 this structure that will keep us in the dark. We
12 cannot, we cannot, we cannot allow it. I've been
13 listening to Ben Kallos with these amazing
14 suggestions and giving buildings to communities that
15 deserve really amazing biotech and it should not go
16 here. Right now, we're talking-- I think the person
17 said three years to build. It will be four or five.
18 We all know what happens with building, so that's a
19 complete life of an Urban student, of a 226 student,
20 of an Ella Baker student, of a Vanguard student, of a
21 Manhattan International student, of a Talent
22 Unlimited student, of a Life student. We cannot, we
23 cannot, we cannot put these kids through these
24 problems. And then, after that, it'll be years and
25

2 years of congestion of up on 67th Street, over on
3 66th Street. You already can't get over and go south
4 on Second Avenue after 4 o'clock. This will be a
5 huge disaster to the community.

6 SERGEANT-AT-ARMS: Time expired.

7 JOSHUA SATIN: Ambulances going down to
8 the street. Thank you.

9 CHAIRPERSON MOYA: Thank you for your
10 time. Thank you for your testimony. Let's call up
11 the next speaker.

12 COMMITTEE COUNSEL: Chair, the next
13 speaker is Margaret Schwarz to be followed by
14 Elizabeth Rose.

15 SERGEANT-AT-ARMS: Starting time.

16 MARGARET SCHWARZ: Hi, there. My name is
17 Margaret Schwarz and I am an Upper East Side resident
18 and I work and live within 10 blocks of the blood
19 center. I wasn't avid donor at the blood center
20 since COVID began just trying to do my part during
21 the pandemic and, since attending many community
22 board meetings and seeing the unresponsiveness of
23 Longfellow and, particularly, the arrogance of the
24 lawyer representing them, I just can't believe that
25 we are at this point. I ask that the proposal is

1 rejected and that we listen to the community and to
2 the people that live in this neighborhood and some
3 that do work in this neighborhood and who I tend the
4 school, as well. Let's not listen to the unions are
5 asking them to work and build the building within the
6 zoning rules and let's keep our eyes on the prize
7 here. Our eyes on the prize is this is a zoning
8 issue. We need to stop midblock building. We
9 already can't stop what's going on with commercial
10 and residential real estate on the Upper East Side,
11 so let's please listen to the community, of which
12 there are many, and so far I haven't found one that
13 is in favor of this project. Yes, I love the sun.
14 Yes, I love the parks, but we need to protect the
15 building that's going on around us. And no one has
16 mentioned whether or not the infrastructure
17 underneath us can actually support a building that
18 size. Con Edison is all over the Upper East Side
19 trying to provide power, gas, electric. Can we
20 actually do this from that standpoint? Yes, the
21 height of the building is out of the question, but
22 what's going on underneath us and can we supply the
23 actual energy to supply what this building, what this
24 research is after? And, yes. We have muddied the
25

2 waters with sickle cell anemia research, with COVID
3 research. All of this will continue to go on around
4 us no matter what and no matter where that building
5 is. Yes, more communication goes on with China from
6 MSK and Rockefeller University than between
7 Rockefeller-- I'm speaking--

8 SERGEANT-AT-ARMS: Time expired.

9 MARGARET SCHWARZ: out of context here.

10 But, yes. Proximity, give me a break and don't build
11 this tower. Listen to the community. Thank you for
12 my time.

13 CHAIRPERSON MOYA: Thank you. Thank you
14 for your testimony today. Let's call up our last
15 speaker.

16 COMMITTEE COUNSEL: The last speaker
17 on this panel is Elizabeth Rose.

18 SERGEANT-AT-ARMS: Starting time.

19 ELIZABETH ROSE: Thank you, Chair Moya.
20 I'd like to address two statements made by the
21 applicant earlier today. The first was that the
22 building type and form are appropriate to the
23 neighborhood. The footprint of this proposed tower
24 at 290 feet, which is now approximately where they
25 say they would stop, is comparable to the footprint

1 of the Empire State Building, the Freedom Tower, One
2 Vanderbilt, and 10 Hudson Yards. None of those
3 buildings exist in a midblock setting surrounded by
4 low scale residential buildings. So, no. It is not
5 of type and form appropriate to the neighborhood.
6 The applicant also said that it was impossible to
7 prove the impact on R8B zoning and effectively
8 suggested that the Council should discount the issue
9 in their consideration. First of all, the statement
10 goes both ways. They also can't prove that it won't
11 impact R8B zoning elsewhere. And, in fact, it's
12 really easy for members of the community to imagine
13 that it will for a couple of reasons. The first is
14 that the blood center's original proposal in the ZAP
15 portal included the entire midblock between First and
16 Second Avenues and 66th and 67th Street, not just
17 their own lot. We also know that other medical
18 institutions already owned many mid block lots in
19 this neighborhood of the Upper East Side. Thus far,
20 they've been respectful of R8B zoning in developing
21 those properties, but it's really reasonable and easy
22 to imagine that they would also seek to break R8B if
23 this proposal is approved. And let's remember that
24 this is about the blood center seeking a free
25

2 facility. Usually, when you seek something for free,
3 you have to be willing--

4 SERGEANT-AT-ARMS: Time expired.

5 ELIZABETH ROSE: to compromise. They
6 could compromise with an alternative location for a
7 tower, they could compromise with a smaller building
8 at the current location, but in no event, why should
9 the blood center get everything it wants for free at
10 the expense of the local community? Thank you.

11 COMMITTEE COUNSEL: Chair, that was
12 the last speaker on this panel and Council member
13 Kallos has his hand up for questions.

14 CHAIRPERSON MOYA: Council member Kallos?

15 SERGEANT-AT-ARMS: Starting time.

16 COUNCIL MEMBER KALLOS: Thank you, Chair.
17 Principal Joshua Satin, I'm going to ask these
18 questions playing devil's advocate to two of these
19 panelists. Joshua Satin, what is so special about
20 Ella Baker? Where are your kids from and what are
21 the demographics like? And to Elizabeth Rose, as a
22 former deputy chancellor for facilities for the
23 Department of Education who I have gone head to head
24 with at numerous hearings, what's so special about
25 Julia Richmond Education Complex and why do these

2 kids need light in their classroom or on their
3 playgrounds or at dismissal? If we could unmute the
4 panelists, please?

5 ELIZABETH ROSE: I'll let Josh respond
6 first.

7 COUNCIL MEMBER KALLOS: Yes. Please. If
8 we can restore the time on the clock.

9 ELIZABETH ROSE: All right. I will jump
10 in them respond to your question to Joshua Satin, as
11 well. Ella Baker is actually the only zoned school
12 of choice in this area and it minutes students from
13 throughout the city and, in fact, was designed to
14 serve the children of people who worked in the
15 neighborhood, but did not live in the neighborhood.
16 That is a very rare thing. It welcomes students from
17 throughout the city and is a very special place.
18 Julia Richmond, overall, was the first large failing
19 high school facility that was actually closed and
20 reopened as a group of small schools. This happened
21 probably about 25 years ago and this is the model.
22 This is an extraordinarily successful complex of
23 successful schools that serve the needs of an
24 extremely diverse student population that comes from
25 throughout the city that includes immigrants,

2 English-language learners, students with
3 disabilities, students who--

4 SERGEANT-AT-ARMS: Time expired.

5 ELIZABETH ROSE: have not been successful
6 in other schools. This is the national model. And
7 when the School Construction Authority seeks sites
8 for new school buildings, one of the critical
9 components that they look for is the presence of
10 natural light so that their classrooms can have
11 natural light or the students. That is a very
12 critical component to school design. So, thank you
13 for the questions.

14 CHAIRPERSON MOYA: Thank you. Thank you
15 very much. Seeing that there are no other Council
16 members with questions, we are going to now excused
17 this panel and, counsel, if you can please call up
18 the next panel.

19 COMMITTEE COUNSEL: Sure. The next
20 panel will be Nancy Pline, Sandra Learner, Kathy
21 O'Connor, and Maggie Lehman. So, the first speaker
22 on the panel will be Nancy Pline followed by Sandra
23 Lerner.

24 SERGEANT-AT-ARMS: Starting time.
25

2 COMMITTEE COUNSEL: Do we have Nancy
3 Pline?

4 NANCY PLINE: Hello?

5 CHAIRPERSON MOYA: Hi, Nancy.

6 NANCY PLINE: Yes. Hello.

7 CHAIRPERSON MOYA: Hi.

8 NANCY PLINE: I'm up here in the corner.

9 CHAIRPERSON MOYA: We can hear you and we
10 can see you. Whenever you're ready, we can start.

11 NANCY PLINE: Okay. Thank you. Nancy
12 Pline. I'm a resident and community liaison for 333
13 East 69th Street, a 114 unit residential co-op and
14 I'm the treasurer of the East 69th Street Block
15 Association. Today, I represent both groups in
16 supporting the work of the New York Blood Center, but
17 am opposing their proposed rezoning and expansion
18 proposal. This proposal seeks to allow a 600,000
19 square foot commercial building in a residential
20 midblock street. The proposed 334 foot tall building
21 is four and a half times larger than the 75 foot
22 height limit allowed by the current R8B zoning-- a
23 zoning that was designed to preserve access to light
24 and air. That is especially critical considering
25 that the location is across from the six schools in

2 the Julia Richmond Education Complex and St.
3 Catherine's Park. During the five-year construction,
4 there will be disruption and noise and reduced light
5 for the students in the schools and in the park.
6 After construction, the character of the neighborhood
7 and the school environment will be irreparably
8 harmed. Finally, the blood center would occupy just
9 35 percent of the proposed building space. The other
10 65 percent of the building would belong to a for-
11 profit developer who can rent the space. The
12 expanded space as proposed is not essential to the
13 blood center's core mission which could be adequately
14 served by building as of right with no change in
15 zoning laws received. As you did when evaluating
16 the Brooklyn Botanic Garden application, I would urge
17 you to consider the real, real ramifications--

18 SERGEANT-AT-ARMS: Time expired.

19 NANCY PLINE: for the project on both the
20 local community that needs light and air and the
21 larger community throughout the city that uses the
22 Julia Richmond Education Complex. Thank you.

23 CHAIRPERSON MOYA: Thank you, Nancy.
24 Thank you for your testimony today. Next speaker.

2 COMMITTEE COUNSEL: Chair, I don't see
3 Sandra Lerner who I'd announced in the meeting, so
4 I'm just going to move onto Kathy O'Connor and Maggie
5 Lehman will be next after You all we look for Sandra.

6 SERGEANT-AT-ARMS: Starting time.

7 KATHY O'CONNOR: Thank you, Council
8 members. I am opposed to the blood center Longfellow
9 commercial tower proposal. It is an egregious
10 project that has no place in any residential
11 neighborhood. This zoning is zoned for residential.
12 It is not zoned for a commercial tower. I support
13 the blood center. I support the mission, but this
14 proposal is nothing more than zoning for dollars. In
15 addition, I support everybody who has mentioned the
16 shadows that would be cast over the school complex
17 and the playground, as well as the rest of the
18 neighborhood. The building operations would also
19 contribute to additional Street traffic, to a
20 neighborhood with school bus activity it, busy
21 crosstown bus route, and emergency vehicle traffic.
22 In this proposal, the blood center what only occupy
23 the lower third of the building. The majority of
24 this project is purely commercial. The project is a
25 bad plan for the neighborhood and a bad plan for the

2 city. I support the blood center's mission, but this
3 proposal, I'm against this proposal. The applicant
4 has demonstrated a disregard for the community and
5 for decades of successful zoning. It requires the
6 community to impact me egregious building in order to
7 benefit private developers. I urge you to reject
8 this proposal. Thank you for hearing me.

9 CHAIRPERSON MOYA: Thank you, Kathy.
10 Thank you for your testimony today. Who is our next
11 speaker?

12 COMMITTEE COUNSEL: Chair, the next
13 speaker is Maggie Lehman to be followed by Sandra
14 Lerner.

15 SERGEANT-AT-ARMS: Starting time.

16 CHAIRPERSON MOYA: You've got to unmute
17 yourself first, Maggie. You've got to unmute
18 yourself.

19 MAGGIE LEHMAN: Can you hear me, Chair
20 Moya?

21 CHAIRPERSON MOYA: Yep. Now we can hear
22 you.

23 MAGGIE LEHMAN: Can you hear me?

24 CHAIRPERSON MOYA: We can hear you.

2 MAGGIE LEHMAN: Oh. Thank you. Thank
3 you. You can hear kids in the background. Chairman
4 Moya, thank you so much and to the committee. This
5 is the blood center's midblock East 67th Street
6 location. You can see how close the school is to the
7 blood center. You can see how narrow the street is.
8 Picture that towers over 30 stories and picture the
9 huge, high velocity commercial exhaust fans that are
10 so close to the school and will be running 24 hours a
11 day permanently. This is East 67th Street. Look at
12 the standstill traffic on East 67th Street. It's the
13 same on East 66th Street. Picture now the seven
14 commercial trucks an hour and the four loading bays
15 that will be on East 66th Street fighting traffic
16 here that you see and the school buses. This is the
17 daily Second Avenue standstill traffic every single
18 day. And this is St. Catherine's Park, the school
19 playground. You can see how close the blood center
20 is in you can see how heavily the park is used. This
21 is the New York City public library that is
22 contiguous to the blood center building. All of this
23 is why New York City's 2016 zoning life-sciences
24 memorandum permits life science building only in
25 manufacturing and commercial zones. They should not

2 be on any residential street anywhere in New York
3 City. This attempt to rezone parts of these two side
4 streets from residential to commercial is an end run
5 around the intent of that memorandum. To call them
6 commercial through this rezoning whose sole purpose
7 is to permit this tower, most of which the blood
8 center won't own or occupy--

9 SERGEANT-AT-ARMS: Time expired.

10 MAGGIE LEHMAN: does not make this
11 commercial. Councilman Moya, thank you for your
12 time.

13 CHAIRPERSON MOYA: Thank you, Maggie.
14 Thank you so much for your testimony today.

15 COMMITTEE COUNSEL: Chair, the last
16 speaker on this panel is Sandra Lerner.

17 SERGEANT-AT-ARMS: Starting time.

18 SANDRA LERNER: Hello. My name is
19 Sandra Lerner. Can hear me?

20 CHAIRPERSON MOYA: We can hear you.
21 Whenever you're ready.

22 SANDRA LERNER: I am in opposition to
23 the blood center tower for the following reasons.
24 The rezoning of a midblock structure from the current
25 75 foot building height to the 334 foot height or

2 even less that they had said today. Sunlight would
3 be blocked from the Julia Richmond Educational
4 Complex, JREC, which had six schools in 2000 students
5 who range from babies to 12th grade. They come from
6 all over the city and one of the schools have
7 students with special needs. There is an additional
8 1000 students and three other schools within one
9 block of the tower. On the same block as the blood
10 center is a very busy public library. Increase
11 traffic congestion and pedestrian densities stemming
12 from the tower's 2500 employees, plus numerous daily
13 visitors. The deafening noise from a five-year
14 construction plan will make it impossible for
15 teachers to teach and students to learn. If windows
16 need to be closed, the classrooms will be stifling
17 with no fresh air circulation. The tower will
18 permanently block sunlight and create three to four
19 hours of afternoon shadows over St. Catherine's Park.
20 The park is used year round and crowded with
21 families, groups of children, school students,
22 babies, toddlers, seniors, and hundreds of others,
23 including workers employed nearby that eat lunch
24 there to take work breaks. The park is across First
25 Avenue from Sloan-Kettering Memorial Hospital. Many

2 visitors go to the park to tried clear their minds
3 and get some peaceful time. The construction will
4 affect the very busy traffic on this street,
5 including school buses and the westbound crosstown
6 M68. The noise from the towers, air pollution,
7 relation systems, and the enormous vents and fans
8 running 24/7. The tower well house experimental
9 research labs requiring huge exhaust fans and fans to
10 expel chemically laden air. One of the labs would be
11 experimenting with dangerous pathogens. These
12 environmental hazards cannot be in a residential
13 neighborhood and next to a school, park, library. If
14 Longfellow real estate company and the blood center
15 get away with erasing the New York City 35-year-old
16 midblock zoning law, that every residential
17 neighborhood and overburdened narrow street in the
18 city is threatened. I strongly implore--

19 SERGEANT-AT-ARMS: Time expired.

20 SANDRA LERNER: that you oppose this
21 project. It is so wrong on so many levels. Thank
22 you for the time.

23 CHAIRPERSON MOYA: Thank you so much for
24 your testimony today.

2 COMMITTEE COUNSEL: Chair, I don't see
3 any Council members with questions at this time, so
4 I'll call on the next panel which will be Billy
5 Freeland, Joseph Puglisi, Nancy Foreman, and Monica
6 McCain. So, the first speaker is Billy Freeland to
7 be followed by Joseph Puglisi.

8 SERGEANT-AT-ARMS: Starting time.

9 BILLY FREELAND: Thank you, Chair Moya
10 and members of the committee, and thank you, Council
11 member Kallos, for your leadership on this. My name
12 is Billy Freeland and while I'm a member of Community
13 Board Eight on the Upper East Side, today I am
14 speaking in my individual capacity. I will, however,
15 begin by noting that Community Board Eight sought
16 public testimony on this issue in the overwhelming
17 sentiment was against this proposal. Approximately
18 411 people testified in writing opposed to the
19 proposal and only 26 testified in favor. And during
20 our deliberations, some of the most thoughtful
21 criticism of the application came from my colleagues
22 who are typically in favor of new development. Many
23 others have or will speak to the issues of this
24 proposal, including the impacts on Julia Richmond and
25 St. Catherine's. I'd like to testify to a more

1 general observation that this process has played out
2 in a way that is a textbook example of what not to do
3 if you are in applicant. There has been little
4 effort to reach a compromise. Moreover, the 11th
5 hour proposal to merely reduce the proposed height by
6 50 feet underscores how unserious the applicant has
7 been and, as others of testified here today, this is
8 reduction actually raises more questions than it
9 answers, particularly regarding the applicant's prior
10 representations about them mechanical spaces needs.
11 I also believe that we learned something new today
12 under questioning by Council member Powers. The
13 applicant has not described how much EDC funding they
14 saw or are receiving. This raises questions about
15 the purported need to finance their development by
16 leasing to commercial labs, also known as zoning four
17 dollars. All of this, Chair Moya and members of the
18 city Council, is prelude to the most crucial point:
19 that the applicant has presented a false choice. We
20 can have science, jobs, and modernization while still
21 balancing the community's concerns. The planner,
22 George Janes, whom you heard from today, has
23 helpfully outlined alternatives available. One
24 alternative would keep the R8B scale by waiving
25

2 coverage in yard requirements, as well as the R8B FAR
3 requirements, but would maintain the height and
4 setback requirements of R8B. In other words, it
5 would keep the scale of the midblock while allowing a
6 larger, more modern building. This compromise would
7 provide the large floorplate sought by the applicant
8 with the above grade portion of the building that is
9 44 percent larger--

10 SERGEANT-AT-ARMS: Time expired.

11 BILLY FREELAND: than the as-of-right,
12 providing an addition 100,000 feet. And if I may
13 just conclude really briefly, no one, Chair Moya and
14 members of the Council, is against science jobs and
15 modernization, but what we want is a compromise of
16 good faith negotiation. I believe such a compromise
17 is within reach and will be attained if the Council
18 opposes the application in its current form. Thank
19 you very much.

20 CHAIRPERSON MOYA: Thank you. Thank you
21 for your testimony. The next speaker?

22 COMMITTEE COUNSEL: The next speaker
23 will be Joseph Puglisi.

24 SERGEANT-AT-ARMS: Starting time.

2 JOSEPH PUGLISI: Yes. Thank you very
3 much. I'm Joseph Puglisi. I'm a resident in the
4 east side here near this project that they are
5 proposing. I am also a donor at the blood center.
6 I've been in this neighborhood since 1979 and I want
7 to implore the Council and everybody to not allow
8 this project to go as they would like. I'm in the
9 real estate industry and, in 1985, when R8B was
10 proposed and passed, it was perfect and it was there
11 for a reason and anybody today looking to change this
12 has to take a backstep and say to themselves, well,
13 wait a minute. Well, it's all for progress. It's
14 all for this. It's all for that. We've lives
15 through the Second Avenue subway construction and the
16 years that took and I went to community board
17 meetings and I'm on the block association where I'm
18 on 72nd Street now since 1988. I lived on 71st
19 Street from 1979. And I have to tell you that I've
20 used that park. I like that park. I'm not as young
21 as I was when I was first in the neighborhood and I
22 appreciate coming and sitting, but the traffic is
23 tremendous. Just the corridor that we had, the
24 construction corridor that affected all the side
25 streets for the Second Avenue project, this project

2 is going to be midblock and there's a school and
3 there's a library and there's a lot of people that
4 live in the neighborhood. This is totally absurd,
5 the height of this project when you can say that the
6 real estate company is going to profit by this. Will
7 the neighborhood profit? Well, yes. But there's
8 going to be a deterrent to everyone that lives here
9 as our quality of life keeps deteriorating in
10 Manhattan. And I implore everybody to please
11 reconsider allowing this to go forward because you
12 have the 75 foot height limit and the blood center
13 can accommodate more space with the proper way that
14 they should do things and not try to do this in an
15 undisclosed fashion until we find out at the meeting,
16 oh, they're not going to lower it by so many feet--

17 SERGEANT-AT-ARMS: Time expired.

18 JOSEPH PUGLISI: thing. Please just keep
19 us in mind, the residents that live here. Thank you
20 so much and I appreciate you letting me testify.
21 Thank you, all. Thanks for your service.

22 CHAIRPERSON MOYA: Thank you for your
23 testimony today. We appreciate it. Next speaker.

24

25

2 COMMITTEE COUNSEL: The next speaker
3 will be Monica McKane Sanchez who will be followed by
4 Nancy Foreman.

5 SERGEANT-AT-ARMS: Starting time.

6 MONICA MCKANE SANCHEZ: Chair Moya, Council
7 members, and staff, thank you for letting me speak
8 and thank you, Council member Ben Kallos for your
9 unwavering fight. There may be some construction
10 noise that are coming from the two floors above me
11 that I can't control and I apologize in advance. I'm
12 Monica McKane Sanchez, a member of the Board of
13 Directors of the 250 East 65th Street Condominium, an
14 88 unit residential building located on Second
15 Avenue, a block southwest from the blood center and I
16 have been a frequent donor to the blood center. I
17 want to make four points about this in opposition to
18 the zoning change. Number one, we have many working
19 families with young children living in our building
20 who use St. Catherine's Park. The Julia Richmond
21 Education complex is a highly regarded school
22 providing education for children from around the
23 city. Both facilities will be adversely impacted by
24 the gigantic tower being proposed. It is well known
25 that sunlight is crucial for the prevention of

1 depression, especially in children, who attend the
2 school and play in the very popular and very crowded
3 park. The tower will make those in JREC and in the
4 park feel entombed in shadow. Two, if the zoning is
5 changed, the rest of the Upper East Side midblock
6 buildings, which are the only true affordable housing
7 units in this area will be targeted by developers for
8 redevelopment citing the zoning change made for the
9 Longfellow condo. Number three, New York Blood
10 Center claims it needs to be near four important
11 hospitals, as well as Rockefeller University. In
12 fact, I've heard today they work a lot with
13 Rockefeller. While there is an open parking lot and
14 a tennis court on the grounds of Rockefeller
15 University right next to New York Presbyterian which
16 could be configured to key uses. So why not build a
17 tower there which is still in our area? There are
18 towers there now. And the blood center couldn't get
19 much closer to the hospitals than that. Cant they
20 make a deal with them? Number four, this attack on
21 public parks is a continuation of developers looking
22 to erect buildings with a view starting with Central
23 Park South and then they nearly got their way with
24 the Brooklyn Botanic Garden.
25

2 SERGEANT-AT-ARMS: Time expired.

3 MONICA MCKANE SANCHEZ: If they get away
4 with this scheme, then schools and parks in your
5 districts will be next. Please do not permit this
6 change.

7 CHAIRPERSON MOYA: Thank you. Thank you,
8 Monica, for your testimony. Next speaker?

9 COMMITTEE COUNSEL: The next speaker
10 will be the next and last speaker on this panel will
11 be Nancy Foreman. Nancy Foreman, if you can hear me,
12 please accept the unmute request and--

13 NANCY FOREMAN: I just did. Hi,
14 everybody. I'm Nancy Foreman and I live 75 feet away
15 from the blood center. This isn't about whether we
16 support the blood center. This is about a zoning
17 law. It's not about supplying jobs, if that even
18 happens and space gets rented. It's a zoning law.
19 It's not a racial issue. It's a zoning law. This
20 isn't about traffic, shadows, light, school. None of
21 that. Put up a building where you don't have to
22 change the zoning law. The blood center was offered
23 other spaces, but they turned it down and, to the
24 union members who tried to turn this into a racial
25 incident, you'll still have work in another

2 neighborhood, not just in my neighborhood. How about
3 we table this until we get a new mayor because, from
4 what I'm hearing, DeBlasio is the only one that wants
5 this. Lastly, let's say you own a house and you want
6 to build a 100 foot fence in your backyard, but your
7 town only allows a 50 foot fence. Guess what?
8 You're only building a 50 foot fence. That is the
9 law. This is no different. So, we urge you to not
10 even look at this project and let them move it
11 wherever else. Thank you for my time.

12 CHAIRPERSON MOYA: Thank you for your
13 testimony. Council, was that the last speaker on the
14 panel?

15 COMMITTEE COUNSEL: Yes.

16 CHAIRPERSON MOYA: Okay. We're going to
17 turn it over to questions to Council member Kallos
18 who has his hand up.

19 COUNCIL MEMBER KALLOS: I want to thank all
20 the panelists I want to thank all the blood donors.
21 I don't think I've had a chance to thank all the
22 people who donate blood regularly at the blood center
23 for saving lives. I wanted to ask a question of
24 Billy Freeland. You are a member of Community Board
25 Eight. Are you aware of any negotiation between the

2 blood center and Community Board Eight? Similarly,
3 you mentioned that it was unanimous. Are there any
4 people in Community Board Eight who have a reputation
5 of being pro development actually voted against this?
6 And last but not least, we do try to get into the
7 finances of the blood center project and let them
8 know the amount of money that they would need. Why
9 does it matter whether or not the IDA or EDC have \$0
10 million or \$200 million to help subsidize this
11 project?

12 BILLY FREELAND: Thank you, Council
13 member. So, to begin, there has been no negotiation
14 and even the suggested reduction of 50 feet has
15 happened so late that we were not made aware of it.
16 I think that is a bad template for how you should
17 negotiate with the community by not keeping us
18 informed at all. To your other question, you know,
19 the EDC funding issue, you know, matters because here
20 we have them saying they want to lease their space
21 out to commercial development. It is zoning for
22 dollars. They claim they have no alternative for
23 financing, but we know that they have, you know,
24 bought up blood banks around the country and we know
25 that they have funding available to them to actually

2 proceed with an expansion which, you know, we support
3 in the community. And your second question, I'm
4 sorry, Council member. What was that?

5 COUNCIL MEMBER KALLOS: You mentioned that
6 there are people in the community board that tended
7 typically vote in favor of every development project
8 I've ever seen.

9 BILLY FREELAND: Yep. Absolutely are in
10 each one of them voted against this plan and it was,
11 you know, sobering to hear their comments in
12 particular because you know they're coming from a
13 place of good faith. They want to see the blood
14 center succeed. They want to see our economy succeed
15 in the city. They are not at all, quote, unquote,
16 NIMBYs, but even they looked skeptically at this
17 project and know that it's not the right--

18 SERGEANT-AT-ARMS: Time expired.

19 BILLY FREELAND: way to go and I put a
20 lot of value in that.

21 CHAIRPERSON MOYA: Thank you. Thank you
22 very much for your questions and your testimony
23 today. Seeing no other Council members that have any
24 questions, this panel is now excused. Counsel, if
25 you can please call up the next panel.

2 COMMITTEE COUNSEL: Yes, Chair. I'd
3 like to make a very quick procedural announcement.
4 For members of the public who have signed up to--
5 who have successfully log in to this webinar but do
6 not intend to testify, we ask that you instead view
7 the livestream broadcast of this meeting. That will
8 help us behind the scenes with our technical
9 coordination. With that, the next panel will
10 include Robert Feiner, Jacqueline Ottman, Daniel
11 Goldhagen, Faith Frasier, and Rick Cohen. The first
12 speaker will be Robert Feiner followed by Jacqueline
13 Ottman.

14 SERGEANT-AT-ARMS: Starting time.

15 CHAIRPERSON MOYA: Do we have the next
16 speaker?

17 COMMITTEE COUNSEL: Yeah. We'll take
18 Daniel Goldhagen. Daniel Goldhagen on this panel who
19 will be followed by Rick Cohen and then we will try
20 to get Robert Feiner. Daniel Goldhagen.

21 DANIEL GOLDHAGEN: Yes. Good afternoon. I
22 don't know. Can you hear me?

23 CHAIRPERSON MOYA: We can hear you.

24 DANIEL GOLDHAGEN: Okay. Great. I want to
25 thank Chairman Moya and Council member. Thank you

1 for allowing me to provide testimony regarding this
2 proposal. My name is Daniel Goldhagen. I reside a
3 block away from the blood center on East 68th Street.
4 My apartment looks out at St. Catherine's park and
5 JREC which is in the window behind me. I followed
6 all of the Community Board Eight's meetings on this
7 proposal since November 2020. I am firmly opposed to
8 this request by New York Blood Center and its Boston-
9 based for profit real estate developer of Longfellow.
10 You have been hearing the catastrophic impact that
11 this proposed 334 foot commercial office tower will
12 have on the community and the public institutions
13 surrounding us which includes a public school, public
14 park, and a public library where I volunteer as a tax
15 preparer for seniors and low to middle income local
16 taxpayers. My main concerns are the traffic, the
17 impact on JREC, the BSL Three labs, and the noise and
18 light pollution that will significantly impact St.
19 Catherine's Park and residents in the nearby area
20 caused by the light created by a laboratory facility
21 that will operate 24/7. After two years of COVID,
22 how will JREC provide quality education across the
23 street from a four to five year construction sight?
24 How ill EMT providers have access to emergencies in
25

2 the area, including possibly emergency at one of the
3 blood center's BSL Three labs? This proposal is a
4 blatant for profit transaction being marketed under a
5 nonprofit umbrella. The for profit developer,
6 Longfellow, will occupy 65 percent of the proposed
7 building. Although I am supportive of the blood
8 center's mission and am fully supportive of its work,
9 this proposal is at odds with its value statement as
10 provided in its website which states it embraces the
11 values and--

12 SERGEANT-AT-ARMS: Time expired.

13 DANIEL GOLDHAGEN: [inaudible 05:32:58]

14 culture, so please don't turn your back on this
15 community and R8B's purpose to preserve quality of
16 life as the next real estate land grab may be won in
17 other communities, including your own. I urge the
18 committee and Council to reject this uncivic minded
19 proposal.

20 CHAIRPERSON MOYA: Thank you. Thank you,
21 Daniel. Thank you for your testimony today. Next
22 speaker.

23 COMMITTEE COUNSEL: The next speaker
24 will be Rick Cohen who will be followed by Jacqueline
25 Ottman.

2 SERGEANT-AT-ARMS: Starting time.

3 RICK COHEN: Yeah. Members, I'm Rich
4 Cohen and though I worked for my own Council 50 years
5 ago, I've never testified until today. I live a
6 block from the blood center. I played in St.
7 Catherin's Park as a nine-year-old and wheeled my
8 fading 93-year-old father to it to feel sunlight on
9 his face in his final months. This is the wrong
10 project on the wrong street. I urge you to vote
11 against it. Approval would set a dangerous precedent
12 for mammoth projects to stomp on the needs of your
13 own constituents in your own neighborhoods. My
14 family has lived here since long before the park,
15 school, and blood center were built, but make not
16 mistake, your boat is not just on Lennox Hill. It's
17 a vote for Cobble Hill and Castle Hill, Richmond Hill
18 and Tote Hill. A vote for their quality of life.
19 Our city needs to grow, but in appropriate places.
20 Every project isn't right everywhere. The center
21 says New York lags Boston and San Francisco and life
22 sciences research. Must we match every major city in
23 every single field? Must we impose a tower where it
24 will block light to students and cast shadows on a
25 park? The park is a refuge where the elderly and

2 hospital visitors and workers find solace and
3 support, precious minutes of peace. So many users
4 are seniors who can't reach Central Park or another.
5 This oasis of air and light is their escape valve,
6 just as your residents need your park's gifts. But
7 the city absolutely needs this project put where it
8 won't stomp on the health and social needs of
9 children, seniors, and those with limited mobility.
10 Learn from Boston and San Francisco. They demolished
11 highways that cut off the waterfront and replaced
12 them with grassy boulevards and parks. Of course,
13 construction jobs are vital, but so are the safety
14 and sanity of park and school users. Residents and
15 children will be here long after those building jobs.
16 No neighborhood opposes jobs. We put up with subway
17 construction for years. It drove businesses out of
18 business, but that made long term sense helping
19 commuters to and from work. Anything goes is not
20 city planning--

21 SERGEANT-AT-ARMS: Time expired.

22 RICK COHEN: philosophy. Building
23 anything anywhere does not make for good neighbors.
24 The needs of residents in this community exceed those
25 of a private organization. Please respect our air

2 and light rights and needs so that they may be
3 protected for your constituents, too. Thank you,
4 Chairman. Thank you all.

5 CHAIRPERSON MOYA: Thank you for your
6 testimony.

7 COMMITTEE COUNSEL: Jacqueline Ottman
8 will be the next speaker. Jacqueline Ottman who will
9 be followed by Robert Feiner.

10 SERGEANT-AT-ARMS: Starting time.

11 CHAIRPERSON MOYA: Jacqueline, you've got
12 to unmute yourself. There you go.

13 JACQUELINE OTTMAN: Thank you,
14 Chairman. My name is Jackie Ottman. I've lived on
15 East 69th Street for over 40 years. I'm a member of
16 our co-op's Board of Directors. I'm also past
17 president of the East 69th Street Association.
18 Today, however, I represent myself and many similarly
19 concerned friends and neighbors opposed to the
20 project. Over the decades that I have lived in the
21 neighborhood, I have seen a steady decline in our
22 quality of life whether it be from development like
23 what we are talking about here and its intended
24 traffic and noise or from a steady stream of chain
25 restaurants coming onto First Avenue with their

2 attendant litter and lack of participation in the
3 neighborhood. St. Catherine's Park is now overrun
4 with litter from takeout food during the day. I have
5 stopped even trying to find a place to sit. And with
6 the zoning the way it is, it is chancy to walk even
7 on a sunny day and not find myself on deep shade on a
8 side street or avenue, depending upon the time. If
9 this project is approved, I fear for the additional
10 litter, traffic, and noise that will surely be
11 created by the projected influx and especially for
12 the kids in the school and the park who won't even
13 have a chance to enjoy daylight, sunshine, and a
14 quiet environment in which to learn and play. I urge
15 you all to reject this proposal and give careful
16 consideration to the sensible compromises and
17 alternatives being offered by Councilman Kallos,
18 Borough President Gale Brewer, and others. Thank you
19 very much for your time.

20 COMMITTEE COUNSEL: The next speaker
21 will be Robert Feiner. Robert Feiner will be
22 followed by Faith Frasier.

23 SERGEANT-AT-ARMS: Starting time.

24 ROBERT FEINER: Good afternoon. M name
25 is Robert Feiner. I am a resident of East 74th

2 Street between First and Second Avenues. I am
3 opposed to this construction. I may be beating the
4 same drum as a lot of other people, but I want my
5 voice to be heard. You all are elected
6 representatives. Again, the emphasis on
7 representatives. Every elected representative for
8 this district as opposed to this project. Nobody is
9 against the blood center. They do great work. We
10 applaud them, but there needs to be sensible use of
11 the space. As other people said, the though zoning
12 is such that we are trying not to have high rises
13 midblock. That was put in place over 30 years ago
14 and it was a wise decision. And just think about the
15 slippery slope that will come to fruition in your
16 neighborhoods around t he city if you let this go.
17 And what is the point of having zoning laws if
18 anything goes and everybody can get it. It's for
19 whatever they want? Thank you.

20 CHAIRPERSON MOYA: Thank you for your
21 testimony today.

22 COMMITTEE COUNSEL: The next and last
23 speaker on this panel will be Faith Frasier.

24 SERGEANT-AT-ARMS: Starting time.

2 FAITH FRASIER: Hello. My name is Faith
3 Frasier. Thank you for the opportunity to testify.
4 I am resident of East 72nd Street. Firstly, I want
5 to reiterate that I'm very grateful and supportive of
6 the important and lifesaving work of the New York
7 Blood Center, however, I am strongly opposed to this
8 zoning text amendment and I hope the city Council
9 will oppose it, as well. The New York Blood Center
10 proposal was a real estate endeavor, not a science-
11 based proposal. It asks that the city up and it's
12 vital mid blocks zoning for the construction of a
13 commercial tower. A monstrously tall and hefty
14 building which would negatively affect its open
15 spaces, neighbors, and schoolchildren. Aside from
16 the dangerous precedent of changing the zoning in
17 this area which could down the line, basically, throw
18 that away for the entire city, the safeguarding of
19 our children's health and educational development
20 should be paramount as we recover from the
21 devastating COVID 19 pandemic time. Not stunting it
22 by blocking light giving natural light from the JREC
23 Education Complex and St. Catherine's Park, plus
24 adding years of construction noise and traffic.
25 Interestingly away, we are way down this month-long

2 ULURP process, but today is the first time I have
3 heard that the New York Blood Center has said they
4 are even open to considering any alternatives. I
5 find this incredibly disingenuous. Midblock zoning
6 is in play and has been in play for many years to
7 safeguard and balance the light, air, and space for
8 the best quality-of-life for all residents. As we
9 emerge from the pandemic, we would hope and pray that
10 Council members consider the future and health of its
11 citizens rather than changing this important zoning
12 for the sake of one commercial entity. Thank you.

13 CHAIRPERSON MOYA: Thank you, Faith.
14 Thank you for your testimony today. That was the
15 last panel speaker?

16 COMMITTEE COUNSEL: Yes.

17 CHAIRPERSON MOYA: Okay. I'm going to
18 turn it over to Council member Kallos for question.

19 COUNCIL MEMBER KALLOS: Thank you, Chair.
20 Rick, I was moved by your testimony. Tell me about
21 your father and about your time with him in the park
22 and why it is something that means so much to you and
23 why does this park matter to tens of thousands of
24 people whose families that their children might be
25 getting treated at Memorial Sloan-Kettering's Cancer

2 Center, Hospital for Special Surgery, New York
3 Presbyterian. And, Faith, a lot of folks online and
4 elsewhere are saying this is all about NIMBY. Would
5 you support building a homeless shelter in the
6 neighborhood? On East 91st Street per say? two or
7 three blocks from where I live and what would be the
8 different between supporting building homeless
9 shelters and supportive housing throughout the
10 neighborhood versus building a commercial tower
11 across the street from the park?

12 FAITH FRASIER: Are you asking the guy
13 about this father in the park or me about this now?

14 COUNCIL MEMBER KALLOS: Both. So, each.
15 Faith, why don't you go first.

16 FAITH FRASER: I think that mid blocks
17 zoning is in place for a really important reason and
18 we already are coming out of the pandemic. We are
19 trying to help homeless and low income people and
20 building a commercial tower that is sort of suspect
21 and why it is being built sort of goes against
22 helping those people.

23 COUNCIL MEMBER KALLOS: And would you
24 support or have you supported or will you support

2 building housing for the homeless and homeless
3 shelters in the neighborhood?

4 FAITH FRAZIER: I supported the safe
5 haven on East 90th Street. I hope that that gets
6 built.

7 COUNCIL MEMBER KALLOS: Me, too.

8 FAITH FRASIER: I think that's our first
9 step.

10 COUNCIL MEMBER KALLOS: Rick?

11 RICK COHEN: Council member, my
12 grandfather, Abraham Cohen, actually lived at the
13 corner of First Avenue and 69th Street and became the
14 principal of the school on the northwest corner of
15 70th Street many years after that. So, my family has
16 been rooted here, actually, since the end of the 19th
17 century. My father--

18 SERGEANT-AT-ARMS: Starting time.

19 RICK COHEN: had a remarkable--

20 CHAIRPERSON MOYA: Your answer.

21 RICK COHEN: Okay. So, basically, my
22 father has a remarkable renaissance as a widower and
23 I became his caregiver before caregiving was written
24 about in books and in his final months to go over to
25 St. Catherine's on the south side across from the

2 library and just kind of let him not only bask in the
3 sunlight, but to pet dogs and greet people who came
4 up to him just meant the absolute world to him. It
5 was an escape from being in the apartment.

6 CHAIRPERSON MOYA: Thank you, Rick. Thank
7 you, everyone, for your testimony today. Seeing that
8 there are no other Council members with questions, I
9 now will excuse this panel and, counsel, if you can
10 please pull up the next panel.

11 COMMITTEE COUNSEL: The next panel
12 will include Shannon Berkowsky, Lydia Canizares,
13 Peter O'Reilly, and Melissa Mitchell. The first
14 speaker will be Shannon Berkowsky followed by Lidia
15 Canizares.

16 SERGEANT-AT-ARMS: Starting time.

17 SHANNON BERKOWSKY: Hi. I'm Shannon.
18 Thank you for giving me this opportunity. I'm
19 committee from my classroom. I am a teacher by day.
20 I'm a parent through the day and night and through
21 the middle the night and the copresident of the PTA
22 at PS 183 which is down a block away from the blood
23 center and I am also a resident of 67th Street, so
24 this hits very close to home for me, too. Our
25 objection is not, again, to the blood center. Our

1 objection is to the tower. A tower of who knows who,
2 who knows what, who knows when. We have no
3 information about who is going to be or what is
4 happening inside the tower. Violating the zoning
5 regulations that are put in to ensure to keep the
6 character of our residential neighborhood. This is
7 not the place. In my classroom all day, thank
8 goodness, I have some bright light in here, but I am
9 inside all day and when I finally leave the class and
10 when kids finally leave their classroom and they have
11 been in school day, they need to be outside in the
12 sun and in the park. You really don't know what you
13 have until it is gone and the pandemic really showed
14 us what and how desperately we need air and sunlight,
15 especially as winter is coming and it gets cold. You
16 need a little bit of sunlight to be able to be
17 outside and feel the warmth. We know the fact that
18 sunlight has on our emotions and to deprive kids in
19 JREC of-- to be cast in shadow all day inside and
20 then to go out to their playground and to the park to
21 be in shadow again is just unacceptable. The entire
22 community, the community board, our elected officials
23 are all coming out against this and I just don't know
24 what message you want to send to your voters if you
25

2 aren't listening to the people that are voting you
3 into office. I also explained to my third graders
4 today because I had this zoom up all day as I was
5 waiting for my name to be called what I was doing and
6 my third graders, after I explained what was going
7 on-- these are your old kids-- they said, well, why
8 can't they just build it somewhere else? So, if
9 eight-year-olds can figure it out, then I just don't
10 understand why adults can't. I really implore--

11 SERGEANT-AT-ARMS: Time expired.

12 SHANNON BERKOWSKY: this Council to
13 vote against this proposal. Thank you.

14 CHAIRPERSON MOYA: Thank you. Next
15 speaker.

16 COMMITTEE COUNSEL: Lydia Canizares
17 will be followed by Melissa Mitchell.

18 SERGEANT-AT-ARMS: Starting time.

19 LYDIA CANIZARES: Hello. I am Lydia
20 Canizares and I am an active local resident and a
21 member of the Coalition to Stop the Blood Center
22 Tower. As you know, the current R8B zoning
23 successfully preserves the scale of side streets by
24 restricting buildings to 75 feet. It is this
25 protective zoning that the proposal is aiming to

1 override. The partnership of Longfellow with the New
2 York Blood Center is seeking a change in the rezoning
3 to build a mid block 334 foot tower-- a commercial
4 tower that is over four times the height limit. It's
5 true that the blood center needs new space, but they
6 have admitted here today that they could build a 75
7 foot tall facility that would more than satisfy their
8 needs. It's clear that our protective zoning does
9 not need to change for them to modernize and expand.
10 So, the issue is not the blood center, as they will
11 only occupy a fraction of the proposed structure.
12 So, why are we here? The egregious portion of this
13 proposal is the reason. It is the 260 foot
14 commercial for lease tower on top of the conforming
15 blood center facility which is totally unnecessary
16 except to give the blood center a facility for free.
17 It's clear that the basis for this application is
18 greed, pure and simple. It is truly spot zoning and
19 is nothing more than zoning for dollars. If
20 approved, it would demonstrate the city councils
21 complete disregard for the community and every local
22 elected official who have come together to vehemently
23 oppose this proposal. It would require that the
24 public bear the detrimental impact of this massive
25

2 building in order to solely benefit a private
3 developer. If this residential midblock can be
4 rezoned so dramatically, so can other residential
5 blocks and every Council District.

6 SERGEANT-AT-ARMS: Time expired.

7 LYDIA CANIZARES: Districts you represent.
8 Please do not open this Pandora's box. I urge you to
9 protect our neighborhoods and reject this
10 application. Thank you.

11 CHAIRPERSON MOYA: Thank you. Thank you
12 for your testimony. Next speaker.

13 COMMITTEE COUNSEL: The next speaker
14 will be Melissa Mitchell. If he is available, Peter
15 O'Reilly will be next. And now we will hear from
16 Melissa Mitchell.

17 SERGEANT-AT-ARMS: Starting time.

18 MELISSA MITCHELL: Hi. Hi. Can everyone
19 see me? Yeah. Great. So, I am Melissa. I live on
20 East 65th Street and I have vehemently oppose this
21 project. I think it is despicable that Longfellow is
22 using social justice and race as applied to get its
23 mission across. I am fully aware of the MWBE
24 contract and how they are often not honored in terms
25 of these construction projects and I don't see how

1 this time it would be any different. I don't think
2 it is a very honest assessment that Longfellow here
3 is trying to get all kinds of people to speak out for
4 the project different marginalized groups. But let
5 me tell you, when you think about diversity and
6 inclusion, you think about people living in the
7 neighborhood, not commuting one hour to work here.
8 Look around. If you're familiar with the Upper East
9 Side, most people that work here are minorities and
10 if you look at Midtown financial district, Midtown is
11 a lot more Caucasian people. So, if you want to
12 diversified if you want to get a more diverse work
13 advisor may, how about we build the project in
14 Midtown where there are other skyscrapers, were there
15 other tall buildings. We do not need a 30 story
16 tower to get this mission across. I am all for life
17 sciences. I am all for the blood center, but I am
18 not down for hurting children, for hurting hospital
19 patients, for hurting cancer patients. We have
20 asbestos in the air and we are going to have sick
21 people in the playground and in the park and it is
22 not fair to them. It's not fair to the children.
23 It's actually been proven that even reduced sunlight
24 could result in poor eyesight for children. Go look
25

2 up all the horrible things that could happen from
3 lack of sunlight. I'm just really disgusted and
4 disappointed because this is not an ultra stick
5 mission. It is created when you really think about
6 it, this is ultimately benefiting the developer and
7 if we start rezoned-- if we adjust the rezoning laws
8 just for this project, we are opening Pandora's box.
9 Soon, one of the only last neighborhoods that--

10 SERGEANT-AT-ARMS: Time expired.

11 MELISSA MITCHELL: This is one of the last
12 neighborly neighborhoods left in the city. So, just
13 one more thing I'm going to say. Principal over
14 profit. Remember that because once we start
15 compromising our integrity, then we are going
16 downhill.

17 CHAIRPERSON MOYA: Thank you. Thank you
18 for your testimony.

19 MELISSA MITCHELL: Thank you.

20 CHAIRPERSON MOYA: Thank you.

21 COMMITTEE COUNSEL: Chair, it appears
22 that we lost Peter O'Reilly, so that was the last
23 speaker on this panel.

24 CHAIRPERSON MOYA: Okay. I'm going to
25 turn it over to Council member Kallos for questions.

2 COUNCIL MEMBER KALLOS: Thank you, Melissa.
3 I'm blown away don't even know what to ask you. If
4 you have anything else you wish to add, go for it.
5 For Lydia, I've seen you at St. Catherine's Park
6 talking the people. How many people have you spoken
7 to that are against the project and how many people
8 have you spoken to that are in favor? And, Shannon,
9 full disclosure, our families know each other and
10 what would it be like with your two girls trying to
11 go to a playground is there isn't a playground with
12 sun after 3 o'clock? How will that impact you and
13 have you ever been at the playground when there were
14 a thousand families there on a Saturday because there
15 was nothing else to do in the city and that was the
16 place to be?

17 MELISSA MITCHELL: Who wants to go first?
18 Should I go first?

19 COUNCIL MEMBER KALLOS: Go for it.

20 MELISSA MITCHELL: So, one thing I wanted
21 to add-- and this is more of a heartwarming note. I
22 remember being on 67th Street about-- I think IT was
23 2018, I think, and it was the graduation at Julia
24 Richmond, you know, at the end of June and I remember
25 seeing all the happy families outside with balloons

2 and the kids all happy and smiling. It was a sunny,
3 beautiful day. I'm not a mother yet, but I teared up
4 because I just thought it was such a beautiful site
5 and it would be such a shame that that would be
6 destroyed by adding this invasive tower to our
7 community. So, it really means a lot. And, you
8 know, I'm from Queens, New York. I'm not from the
9 Upper East Side, so I moved from Queens to be in a
10 better environment and I'm just really sad that now
11 I'm here now my neighborhood might be destroyed. And
12 I, you know, moved I worked hard to be here and now
13 it is going to be ruined unless we do something. I'm
14 sorry. That's just what I think about it. It's
15 hard.

16 CHAIRPERSON MOYA: Thank you. Thank you
17 for your questions. Seeing that we have no other
18 Council members with questions here, the panel is now
19 excused and, counsel, if you can please call up the
20 next panel? Thank you.

21 COMMITTEE COUNSEL: Chair, the next
22 will include Elaine Walsh, Julie Anne Bertagna, Keith
23 Goodhaus, and Thomas Sos. The first speaker will be
24 Elaine Walsh. I will just remind those of you all
25 waiting, thank you for your patience. We will get to

2 you. There is no reason to use the raise hand button
3 at this time. We will just ask you to continue being
4 patient and we will get to you. Elaine Walsh
5 followed by Julie Anne Bertagna.

6 SERGEANT-AT-ARMS: Starting time.

7 ELAINE WALSH: Yes. This is Elaine
8 Walsh. I am testifying on behalf of the East 86th
9 Street Merchant and Tenants Association in my
10 capacity as president. I am also on Community Board
11 Eight and former cochair of zoning, so I've lived
12 through, in both capacities, what has been going on
13 with the blood center. Most of my points have been
14 taken, so what I'm going to say is that the applicant
15 showed no willingness to discuss any alternatives or
16 concessions and refuse to come to meetings. They
17 were very uncooperative. The total lack of
18 participation by the applicant is unheard of. I
19 never saw that before from anybody else that has
20 applied. And let me say, that point, they told us
21 when I spoke to them, no alternatives. We know what
22 we want. Their attitude was it's a done deal. We
23 don't have to deal with the Community Board. As far
24 as owning, this is spot zoning clearly. R8B was
25 established in 1985. If there is a change to this

2 zoning, it will also impact in Brooklyn and in Queens
3 the R4B's, 5B's, 6B's, 7B's, and 8B's. This includes
4 Rego Park, Middle Village, Windsor Terrace, Bed Stuy,
5 Richwood, Elmhurst, Rego Park. I can go on. Please
6 locate your communities and understand that any
7 change to us in R8B will have an impact on the other
8 preserved residential communities and the other
9 boroughs. It is a despicable ask. One other point
10 would like to make is--

11 SERGEANT-AT-ARMS: Time expired.

12 ELAINE WALSH: have you-- let me just
13 ask because--

14 CHAIRPERSON MOYA: I'll give you a couple
15 more seconds because we have to wrap it up.

16 ELAINE WALSH: Okay. Have you heard
17 from the Parks Department into signoff on ULURP?
18 They are the only ones that can sign off on the
19 Parks. When I spoke to them, they said there is no
20 mitigation that can happen for that park. So I would
21 ask you please to follow up and see what is happened
22 there. Thank you very much.

23 CHAIRPERSON MOYA: Thank you for your
24 testimony. Next speaker.

2 COMMITTEE COUNSEL: Julianne Bertagna
3 will be the next speaker.

4 SERGEANT-AT-ARMS: Starting time.

5 JULIANNE BERTAGNA: Thank you, Chair,
6 for allowing the public to speak. My name is
7 Julianne Bertagna and I am president of Treadwell
8 Farm Historic District. I am speaking on behalf of
9 the community to oppose the blood center Longfellow
10 plan to build a massive commercial tower in a
11 midblock R8B zone. The request to rezone the
12 midblock on East 67th Street presents a significant
13 safety concern, violates the contextual zoning, and
14 would set an unwanted precedent in our neighborhood
15 and our city. The proposal is egregious and the
16 arguments for the addition are morally disingenuous.
17 We should not accept the false accusations of
18 Longfellow who is positioning this mega project as a
19 life science world hub for the Blood Center when,
20 more accurately, but it is a massive commercial tower
21 representing a private for-profit development being
22 built on top of the blood center zone updated space.
23 We recognize a clear need for some expansion and
24 notable upgrades to the current blood center building
25 structure and laboratories which are outdated. We

2 all want to see the blood center thrive and continue
3 to create important progress and world-renowned
4 advancements in science is. The egregious height and
5 mass of the proposed structure will not
6 proportionally impact the blood center important
7 work. Specifically, of the 16 stories, the blood
8 center will only occupy five stories of the proposed
9 building which is only one story more than they
10 occupy at present. The remainder of the building
11 will be leased out to come Marshall tenants and not
12 to the blood center. So, please do not be fooled by
13 any misrepresentation that this mega tower will be
14 able to expand the blood center could work. We
15 support the critical mission of the blood center and
16 we hope that more jobs and important scientific
17 research can be housed on 67th Street location, but
18 the safety of the residents and students should not
19 be ignored. We cannot change the makeup of this very
20 busy street with a New York Public Library, the Julia
21 Richmond six school complex with more than 2000
22 students that we have heard today--

23 SERGEANT-AT-ARMS: Time expired.

24 JULIANNE BERTAGNA: and St. Catherine's
25 Park, bustling with children, students, elderly

2 residents, an area hospital workers enjoying fresh
3 air and sun on any given day. There are also other
4 preschools and schools walking distance that use St.
5 Catherine's park on a regular basis. In addition,
6 this is a crosstown bus route, so clearly inactive
7 block that should not be considered a prime location
8 for the--

9 CHAIRPERSON MOYA: I'm going to have to
10 ask you to wrap it up now.

11 JULIANNE BERTAGNA: tower. The
12 Treadwell Farm Historic Community firmly opposes this
13 project and feels strongly that the--

14 CHAIRPERSON MOYA: Thank you.

15 JULIANNE BERTAGNA: R8B zoning should
16 not be changed.

17 CHAIRPERSON MOYA: Thank you so much.
18 Thank you for your testimony.

19 JULIANNE BERTAGNA: We respectfully--

20 CHAIRPERSON MOYA: Okay. Yeah.

21 COMMITTEE COUNSEL: The next speaker
22 on the panel will be Thomas Sos and if he can hear me
23 and he's still available, then Keith Goodhaus. And
24 we will now hear from Thomas Sos.

25 SERGEANT-AT-ARMS: Starting time.

2 THOMAS SOS: Distinguished members of the
3 City Council, my name is Dr. Thomas Sos. I am
4 professor of radiology at Weill Cornell New York
5 Presbyterian where I started in 1969 and have worked
6 for over 50 years. I have authored over 200
7 scientific papers, book chapters, and research
8 projects. I strongly believe in science and
9 collaboration. I have also lived in this Upper East
10 Side community for most of my life. I am strongly
11 opposed to the current New York Blood Center
12 application to alter the zoning rules to allow
13 construction of a massive 340 foot tall so-called New
14 York Blood Center tower. More accurately, the
15 Longfellow commercial real estate tower.
16 Unfortunately, this is mostly a giant fraud supported
17 by obfuscation and the aggressive PR campaign in
18 which now you, the members of the City Council, are
19 being as to unwillingly participate by approving it.
20 What are the facts and the truth? To fulfill its
21 mission, the blood center needs a building only one
22 quarter as tall, only 75 feet in height, and within
23 current zoning with a larger footplate. This
24 solution has supported the neighborhood, JREC, the
25 medical community, including me and all the local

2 representatives. The blood center application
3 falsely pretends that the entire 340 foot tower is
4 for the blood center, but it would only own the
5 lower one quarter. Longfellow would own the upper
6 three quarters as a commercial real estate venture
7 free to rent to anyone without any obligation for any
8 scientific process or project. So, why are you being
9 asked to approve--

10 SERGEANT-AT-ARMS: Time expired.

11 THOMAS SOS: a zoning change? The blood
12 center has ample funds to pay for this, but decided
13 to front for Longfellow in exchange for Longfellow
14 paid for the blood center for a new free facility on
15 the bottom it is placed in its selfish interests all
16 residents and community--

17 CHAIRPERSON MOYA: I'm going ask you to
18 wrap up now.

19 THOMAS SOS: JREC students with
20 disabilities. This would be against anything and
21 everything the community needs.

22 CHAIRPERSON MOYA: Thank you, Thomas.
23 Thank you for your testimony today.

24 THOMAS SOS: Thank you.

2 CHAIRPERSON MOYA: Thank you so much. Can
3 we call the next speaker, please?

4 COMMITTEE COUNSEL: Chair, it appears
5 we lost Keith Goodhaus. And that makes Dr. Sos the
6 last speaker on this panel.

7 CHAIRPERSON MOYA: Okay. Seeing council
8 members with questions for this panel, this panel is
9 now excused. If you can please call up the next
10 panel?

11 COMMITTEE COUNSEL: The next panel will
12 include John McClement, Bonnie Weber, Mark Foley, and
13 Rick Bellusci. The first speaker will be John
14 McClement followed by Bonnie Weber.

15 SERGEANT-AT-ARMS: Starting time.

16 JOHN MCCLEMENT: Hi. My name is John
17 McClement and I have lived in Yorkville since 1985.
18 I believe that, excuse me, that if the proposed blood
19 center project goes forward, it will be a tragedy for
20 the neighborhood and the city. The damage to the
21 neighborhood has been discussed at length and include
22 shadows cast on St. Catherine's Park, Julia Richmond,
23 and adjacent residential buildings. Despite
24 arguments to the contrary, this is a diverse middle-
25 class neighborhood not equipped to handle the burdens

2 that a fully occupied commercial building will bring.
3 An equally disturbing issue is the precedent this
4 project will set in terms of mid block building
5 height limits. If this project is allowed to go
6 forward, other real estate developers will argue that
7 their development should be allowed to dramatically
8 exceed mid block height limits. I am aware of the
9 proposed 70 story residential tower project in the
10 east 80s. The effects of this kind of construction
11 will be catastrophic and long-lasting. Finally, it
12 is not as if there are no other suitable locations
13 elsewhere in Manhattan when the important work--
14 Where the important work of the blood center can be
15 performed. This is not an all or nothing issue for
16 the blood center or for the construction unions.
17 Thank you very much.

18 COMMITTEE COUNSEL: Bonnie Weber will
19 be the next speaker followed by Mark Foley.

20 SERGEANT-AT-ARMS: Starting time.

21 BONNIE WEBER: Hi. My name is Bonnie
22 Lane Weber. I am representing the Sierra Club, one
23 of our nations largest and oldest environmental
24 organizations. We boast over 15,000 voting members
25 in New York City. We appreciate the work of the

2 blood center, but with that sentiment in mind, the
3 Sierra Club New York City group asks the City Council
4 to disapprove of the proposed development at 310 East
5 67th Street. We join in strong community opposition
6 to this proposal, including with the belief of
7 Community Board Eight that such a development
8 negatively impacts mid blocks zoning throughout the
9 city. In addition to joining the community, we echo
10 specific concerns relating to the environment,
11 environmental justice, and equal access to open space
12 and sunlight. Development is important in the
13 construction of new laboratories for biomedical
14 research are necessary, but in a region of the city
15 with limited open space, is this really the best
16 location? As projects like these encroach on
17 residents access to nature, we must question their
18 worth with respect to their cause. Thank you very
19 much for your work.

20 CHAIRPERSON MOYA: Thank you for your
21 testimony today. Thank you.

22 COMMITTEE COUNSEL: The next speaker
23 will be Rick Bellusci who will be for blood by Mark
24 Foley.

25 SERGEANT-AT-ARMS: Starting time.

2 COMMITTEE COUNSEL: Rick Belushi, if
3 you see an unmute request, we ask that you please
4 accept that so that you may begin your testimony.
5 Okay.

6 CHAIRPERSON MOYA: I think we got Rick.

7 RICK BELLUSCI: I'm here. Sorry about
8 that.

9 CHAIRPERSON MOYA: Whenever you are ready,
10 Rick.

11 RICK BELLUSCI: Thanks. One moment.

12 Members of the Zoning Committee, I want to appeal to
13 your sense of fair play. From all you have heard
14 from our solid block of opposition, we hope you can
15 appreciate the sacrifice you be asking of our
16 residential community and the level of permanent
17 damage that this will bring, as has been described.
18 I'm sure you're weighing what's reasonable and what's
19 fair for you to expect us to accept. With this in
20 mind, consider the following: this will be a
21 building four times what is presently permissible and
22 the blood center's mission isn't going to change
23 proportionally to that height or some reasonable
24 allowance up more height is worth to propose that we
25 community would welcome. But this project seems to

1 no longer be up about the blood center and their
2 mission only. We have learned they are not choosing
3 their own partners. The developer, Longfellow, is.
4 Doesn't that strike you as odd? There's so much
5 uncertainty surrounding this project, probably the
6 likes of which you've never seen. Don't you need
7 more than so much uncertainty to make you are very
8 [inaudible 06:09:50] decision and doesn't this have
9 to be an extraordinary endeavor that forces you to
10 vote for it because it's so virtuous. There are two
11 possible scenarios. That they don't put their
12 supposed project in there if the property gets
13 flipped or is built as an office building which is a
14 real possibility in the cutthroat world of New York
15 City real estate. And we've been duped and we lose
16 because the consequence of this tower is terrible and
17 will ripple throughout the city. Or if they leave
18 the tower to exactly whom it is supposedly design
19 for, then there will be 300 feet of experimentation
20 with chemicals and dangerous toxins occurring every
21 day next to a school with thousands of children, many
22 with special needs. And hundreds of people living in
23 their homes within a one block radius, as I do, 75
24 feet away at 333 East 66th Street. They said
25

2 themselves, actually in an attempt to comfort us--
3 I'm paraphrasing now-- they will ventilate the
4 building at [inaudible 06:10:47]--

5 SERGEANT-AT-ARMS: Time expired.

6 RICK BELLUSCI: out into the air and the
7 surrounding community. This is just one more example
8 of how they presented this project as if we are not
9 even here. And they are building on a [inaudible
10 06:10:57]. Our community will suffer.

11 CHAIRPERSON MOYA: I need you to wrap it
12 up. The time is expired.

13 RICK BELLUSCI: Okay. I had more to
14 say, but okay. Thank you.

15 CHAIRPERSON MOYA: Thank you. Thank you
16 for your testimony today. Let's call up the next
17 speaker.

18 COMMITTEE COUNSEL: Mark Foley, if you
19 can hear us, we ask that you accept the unmute
20 request or accept the promotion request to begin your
21 testimony. Mark Foley.

22 CHAIRPERSON MOYA: Let's move on if we
23 don't have Mark.

24

25

2 COMMITTEE COUNSEL: We will try to come
3 back to Mark Foley in an upcoming panel. Council
4 member Kallos has a hand up for a question.

5 CHAIRPERSON MOYA: If we can unmute
6 Council member Kallos to ask his question.

7 COUNCIL MEMBER KALLOS: Elaine Weber, as I
8 live and breathe, you are a sight for sore eyes and
9 to have Sierra Club, which fights for all that is
10 good and well in this universe and this planet come
11 on this issue. Sierra Club, we've worked together
12 around plastic bottles. We've worked around
13 recycling. We've worked around everything we can do
14 to save our planet. Why doesn't Catherine's Park
15 matter? Why do our playgrounds matter and what
16 brings Sierra Club to the fight at this late hour?
17 You are muted.

18 ELAINE WEBER: It's really a question
19 of open space and how nature really heals people, but
20 we have another urban sustainability committee and we
21 are really concerned about all these high-rises going
22 up all over the city and how they are stealing the
23 land and the light and the air. The Brooklyn Botanic
24 Garden. It's quite horrible. It's really just
25 terrible, so that is how we are involved in this. I

2 need, we are certainly concerned by Satan Catherine's
3 Park, but you don't need us on that.

4 COUNCIL MEMBER KALLOS: Thank you.

5 ELAINE WEBER: You're welcome. Thank
6 you. Nice to see you, too.

7 COUNCIL MEMBER KALLOS: No further
8 questions. I yield back.

9 COMMITTEE COUNSEL: Chair, with your
10 permission, I will call the next panel.

11 CHAIRPERSON MOYA: Sorry. I lost my audio
12 there. I didn't hear what you said, Arthur.

13 COMMITTEE COUNSEL: Just making sure
14 you are ready to move on the next panel. The next
15 panel will include Marsha Lowe, Susan Barr, Neil
16 Ostberg, and Gary Gerst. The first speaker on this
17 panel will be Marsha Lowe followed by Susan Barr.

18 SERGEANT-AT-ARMS: Starting time.

19 CHAIRPERSON MOYA: Let's go to the next
20 speaker or do we have Marsha?

21 COMMITTEE COUNSEL: Marsha Lowe appears
22 to be in the meeting with us and her audio appears to
23 be on. Marsha Lowe?

24 MARSHA LOWE: Yeah. Hi. Can you hear me?

2 CHAIRPERSON MOYA: We can hear you,
3 Marsha.

4 MARSHA LOWE: Okay. Good. I live at 301
5 East 66th Street and I'm a bit exhausted, but the
6 testimony is been believably terrific and I would
7 like to thank Ben Kallos for his incredible work that
8 he's done and the comments that Alida Camp made were
9 also fantastic. First, I would like to say that, to
10 the aid of the city Planning Commission to approve
11 the blood center rezoning, shame on you. It is
12 imperative that City Council not only address the
13 poison is human impact inflicted on the Julia
14 Richmond students and the shadows on the park, but
15 also the impact on hundreds of residents, perhaps
16 thousands, likely displacing many of us, all who have
17 a significantly impaired quality-of-life for numerous
18 years and for forever. This human impact will result
19 in psychological damage, as well as physical damage.
20 Many will no longer have direct sunlight as they have
21 now, nor will they have much in direct light. This
22 will cause a reparable damage. Many work from home.
23 How will they be able to do so with years of noise
24 just as it would be impossible for the teachers to
25 teach. Rent control and rent-stabilized tenants will

2 likely have no place to move since many live on fixed
3 incomes and will be subjected to the few years they
4 have left to live in dire conditions. Perhaps
5 Longfellow would like to pay for the cost to relocate
6 them to a similar location and apartment for their
7 current rent. Having said that, uprooting seniors
8 and completely changing their lives may not be for
9 the better. Condo and co-op owners will be stuck
10 where they are because they can't sell or, if they
11 do, will incur significant--

12 SERGEANT-AT-ARMS: Time expired.

13 MARSHA LOWE: loss. I sure hope, from here
14 on in, there will be no additional support for this
15 project in the City Council will vote to disapprove
16 this. Thank you so much.

17 CHAIRPERSON MOYA: Thank you. Thank you
18 for your testimony today. Let's call up the next
19 speaker.

20 COMMITTEE COUNSEL: The next speaker
21 will be Susan Barr and then Neil Ostberg. Susan
22 Barr, if you can hear us, please accept the unmute
23 request in order to begin your testimony. I'm
24 afraid we seem to have lost Susan Barr. Neil
25 Ostberg. Neil Ostberg, if you can hear me, please

2 accept the unmute request in order to begin your
3 testimony. Do we have James Hall? James Hall will
4 be the next speaker on this panel. Pardon me, Chair.
5 We seem to be having some technical issues. Let's
6 try James Hall one more time and then we will try
7 Neil Ostberg. James Hall, if you can hear me, please
8 accept the unmute request in order to begin speaking
9 so that we can take your testimony. James Hall. If
10 you are on a telephone, James Hall, you can press
11 star nine perhaps if you intend to testify. Okay.
12 Chair, it seems like all three of those speakers have
13 declined to come in to testify, so that is the last
14 speaker on this panel, with your permission, we will
15 move on.

16 CHAIRPERSON MOYA: Yep. Let's move on
17 seeing as there is Council members with questions.
18 Let's move on to the next panel.

19 COMMITTEE COUNSEL: Okay. The next
20 panel will include Gary Gerst, Arlene Sulkis,
21 Catherine O'Sullivan, Jada Loutit, and Peter
22 O'Reilly. The first speaker on this panel will be
23 Gary Gerst followed by Arlene Sulkis.

24 SERGEANT-AT-ARMS: Starting time.

25 GARY GERST: Can you hear me?

2 CHAIRPERSON MOYA: We can hear you, Gary.

3 GARY GERST: Okay. My name is Gary Gerst.

4 CHAIRPERSON MOYA: Gary? We have an echo.

5 [inaudible 06:20:03]

6 GARY GERST: Yep.

7 CHAIRPERSON MOYA: So, do you have--

8 GARY GERST: Okay.

9 CHAIRPERSON MOYA: Do you have your
10 computer on and--

11 GARY GERST: Yeah. Let me just shut off
12 my--

13 CHAIRPERSON MOYA: Okay.

14 GARY GERST: I'm sorry. So my name is
15 Gary Gerst and I'm at 315 East 68th. I am strongly
16 opposed to this project but rather than repeat all of
17 the negatives associated with the project. Let me
18 just implore you to reject this proposal so the blood
19 center can get about developing a reasonable proposal
20 that does not ignore the 100 percent opposition
21 feeling of the neighborhood. For anyone who spends
22 any time in this neighborhood during a typical
23 business day, it will be obvious what a devastating
24 thing this would be for this neighborhood. Thank you
25 very much.

2 CHAIRPERSON MOYA: Thank you. Thank you
3 for your testimony. Next speaker.

4 COMMITTEE COUNSEL: Arlene Sulkis who
5 will be followed by Catherine O'Sullivan.

6 SERGEANT-AT-ARMS: Starting time.

7 ARLENE SULKIS: My name is Arlene
8 Sulkis. I live at 333 East 66th Street. We continue
9 to hear the important testimony in opposition to this
10 tower from the elimination of vital sunlight to the
11 existence of unbearable congestion, both vehicular,
12 as well as foot traffic. If serious traffic studies
13 had been done, you would see how ludicrous putting up
14 such an egregious building would be. How many of you
15 would like to live, work, and go to school next door
16 to a bio three research lab? Accidents have and do
17 happen. What further evidence does one need as one
18 sees the devastation that has been caused by the
19 coronavirus? Zoning laws were put in place to
20 protect the integrity and safety of residential
21 neighborhoods. This presentation has been
22 disingenuous from the very start. They never have
23 come to the table with the community in good faith to
24 address our concerns. Our questions have fallen on
25 deaf ears and still remain unanswered. This is

2 nothing more than a land grab and zoning for dollars.

3 It pains me to think of the highly respected union

4 workers and those who would unjustly put a racial

5 spent on this. All those who fear the loss of union

6 jobs and science-based careers, if the intention of

7 the blood center and Longfellow is to higher union

8 labor, which they absolutely should, the location

9 shouldn't matter one iota. And that holds true for

10 the apprenticeships, as well. It is preposterous

11 that researching diseases like sickle-cell affecting

12 people of color would cease to exist if it were not

13 at this location. The proposed jobs and the hope for

14 economic growth will still be no matter where they

15 build their science hub. The students of JREC are of

16 diverse culture, ethnicity, and color. They, too,

17 the future of our country and deserve the education

18 without the constant jack hammering, dust, and

19 cutting--

20 SERGEANT-AT-ARMS: Time expired.

21 ARLENE SULKIS: of metal going on for

22 years. I respect the important work of the blood

23 center and the need to support the life sciences. I

24 have heard over and over again that there is no other

25 feasible location and, yet--

2 CHAIRPERSON MOYA: Thank you, Arlene.

3 ARLENE SULKIS: there still is a
4 failure--

5 CHAIRPERSON MOYA: Thank you for your
6 testimony today. We really appreciate it. Thank
7 you. Thank you. Thank you, folks. We have to keep
8 it to two minutes and we do give extra time for
9 people to wrap up, but I want you to be mindful that
10 we have been going on for several hours and there's a
11 lot of people also waiting. Your testimony will be
12 submitted. We thank you so much for your patience
13 and we appreciate that very much. Can we go now to
14 the next speaker?

15 COMMITTEE COUNSEL: That next speaker
16 will be Peter O'Reilly.

17 SERGEANT-AT-ARMS: Starting time.

18 PETER O'REILLY: Yeah. I want to mention
19 that, you know, in case it hasn't come across, the
20 whole proposal has been misrepresentation and
21 disinformation. And first and foremost, we keep
22 talking about 16 stories and it is a 32 story
23 equivalent. So, it just starts out with
24 misinformation. That includes the labs and all that
25 stuff which is going to be testing for infectious

2 diseases and use live animal testing while they're at
3 it. This is all being done in such a dense
4 population that it seems crazy to put it here. And
5 also, if there is an accident, what is the evacuation
6 plan? Tens of thousands of people leave their homes,
7 close the schools, barricade the hospitals? There's
8 no plan. And this is really the wrong place in the
9 wrong time for Amanda thing like this. The project
10 is an example of why they passed the lawn the first
11 place and I just want to add a little side note to
12 the Council members that you vote on this, but
13 remember the pros and cons in the times when you move
14 on to getting into higher office. So, be careful how
15 you about. And by the way, I am a 2 gallon donor to
16 the blood center, some not one who is unsupportive of
17 the upper. That's all have.

18 CHAIRPERSON MOYA: Thank you, Peter.

19 Thank you for your testimony today. We will go to
20 the next speaker.

21 COMMITTEE COUNSEL: Chair, that was
22 the last speaker on this panel.

23 CHAIRPERSON MOYA: Seeing now questions
24 from Council members for this panel, the panel is now
25 excused and if you can please call up the next panel.

2 COMMITTEE COUNSEL: The next panel will
3 include Rita Popper, Roberta Anes, Karen Manahan, and
4 Deborah Newman. Rita Popper will be the first
5 speaker will be followed by Roberta Anes.

6 SERGEANT-AT-ARMS: Starting time.

7 RITA POPPER: My name is Rita Popper and I
8 am 82 years old and I belong to a lot of
9 organizations, but I'm not going to bother you with
10 that. I am a member of Community Board Eight. I am
11 opposed to the blood center tower as presented by
12 Longfellow. This is a developer seeking a spot
13 zoning variance in order to build a tower in the
14 middle of the block that is zoned for a height of 75
15 feet. City Council members are our protectors and we
16 are looking to you to help save the zoning laws that
17 are in jeopardy by this project. Not only by this
18 blood center district, but by your district where you
19 live and where your constituents are. Longfellow,
20 the developer of the new blood center, has not
21 changed one square foot of the actual blood center.
22 There is a more desirable land, a large parcel of
23 land close to our hospital corridor. The parcel of
24 land is already zoned for health and education
25 facility and adjacent to the Memorial Sloan-Kettering

2 Hospital on East 73rd street with a coveted view of
3 the river. The site would put the blood center and
4 proposed laboratory smack in the middle of the
5 world's largest hospital corridor. Nothing and
6 Longfellow's proposal prohibits converting the tower
7 to condos. Why does Longfellow select this wonderful
8 site? Because it is impossible to sell condos
9 adjacent to a hospital. I use laboratories with now
10 12 foot high ceilings are prime conversion--

11 SERGEANT-AT-ARMS: Time expired.

12 RITA POPPER: on East 67th Street. Please
13 help us maintain our neighborhood. Thank you.

14 CHAIRPERSON MOYA: Thank you, Rita. Thank
15 you so much for your testimony today. Let's go to
16 the next speaker.

17 COMMITTEE COUNSEL: The next speaker
18 will be Karen Meenaghan who will be followed by
19 Catherine O'Sullivan.

20 SERGEANT-AT-ARMS: Starting time.

21 COMMITTEE COUNSEL: Karen Meenaghan, if
22 you can hear us, we need you to accept the unmute
23 request in order to begin your testimony. While we--
24 Okay. We're going to see what's going on with
25 Karen--

2 KAREN MEENAGHAN: I'm sorry. I did a
3 letter instead. I let them know this morning that I
4 wasn't going to be testifying.

5 CHAIRPERSON MOYA: Okay, Karen. Thank--

6 KAREN MEENAGHAN: But I'm against. That's
7 my official vote.

8 CHAIRPERSON MOYA: All right. Thank you--

9 KAREN MEENAGHAN: Thank you.

10 CHAIRPERSON MOYA: very much. Okay.
11 Thank you.

12 COMMITTEE COUNSEL: Next, we will hear
13 from Catherine O'Sullivan and then Jada Loutit.

14 SERGEANT-AT-ARMS: Starting time.

15 CATHERIN O'SULLIVAN: Good afternoon,
16 Council members. My name is Catherine O'Sullivan. I
17 am from Inwood, lately rezoned. I'm totally opposed
18 to this ridiculous giveaway to developers again for a
19 commercial tower mid block. Our zoning is a bit of a
20 joke at the moment. This administration will be
21 remembered for its neglect of its residents and its
22 pandering to private developer interests. So, I have
23 nothing more dad. The residents have to this and I
24 hope you will do your duty by the citizens of this
25 city. Thank you very much.

2 CHAIRPERSON MOYA: Thank you, Catherine.
3 Thank you so much for your testimony. We will call
4 up the next speaker.

5 COMMITTEE COUNSEL: Jada Loutit. And
6 then we will try to hear from--

7 SERGEANT-AT-ARMS: Starting time.

8 JADA LOUITIT: Hi, there. But I just don't
9 understand is if every single local official in every
10 single local community group has said that they
11 oppose this, why is it even a question? My
12 understanding is that the city Council listens to the
13 people that are local. Well, there is no question.
14 That is all I have to say.

15 CHAIRPERSON MOYA: Thank you. Thank you
16 for your testimony.

17 COMMITTEE COUNSEL: Okay. Next on the
18 list is Deborah Newman. We will try to hear from
19 Deborah Newman. Deborah Newman, if you can hear me,
20 please accept the unmute request.

21 SERGEANT-AT-ARMS: Starting time.

22 DEBORAH NEWMAN: Hi, I actually had
23 already kind of requested to pass because I felt like
24 everybody at said everything I was going to say, but

25

2 am also opposed to this and I don't really have much
3 add, so I'm going to pass.

4 CHAIRPERSON MOYA: Okay, Deborah. Thank
5 you so much for your testimony. Next speaker.

6 COMMITTEE COUNSEL: Chair Moya, I
7 believe that was the last speaker on this panel.

8 I see that Council member Kallos has a hand raised.

9 COUNCIL MEMBER KALLOS: My question is for
10 Rita Popper. You are a strong voice in Community
11 Board Eight. You also live a mile and a half away.
12 Why do you care about a park in the 60s? Along the
13 same lines, you recently helped secure funding for a
14 park in the 90s. How much was necessary to repair
15 that park versus how much is being offered for St.
16 Catherine's? What is the difference they are and why
17 not put a tower across the street from the park on
18 90th Street?

19 CHAIRPERSON MOYA: Do we still have Rita?

20 COMMITTEE COUNSEL: Apologies. It
21 appears that we have lost Rita.

22 CHAIRPERSON MOYA: Okay. Sorry about
23 that. We lost Rita. Now, if we can-- If there's no
24 more questions for this panel, this panel is now
25 excused and we can call up the next panel.

2 COMMITTEE COUNSEL: The next panel will
3 include Barbara Mutterperl, Eugene Kim, Francine
4 Banyon, and Barbara Mason. First will be Barbara
5 Mutterperl, pardon me, followed by Eugene Kim.

6 SERGEANT-AT-ARMS: Starting time.

7 BARBARA MUTTERPERL: I'm sorry. I
8 wasn't testifying. I was trying not to testify.
9 I'm just listening. Thank you.

10 CHAIRPERSON MOYA: [inaudible 06:34:05]
11 you submitted your testimony, Barbara. Thank you so
12 much.

13 COMMITTEE COUNSEL: Eugene Kim will be
14 the next speaker. Eugene Kim.

15 SERGEANT-AT-ARMS: Starting time.

16 EUGENE KIM: Thank you for the time. My
17 name is Eugene Kim. Along with my wife and daughter,
18 we are residents of 315 East 68th Street. I have
19 attended all of the meetings to this topic to date
20 and this is my first time speaking. I am strongly
21 opposed to the proposed tower. The blood center
22 representatives talk about New York City being behind
23 Boston Cambridge and the biotech BC community, that
24 is fine. And I think as a prior speaker, Rick Cohen,
25 no city can be number one in everything. Should we

1 trade a quarter of Central Park to create a tech hub
2 to contest with Silicon Valley? You know, does that
3 make sense. And related to that, we haven't talked
4 about the competitiveness of the life sciences
5 industry. Not too far away, the Philadelphia life
6 sciences effort has grown rapidly over the past
7 several years nearby, moderate, the University of
8 Pennsylvania. There is over a million square feet of
9 lab space under construction in Philadelphia on top
10 of 3 million square feet of lab and office facilities
11 at University City science center and University City
12 square, just north of the UPenn Campus. It's a
13 highly competitive space. There are number of
14 suitable sites that allow for the creation of and an
15 expansion of some of the things that the backers of
16 this tower have talked about and to plop this in the
17 middle of a residential area where there really isn't
18 any room to grow, it just doesn't make sense on top
19 of all of the issues that we've talked about. All of
20 the physical pollution, biohazard risk, and the
21 congestion. All of these things take away from the
22 community. It's a gamble. For this tower to be one
23 among many across the country and we are breaking
24 precedent year and it sets the dangerous path for
25

2 communities going forward. We are-- my family and
3 myself-- we are strongly opposed to this tower.

4 CHAIRPERSON MOYA: Thank you, Eugene, for
5 your testimony today. Next speaker.

6 COMMITTEE COUNSEL: The next speaker
7 will be Francine Banyon.

8 SERGEANT-AT-ARMS: Starting time.

9 FRANCINE BANYON: Hello. My name is
10 Francine Banyon and I am a representative of the East
11 69th Street Block Association. I live at 301 East
12 69th Street and in the 10 years that I've been here,
13 I have seen the community change. Unfortunately,
14 this is the worst change coming. I tried to bring my
15 grandchildren here to this park. I tried to use as
16 many of the local services here that I can to help
17 this community stay vibrant, but it is difficult when
18 my words are ignored not only by the developer, but
19 by the blood bank. I have willingly given blood at
20 the blood bank and the thought of having to go miles
21 away to have to give blood is not a very positive
22 thought, but I'm willing to say that whatever we need
23 to do to get compromise from the blood bank and
24 compromise from this corporation that is looking to
25 make a lot more money by valuable real estate, it's

2 where we live. Why don't you have something like
3 this where you live? And that is a big question. We
4 are interested in the blood bank. We are interested
5 in keeping our community alive and vibrate and the
6 69th Street Block Association has demonstrated to
7 many other people to say, Council, do not over this.
8 You are taking away our voices and elections are
9 coming. Election day is coming and it does impact.
10 If we don't let you know that the selection, the next
11 time you're running for office, we will let you know
12 that you disappointed us greatly. Thank you for
13 listening.

14 CHAIRPERSON MOYA: Thank you for your
15 testimony today. Let's put up the next speaker.

16 COMMITTEE COUNSEL: Barbara Mason will
17 be the next witness. Barbara Mason. And, after
18 Barbara Mason, if available, will be Kathryn Hogan.

19 SERGEANT-AT-ARMS: Starting time.

20 BARBARA MASON: Hi. Hi. Can you hear
21 me?

22 CHAIRPERSON MOYA: We can hear you,
23 Barbara.

24 BARBARA MASON: I had not planned to
25 speak, but I feel so passionately about this. I've

2 lived at 245 East 72nd Street for 47 years. I love
3 my neighborhood. I love St. Catherine's Park. I am
4 a registered nurse, a social worker retired from the
5 Department of Ed, and big fan of JREC who is-- and
6 JREC has had so many battles. I just hope I have
7 just brought up the names of all the people I will
8 hold them responsible. I think this is
9 unconscionable. I know Second Avenue traffic. I
10 live with it with my third-floor window. It is all
11 just very appalling. I plead with you to preserve
12 our neighborhood and thank you for listening.

13 CHAIRPERSON MOYA: Thank you, Barbara.
14 Thank you for your testimony today.

15 COMMITTEE COUNSEL: If available, the
16 next and last speaker on this panel will be Kathryn
17 Houghton. Kathryn Houghton, if you can hear us,
18 please press the raise hand button. Chair, it
19 appears that we of loss that last speaker, so that
20 was the last speaker on this panel.

21 CHAIRPERSON MOYA: I know we have Council
22 member Kallos who has a question.

23 SERGEANT-AT-ARMS: Starting time.

24 COUNCIL MEMBER KALLOS: Not on this panel,
25 but on the final panel, please.

2 CHAIRPERSON MOYA: Okay. Seeing that
3 there are no questions for this panel, this panel is
4 now excused and, if we can come call up the next
5 panel, please.

6 COMMITTEE COUNSEL: All right, Chair.
7 That was the last coordinated panel that we have, so
8 we will now make an announcement to see if there are
9 any other members of the public who wish to testify
10 on the New York Blood Center Proposal. If so, please
11 press the raise hand button now. If you do not
12 intend to testify or do not wish to testify, please
13 do not raise your hand. Once again, any remaining
14 members of the public who wish to testify on the New
15 York Blood Center proposal, please press the raise
16 hand button now. And you can do that on your phone
17 passing star nine. And the meeting will briefly
18 stand at ease, Chair, while we check for any
19 additional members of the public. All right. Chair,
20 we do have some additional members of the public who
21 wish to testify. We will first hear from Neil
22 Ostberg and I will just make one last reminder that,
23 for those of you wishing to testify, only if you have
24 not already done so, we ask that you do please use
25 the raise hand button. Again, only if you have not

2 already testified. And now we will hear from Neil
3 Ostberg.

4 SERGEANT-AT-ARMS: Starting time.

5 NEIL OSTBERG: Hi. My name is Neil
6 Ostberg and I'm a resident of 333 East 66th Street.
7 I lived there for over 10 years and I live there with
8 my wife and my daughter who is nine years old. And
9 so, obviously, we have talked about the light and the
10 park. My daughter grew up your and we go to the park
11 at 5 p.m. and it is still sunny there, so let's not
12 take that away. But I wanted to get to some of the
13 comments of Mr. Hillyer which is the CEO of the New
14 York Blood Center. He did not acknowledge the
15 community concerns regarding safety during his
16 testimony today. There are compressed gas deliveries
17 made on the 66th Street side and, in the past, there
18 was some kind of wastewater being projected onto the
19 sidewalk on that side of the building which I made a
20 complaint to 311 and it was plugged. So, we don't
21 know where the waste really goes and so the proposed
22 development would bring an exponential amount of
23 risks to the neighborhood. My daughter walks past
24 the center every single day. And then the other
25 thing that I wanted to point out which is I don't

2 know turn my video on with the phone for some reason,
3 but the New York Blood Center is a nonprofit
4 organization and, therefore, files a form 990 with
5 the IRS and I think I will email this end, but the
6 CEO today, Mr. Hillyer, said that the blood center
7 runs at an operating loss and, according to the 2019
8 form 990, that is not true. They had an operating
9 profit in 2019 and 2018 and the total assets are \$515
10 million and certainly this is not a financial--

11 SERGEANT-AT-ARMS: Time expired.

12 NEIL OSTBERG: hardship that they can
13 certainly obtain financing based on that kind of
14 asset. So, just wanted to just be straight. Thank
15 you.

16 CHAIRPERSON MOYA: Okay. Thank you, Neil.
17 Thank you for your testimony. Do we have another
18 speaker?

19 COMMITTEE COUNSEL: Chair, I believe
20 so. We're going asked that the individual logged in
21 as call in user underscore one, if you wish to
22 testify, we will take your testimony.

23 SERGEANT-AT-ARMS: Starting time.

24 COMMITTEE COUNSEL: Press star six on
25 your phone to unmute.

2 LINDA STEWART: Hello? Can you hear me?

3 CHAIRPERSON MOYA: We can hear you.

4 LINDA STEWART: Well, everything Alida
5 Camp said, every telling point she made, everything
6 the parents and students and staff at JREC said,
7 everything Marsha Lowe said, inf act, everything
8 everyone has said against it. I will just reiterate
9 that the construction workers can have the same good
10 jobs constructing this building at inappropriate site
11 in which the Blood Center can research the same
12 diseases, higher the same staff, mentor the same
13 students, so it is not a question of this site or
14 nothing, as it is being portrayed. It is this site
15 or an appropriate one. I will also hit the insanity
16 of putting labs that work with dangerous airborne
17 pathogens near homes and schools and the effect on
18 students of jackhammers, pile drivers, cement mixers,
19 and beeping trucks all day long and the need to keep
20 their windows closed against the flying debris when
21 we know that ventilation is vital to save schools.
22 And the same effects on the residents. We, too, need
23 protection from the noise pollution and that
24 dangerous pathogens that might be escaping. Thank
25 you for your time.

2 CHAIRPERSON MOYA: Thank you. Can you
3 just please state your name for the record?

4 LINDA STEWART: Sure. Linda Stewart.

5 CHAIRPERSON MOYA: Okay. Thank you so
6 much, Linda. Who do we have--

7 COMMITTEE COUNSEL: I'm sorry, Chair.
8 Were just going to do one last announcement. Once
9 again, for anyone wishing to testify on the New York
10 Blood Center proposal, please press the raise hand
11 button now. If you do not intend to testify or if
12 you have already done so, please do not raise your
13 hand and we will again briefly stand at ease while we
14 check for any members of the public.

15 CHAIRPERSON MOYA: Council member, do you
16 have questions? I see that your hand is up.

17 COUNCIL MEMBER KALLOS: Well, while we are
18 waiting, I was hoping to take this opportunity to
19 make brief remarks as we close.

20 COMMITTEE COUNSEL: With your
21 permission, Chair, we do have at least one additional
22 member of the public that I believe we are set to
23 hear from. Lo van der Valk will be the next speaker.

24 SERGEANT-AT-ARMS: Starting time.

25 LO VAN DER VALK: Yes. Can you hear me?

2 CHAIRPERSON MOYA: We can hear you.

3 LO VAN DER VALK: You can hear me?

4 CHAIRPERSON MOYA: We can hear you.

5 LO VAN DER VALK: Okay. So, my name is Lo
6 van der Valk. And representing Carnegie Hill
7 Neighbors which is a not-for-profit quality-of-life
8 organization in the Upper East Side. We are
9 concerned about the R8B precedent that would be set
10 in that it could be violated and it could impact
11 adversely other mid-blocks throughout the city and,
12 as been pointed out, and other boroughs with related
13 zoning districts. We know that there are
14 alternatives. George M. Janes pointed out that one
15 of the alternatives in the east Harlem at 127th
16 Street near second Avenue that could fit the site and
17 that would meet many of the cities objectives in
18 terms of dispersing of large projects. We also know
19 that Gale Brewer mentioned very aptly that this is a
20 very large subsidy to the blood center and a private
21 developer and we think that that is highly
22 inappropriate given its adverse effects. We also
23 note that George M. Janes for the coalition has
24 developed certain full coverage alternatives that
25 would satisfy R8B in its general parameters and he

2 has identified zoning changes that could be fit into
3 the current ULURP process with about delaying the
4 entire process and, yet, building on something that
5 would be acceptable to us and to the larger--

6 SERGEANT-AT-ARMS: Time expired.

7 LO VAN DER VALK: But it's my statement.
8 Thank you so much.

9 CHAIRPERSON MOYA: Thank you. Thank you
10 for your testimony. Do we have any other speakers?

11 COMMITTEE COUNSEL: Chair, I do see an
12 additional name in the list and so I think we will
13 try to hear from Isabel or Isabe Schwartz. If you
14 can hear me, please accept the unmute request--

15 SERGEANT-AT-ARMS: Starting time.

16 COMMITTEE COUNSEL: in order to begin
17 your testimony. Isabel Schwartz.

18 ISABEL SCHWARTZ: Okay. Hello?

19 CHAIRPERSON MOYA: Hi. How are you?

20 ISABEL SCHWARTZ: Okay. I finally figured
21 out how to do this. My name is Isabel Schwartz. I'm
22 76-years-old and I've lived the last 15 years in an
23 apartment overlooking the space this proposed
24 building would occupy. I and the thousands of other
25 Upper East Siders who share similar view not only

2 paid a premium for that view, but were confident in
3 its permanency because of the long-standing zoning
4 regulations that apply. Like many New Yorkers and,
5 in fact, worldwide citizens, have spent the better
6 part of two and a half years isolated in my own
7 apartment. I have enjoyed the amazing slice of
8 nature that exists in the depths of the city. I
9 recorded two Robinson having a conversation between
10 opposite ends of the space in question. Being
11 spring, I fantasized about their mutual love songs.
12 One of them sat on a corner of my building just above
13 my head. Then there is the expanse of sky offering
14 sunlight and the incredible sunrises that challenge
15 the best of tropical vacation photos. I'm shocked
16 that our zoning board would even consider allowing an
17 interloper, who will not be affected by this monster
18 of a building in his back yard, to come to our
19 neighborhood and permanently damage its unique
20 residential character. For him to profit from this
21 construction is nothing short of criminal. Do not
22 allow it. Please, do not allow it. Thank you.

23 CHAIRPERSON MOYA: Thank you. Thank you
24 for your testimony. Do we have another speaker?

2 COMMITTEE COUNSEL: Chair Moya, I am
3 just checking with our staff. Okay. We're going to
4 try to hear from the user participant looked IN is
5 Barbara Mason, noting that we have heard from Barbara
6 Mason. But if there is another person logged into
7 testify, we're going to now try to hear from that
8 person. The one logged in is Barbara Mason.

9 SERGEANT-AT-ARMS: Time starts now.

10 COMMITTEE COUNSEL: Barbara Mason or
11 participants logged in is Barbara Mason, if you can
12 hear me, we need you to turn on your microphone if
13 you intend to testify. You may do that all the phone
14 by pressing star six or accepting the unmute request.

15 CHAIRPERSON MOYA: Okay.

16 COMMITTEE COUNSEL: Okay. We seem to
17 be having some technical difficulties were they don't
18 intend to testify. We're going to try that same
19 procedure with one less participant. The individual
20 logged in as Elaine Walsh, again noting that we have
21 heard from Elaine Walsh, but if there's someone else
22 that has not testified logged in there, we will now
23 try to you that testimony.

24 SERGEANT-AT-ARMS: Time starts now.

2 ELAINE WALSH: No. I've already
3 testified.

4 COMMITTEE COUNSEL: Thank you.

5 CHAIRPERSON MOYA: Thank you.

6 COMMITTEE COUNSEL: All right, Chair.

7 And, with that, I see no additional members of the
8 public. Everyone who is registered-- everyone who
9 had registered in advance we have heard from and we
10 have no new participants logged in who have yet to
11 testify. So.

12 CHAIRPERSON MOYA: Okay. Great. Well,
13 there being no members of the public who wish to
14 testify on LU number 864, 865, and 866 for the New
15 York Blood Center proposal, the public hearing is now
16 closed and the items are laid over. I am going to
17 turn it over first very brief closing remarks from
18 Council member Kallos. If we can unmute the Council
19 member?

20 COUNCIL MEMBER KALLOS: Thank you to every
21 elected official, countless members of Community
22 Board Eight, more than 100 community board members
23 who showed up at countless meetings and spent the
24 entire day with us today. Thank you to Chair
25 Francisco Moya help for is important questions of the

2 applicant and his patients and is incredibly long
3 hearing with more than 37 panels, countless questions
4 for me as a Council member that might be outside the
5 norm, and I will also note that over 90 percent of
6 our speaker spoke in opposition. I reiterate my
7 support of my community's support for a new blood
8 center building. We're offering an additional
9 100,000 FAR with a value of approximately \$100
10 million. The blood center is in a position attend
11 that much money down, we have found at least one
12 developer who will build a new building as of right
13 complete with a new space for the blood center. I
14 want to thank everyone. That's it. Have a good day.

15 CHAIRPERSON MOYA: Thank you, Council
16 member Kallos. That concludes today's business. I
17 will remind the viewing public that, for anyone
18 wishing to submit written testimony for items that
19 were heard today, please send it by email to
20 landusetestimony@Council.NYC.gov and, with that, I
21 would like to thank the members of the public in my
22 colleagues. But, particular, want to take this
23 opportunity to thank the staff, the sergeant-at-arms,
24 for really keeping all this together. Thank you for
25 always making sure that our committees run very

1 smoothly, but I also want to thank our land use and
2 Council staff, especially Raj Ruman, Amy Levitan,
3 Julie Luben, Caitlin Greer, Sandy Thompson, Michael
4 Whiteside, Ryan Codie, John Douglas, and especially
5 to Chelsea Kelly, Megan Tatio from my staff, and,
6 course, my two copilots for today's hearing, Arthur
7 and Angelina. Thank you for all the great work that
8 you do behind the scenes. Folks, in order to keep
9 this moving, these are the staff members that are
10 working 24 seven to make this run as smoothly as
11 possible and make the Council members look good when
12 we do this. So, we just want to be very thankful for
13 all the great work that they do. Thank you very much
14 and that will conclude today's meeting. This meeting
15 is hereby adjourned. Thank you.

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C E R T I F I C A T E

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



Date November 12, 2021