



LINDA B. ROSENTHAL
Assemblymember 67th District

THE ASSEMBLY
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ALBANY

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TESTIMONY BY ASSEMBLYMEMBER LINDA B. ROSENTHAL BEFORE THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES PUBLIC HEARING ON 606 WEST 57TH STREET

April 1, 2014

I am Assemblymember Linda B. Rosenthal and I represent the 67th Assembly District, which includes the Upper West Side and parts of Clinton/Hell's Kitchen in Manhattan. I am testifying today in regard to three applications to the New York City Council Subcommittee on Zoning and Franchises by 606 W. 57 LLC on behalf of T.F. Cornerstone Inc. for 606 West 57th Street in my district. These applications are for a zoning map change to rezone the site from M1-5 and M2-3 districts to a C4-7 district to allow for a mixed-use development; zoning text amendment changes to designate the site for inclusionary housing (with corresponding changes in maximum floor area for development) and allow an automotive showroom; and a special permit for a parking garage of up to 500 or 395 spaces depending on the ground floor uses. As the Assemblymember representing this site and a member of the New York State Assembly Committee on Housing, I am gratified that this project will create 237 new, permanently affordable housing units for the Clinton/Hell's Kitchen community, and that the developer has made some commitments, including adding street trees and greenery to the block, in response to community concerns. However, it is critical that certain changes be made to the application before the subcommittee today.

I am pleased that the New York City Planning Commission has recommended that T.F. Cornerstone include all floor area, including the commercial portion of the project, when calculating the number of affordable housing units that will be built under the inclusionary housing program. However, the subcommittee should ensure that, as with other affordable projects in the Special Clinton District, T.F. Cornerstone should commit to distributing the affordable units throughout at least 80% of the building, providing the same fixtures and finishes in all apartments and providing reduced rates to affordable tenants for access to any building amenities provided to the market-rate tenants.

The proposed special permit for a 500-space parking garage would also worsen existing congestion and pedestrian safety problems in the neighborhood. While there is a need for some parking at this new site, the applicant has arrived at its stated parking needs by aiming for a 90% rate of use of the garage (which maximizes profit) rather than 100% (which minimizes impact). The rezoning of 11th Avenue has caused an explosion of residential development, and it is essential to keep new parking spaces to an absolute minimum to protect all users of the streets, even though (as with the Durst Pyramid site across the street) the New York City Planning Commission has previously approved a special permit for more parking than is being requested. I

agree with the views expressed by former Borough President Scott M. Stringer, Borough President Gale A. Brewer and CB 4 that the number of parking spaces permitted should be limited to 400 spaces, or 295 spaces if the applicant has an automotive use in its commercial space.

Additionally, serious concerns have been raised regarding this site's potential impact on City and other services. T.F. Cornerstone's application, for example, would increase elementary school seat shortages within its subarea of Community School District 2 (CSD 2) by 4.7%. Similar concerns have been raised regarding the development's impact on public transportation, public libraries, daycare centers and other community services. As with parking, this application's impact on public services and amenities must be viewed within the context of the larger development along 11th Avenue. If every development further increases seat shortages at local schools without appropriate mitigation, CSD 2 could face a serious overcrowding crisis. I advise the subcommittee to take any possible measures to mitigate this proposal's impacts on City and other services.

I strongly urge the subcommittee to ensure that the community's concerns are fully addressed before allowing this project to move forward. The subcommittee should ensure that affordable units are distributed throughout at least 80% of the building, require that affordable tenants pay affordable rates for paid building amenities, reduce the number of on-site parking spaces and mitigate the development's impact on City services as much as possible. Thank you.



**Public Hearing on the Domino Sugar Rezoning
New York City Council Subcommittee on Zoning and Franchises
April 1, 2014**

Good afternoon. I'm Emily Walker, Community Outreach & Events Coordinator at New Yorkers for Parks. As a research and parks advocacy organization, we will restrict our comments today to the impact of the development on the open space resources of the neighborhood.

New Yorkers for Parks enthusiastically supports this proposal's introduction of 4.8 acres of new public open space to Williamsburg and its multiple efforts to enhance upland connections to the new waterfront esplanade. The neighborhood surrounding the development site lacks both sufficient open space and adequate public access to its waterfront. I should point out that this particular area of the waterfront is of particular interest to New Yorkers for Parks. In 1974, our organization, then known as the Parks Council, worked with Williamsburg residents and community organizations to design and create the first public open space on the north Brooklyn waterfront. That space, a vacant lot at the end of Grand Street, ultimately became the beloved park now known as Grand Ferry Park, located along the northern border of the Domino Sugar site. With this history in mind, we enthusiastically support the expansion of the public waterfront in Williamsburg and the connection between the future Domino esplanade and Grand Ferry Park.

The new five-block waterfront esplanade will be a significant amenity to neighborhood residents, and Two Trees's introduction of the Domino Square open space and the opening of River Street will significantly enhance connections to the waterfront for residents living farther inland.

Domino Square's location along the highly-trafficked Kent Avenue will serve as a wide entrance to the waterfront park, and extending River Street and reconnecting the east-west street grid will provide additional connections along Kent Avenue. These meaningful design improvements are certain to broaden the neighborhood's use of the esplanade and give the space a truly public feel.

A number of recent park construction projects in North Brooklyn have been plagued by delays and setbacks. The current development proposal states that the public open spaces will be constructed in tandem with the buildings along the waterfront, with landscaping of the waterfront occurring sequentially as each site is built out. We strongly support this phasing scheme, which begins at the parcel's northernmost connection with Grand Ferry Park, and will allow for a continuous, gradual expansion of public access to the waterfront esplanade.

We appreciate the steps taken by Two Trees to enhance the open space plan for the Domino site. We are excited to support the creation of almost five new acres of open space for park-starved Williamsburg and the assertive design elements that will ensure that the esplanade is a truly public park.



April 1st, 2014

Written testimony respectfully submitted to the New York City Subcommittee on Zoning and Franchises by Carlo A. Scissura, Esq., President & CEO of the Brooklyn Chamber of Commerce, in support of the Two Trees Domino Land Use Application.

Hon. Mark S. Weprin, Chair
Hon. Daniel R. Garodnick, Member
Hon. Vincent J. Gentile, Member
Hon. Vincent Ignizio, Member
Hon. Antonio Reynoso, Member
Hon. Donovan J. Richards, Member
Hon. Ritchie J. Torres, Member
Hon. Jumaane D. Williams, Member
Hon. Ruben Wills, Member

Good Morning Chair Weprin, other members of the New York City Council Subcommittee on Zoning and Franchises; and guests.

My name is Carlo A. Scissura, Esq. and I serve as the President & CEO of the Brooklyn Chamber of Commerce (BCC). Thank you for this opportunity to testify on behalf of all of our Chamber members.

BCC is a membership-based business assistance organization, which represents the interests of over 1,600 member businesses, as well as businesses across the borough of Brooklyn. The Brooklyn Alliance is the not-for-profit economic development organization of the Chamber, which works to address the needs of businesses through direct business assistance programs.

We would like to offer our strong support for Two Trees' vision of a mixed-use development for the Domino Sugar property and urge the committee to approve their land-use application.

As the voice of small businesses and job creation in Brooklyn, the Chamber is especially excited about Two Trees' plan to include hundreds of thousands of square feet of creative economy commercial space, which Williamsburg – and the borough as a whole – desperately need. If we hope to create and keep new, high-quality jobs in our neighborhoods, we must be forward thinking and innovative in our efforts. The inclusion of this commercial space in a truly mixed-use development plan is exactly the type of smart development that we need for our local economy to thrive.

I certainly don't have to tell this committee about the unique pressures facing many of our Brooklyn communities, in which commercial space and job creation needs, community facility needs, residential needs and affordable housing needs all come together to create significant development challenges. As noted above, in an attempt to address this situation in Williamsburg, Two Trees has proposed a mixed use, commercial/residential development with a commitment to more affordable housing units. This is terrific and something that we hope continues in future Brooklyn projects, most of which will likely be for single site development, not spread across five building sites as at Domino.



**Brooklyn Chamber
of Commerce**

In terms of some of these commercial space uses, it is gratifying to hear that Two Trees is committed to providing opportunities for small, homegrown businesses and entrepreneurs in the project's various ground floor retail spaces. As we all know, Brooklyn has become a borough of entrepreneurs and makers, and the types of small neighborhood-based businesses that have thrived in Two Trees buildings in other Brooklyn neighborhoods will no doubt thrive here.

Finally, I'd like to conclude with just a quick word about open space and quality of life. It's no surprise that people want to live and work in communities that have a great quality of life, and there's probably nothing more important in that regard than parks and open space. By drastically expanding the open space in their revised plan, Two Trees has ensured that people who work and live at or near Domino will have the highest quality of life possible.

Once again, on behalf of Brooklyn's business community both in Williamsburg and across the borough, we urge this committee to approve this land-use application and to take a critically important step forward in the creation of new jobs and open space in Williamsburg.



Metropolitan Waterfront Alliance

Testimony of Roland Lewis, President and CEO

City Council Subcommittee on Zoning and Franchises re: Domino Sugar Development

April 1, 2014

Good morning and thank you for the opportunity to submit this written testimony. I am Roland Lewis, President and CEO of the Metropolitan Waterfront Alliance (MWA). The MWA is a coalition of over 750 community and recreational groups, educational institutions, businesses, and other stakeholders committed to transforming the New York and New Jersey Harbor and its waterways to make them cleaner and more accessible, a vibrant place to play, learn, and work with great parks, great jobs and great transportation for all.

The MWA supports Two Trees' vision for improving public access to the South Williamsburg waterfront and restoring small manufacturing to the site to create a 21st century working waterfront. We believe this proposal follows many of the principles of our Waterfront Edge Design Guidelines (WEDG) program, which seeks to ensure that development along the water's edge provides equitable public access, promotes resiliency, enhances ecology, and encourages maritime use. This unique collaboration between government, non-profit groups, consultants, and other stakeholders has resulted in a set of guiding principles, or core values, for best design practices for the waterfront edge.

We believe Two Trees' current proposal provides a valuable "public good" by connecting the esplanade to the existing street grid and Grand Ferry Park to the north, creating a contiguous, multi-use public waterfront. MWA recognizes we will not turn our back on the waterfront, and provides various recommendations for more responsible development and resilient design

features within our changing environment. The proposal for the Domino site incorporates resilient design strategies that will help fortify the area against storm surge, such as raising the platform along the water's edge; setting back buildings as appropriate and improving storm water management. We also welcome Two Trees' acknowledgement that this site may be well suited to accommodate future ferry service, which would relieve pressure from nearby overcrowded subway lines and provide emergency access as needed. The current proposal also includes a shuttle service to better connect users to key transportation nodes.

Two Trees have followed some of WEDG's preliminary recommendations for public access by exceeding the DCP's waterfront zoning access requirements, and restoring visual corridors and the street grid for better circulation and access by the public. A more permeable edge and interface with the upland community creates a more welcoming environment and avoids the psychological barrier that often characterizes many waterfront developments.

Two Trees will meet another WEDG-related recommendation through incorporating historical and cultural elements into the site, as by salvaging and preserving various refinery elements as part of a planned "artifact walk". We are also encouraged that during preliminary conversations with Two Trees Management, they have responded favorably to building infrastructure for maritime use, a key part of WEDG's guiding principles. For example, the simple and cost-effective provision of bollards, cleats and gates along existing bulkheads or newly constructed piers can unlock miles of waterfront to communities and provide safe egress points for mariners in distress in case of emergencies.

Two Trees have demonstrated a commitment to engaging stakeholders at every level throughout this process. We are pleased that the project will incorporate maritime infrastructure that can accommodate moorings and temporary visits by historic and educational ships into the

conceptual design for the waterfront esplanade. MWA is eager to see the inclusion of such infrastructure, which can provide numerous public benefits and facilitate programs that “unlock” the East River and New York Harbor for the community. We look forward to working with Two Trees to convene qualified maritime engineers, boat captains, and other experts to ensure that the design is adequate for all types of people and vessels. A cornerstone and prerequisite of our design guidelines program is to incorporate community and user- based feedback in the early stages of a project’s design phase and Two Trees has continued to engage in robust community feedback.

The proposed community center and public school would benefit from the opportunity to utilize these facilities for environmental stewardship programs, such as aquatic habitat monitoring, water quality testing, and learn-to-fish demonstrations. These facilities will be a crucial link in the growing network of harbor education programs, which serve to deepen the next generation’s connection with the waterways and ecology that surround us. We look forward to working with Two Trees as they begin to identify community partners for ensuring an activated use of the water’s edge. Perhaps most importantly, this maritime infrastructure would be able to accommodate the delivery of essential goods and services or waterborne evacuation during emergencies that cripple the transit network, keeping the roadways clear and keeping New Yorkers safe and hard at work.

We are pleased that Two Trees’ proposal includes a commitment to improving – and, crucially, maintaining – public access to the East River, creates new waterfront jobs, and provides infrastructure for emergency relief. We welcome continued discussion about how this development can best suit the needs of this community, and thank you for your time.

Commissioner Been
Department of Housing Preservation and Development
100 Gold Street
New York, New York 10008

March 12, 2014

Commissioner Been:

Our names are Nancy Sher and Jeff Goodman, we are tenants at 125 Court Street, Brooklyn, New York, (unit 7JS and 7KS), a HPD approved 421a, 80/20 building built by Two Trees Development in 2005. A group of tenants have brought suit against Two Trees for fraud. On December 13, 2013 Judge Graham of the New York Supreme Court denied Two Trees's motion to dismiss the charge. This charge targets Two Trees' fraudulent representation of the rent stabilized status of the apartments as designated by the building's 421a status.

In addition, this group of tenants is seeking legal redress to the numerous Two Trees violations of the 421a rules including:

- Misrepresentation of the rents approved in the HPD Initial Schedule of Rents, fraudulently depicted in tenant leases as well as to DHCR as the legal rent. These fraudulent HPD "legal rents" are increased with each renewal lease and in some cases exceed \$18,000 (\$11,000 in excess of the approved HPD rents). Two Trees uses these deceptive "legal rents" to justify rent increases of \$2,000., a clear disregard of the Rent Guideline Board's approved increases for stabilized leases, a legal requirement of all 421a rental units. Two Trees represents these illegal increases by fraudulently depicting them as a preferential rent
- Fraudulent misrepresentation, in their initial DHCR registration, of the status of the building as being permanently exempt due to "high rent vacancy". The initial rents are depicted as preferential due to building "improvement."
- Ignores lease requirements to include certain notifications and riders as well as the time requirements to provide tenants with renewal leases. In one recent lease renewal (1/2014) a 421a Apartment Lease Rider was included that states that the owner has applied or intends to apply for 421a benefits suggesting that the building is not currently a 421a building.

Several tenants are currently on rent strike due to the appalling condition of their apartments that include:

- Extensive mold, verified by a professional mold company, 5 Boro Mold Specialists, that remain unaddressed, even though minors are in residence. These extensive areas are covered by

commercial grade plastic in an attempt to reduce the documented airborne mold and prevent further contamination of the apartment's environs.

- Large portions of flooring have buckled and split apart creating dangerous slip and fall conditions. In some areas the flooring has risen as much as 12 inches.
- These conditions are currently in their second and third cycle of repair due to water intrusion, suggesting that either Two Trees' management lacks the capacity or intention to repair and/or that the core defects in the construction of the building are, in essence, beyond repair.

There are many other concerns about Two Trees' misrepresentations in their HPD 421a application of crucial information that are elements in HPD's calculations to determine the rents represented in the Initial Schedule of Rents as well as their pervasive lack of adherence to the rules governing 421a. Included in our concerns are the following:

- Two Trees' harassment and intimidation of Affordable Living Tenants utilizing deceit and falsified presentation of documentation to attempt to evict them.
- Gross misrepresentation of their Annual Income From Other Non-Housing Sources on their HPD 421a application. For example, Two Trees estimated their annual income for an approved 700 space parking garage at \$72,000. This projected income suggests a monthly parking charge of \$9.00 per space. In the same application, Two Trees projects the rental income for the building's 15,907 square feet of commercial space as \$22,000 or \$1.38 per square foot. The tenants of the commercial space include: Santander Bank, Lens Crafter Optique, Super Runners Shop, Yogurt & Smoothies, and a vacant space formerly occupied by Park Nail and Spa.
- Gross misrepresentations of Operation and Management As Pursuant To The Annual Schedule of Reasonable Costs
- Lack of a signed HPD Final Certificate of Eligibility in either of the 2 FOIL requests and confirmed by a letter written by Robert M. Pollack on June 14, 2011 to Two Trees wherein he states that Two Trees' Final Application for Certificate of Eligibility is incomplete and proceeds to list numerous issues.

A myriad of questions regarding the HPD's process and monitoring of Two Trees' compliance to the 421a statute as well as the financing of the project include:

- How did Two Trees qualify to collect tax abatement without submitting a signed Final Certificate of Eligibility to the Department of Finance, a required stipulation?
- Two Trees collected 3 years of construction tax abatements when the building was fully occupied by August 2005, as represented in their 2005 Bond Issue. Construction was started in January

2004. Did Two Trees essentially add an additional 2 years of tax benefits to their 25 year abatement?

- Why did Two Trees return to the Bond Market in 12/05 for an additional \$11,800,000. after receiving \$92,700,000, bringing the total outside financing to \$104,500,000, when the building was complete and fully occupied in August 2005? According to the Bond Issue of 12/05:

“since August 2005, the month that full occupancy was achieved for the Project, approximately 99% of the apartments have been occupied”

“The operating income from the Project has been sufficient to pay the operating expenses of the Project and the debt service on the bonds issued to finance the Project.”

- Why is the audited review of the final costs for 125 Court Street un-notarized?
- Why does 125 Court Street appear to be one of the most expensive, if not the most expensive development, in NYCDHC’s portfolio, as depicted in their 2006 Annual Report. Based on a ratio of loan amount to number of units, 125 Court is extraordinary for its high ratio. This ratio does not include the additional \$11,800,000 generated by the 12/05 bond issue which would only increase the outsized ratio. This high ratio is striking because at that time 125 Court was built, it was purported to be the largest non union construction in the history of New York City, suggesting a notable cost savings?
- Did NYCHDC provide 100% financing contrary to their guidelines? Other than the Bond Issues what are the other sources of financing? The total amount of Bond Issue financing is \$104,500 million. An un-notarized audit of the final construction budget puts the final costs at \$107,551,261. These amounts imply 97% financing by NYCHDC.
- Did Two Trees comply with HPD’s Schedule of Reasonable Construction Costs?
- Were Bond investors misled by illegal, misleading, irregular, and/or fraudulent statements of material fact?
- Is 125 Court Street in compliance with the requirements for Low Income Tax Credits or HUD guidelines?

Given the nature of our questions, we think a forensic financial examination is justified.

Questions regarding Two Trees’ treatment of tenants as well their accountability to the taxpayer include:

- How many tenants at 125 Court Street have been illegally evicted or forced to move because of Two Trees’ disregard for the law? It is virtually impossible for a tenant, through due diligence, to understand the truth regarding the actual legal rent of their unit short of studying the complex

421a law and obtaining FOIL documents. Two Trees has infected every avenue of public inquiry with fraud.

- How many tenants are currently being grossly overcharged for rent as well as other Two Trees 'generated monthly charges?
- Were New York City taxpayers defrauded by Two Trees and their misrepresentations on their 421a HPD application, their receipt of tax abatements by the Department of Finance though they lacked the HPD Final Certificate of Eligibility, their lack of compliance to the rules of 421a and the number of tenants who have who have been defrauded, harassed, and victimized? Are taxpayers' aware that their generous largess and subsequent reduction of tax revenues, that are the funding basis of the 421a program, are being used by Two Trees to harass and intimidate all tenants including the Affordable Living Tenants?
- Is it fair for a handful of tenants at 125 Court Street to incur the legal expense to force Two Trees to comply with all aspects of the 421a law when city agencies should have a system in place to monitor their own processes at every juncture as well as enforce them?
- How does the city propose to reform the 421a program so that it is not exploited solely for the benefit of developers?

Tenants on the eastern end of the building recently received a letter from Two Trees Management informing them that their windows are to be bricked up due to construction in the adjoining lot, though they made no mention of any rent adjustments for the loss of natural light. Most of the apartments will have a room with no window. Is this legal? Did Two Trees receive money for "air rights"? Are HPD, NYCDC, and investors aware and/or concerned about the obvious diminution in the property value of 125 Court Street? Since the building's design will drastically change since its initial approval, what impact will it have on the tax abatement schedule? How did the Department of Buildings approve plans for a building with lot line windows and then issue a permanent Certificate of Occupancy for a building with lot line bedrooms that are now going to be bricked up, a clear violation of the building code.

These represent a sampling of our concerns and questions. We believe they suggest a pattern of deceit and fraud in other Two Trees properties that warrant a full scale investigation. These claims are not frivolous, rather are substantiated by FOIL documents and extensive research. Documentation is available upon request. Any number of the aforementioned claims would qualify as a default event according to the Regulatory Agreement for 125 Court Street accompanied by appropriate consequences, but thus far appear to be empty words on a page. The interests of the Bond Holders and of the taxpayers as well as the rights of the tenants are endangered by the lack of the enforcement stipulated in the agreement and articulated in the State law N.Y. RPT. 421-A.

We feel these allegations are serious enough to possibly disqualify Two Trees from ever being a candidate for taxpayer subsidies in the future and provide the grounds to re-evaluate their current fitness to continue to receive these benefits.

In addition to the fraud charge currently in Supreme Court, we are evaluating the most responsive avenues available to have a full investigation as well as a legal and public hearing regarding the process by which Two Trees 'obtained 421a benefits for 125 Court Street as well as the federal benefits, the financing, and their continuing non compliance with the law. HPD, unfortunately, has been unresponsive to date. Given that you are new to the agency we, as tenants, taxpayers, citizens, and voters, believe that you would be interested in meeting and discussing our concerns. We would welcome the opportunity. Nancy Sher can be reached at 917-628-0128 and Jeff Goodman can be reached at 917-515-8821 or 718-636-0933. We look forward to hearing from you.

Sincerely,

Sincerely,

Nancy Sher

Jeffrey Goodman

Cc: William De Blasio, Mayor New York City
Alicia Glen, Deputy Mayor for Housing and Economic Development, New York City
Carl Weisbord, Commissioner City Planning, New York City
Stephen Levin, City Council Member, New York City
Antonio Reynoso, NYC Council District 24, New York City
David Greenfield, NYC Council District 44, New York City
Kenneth L.T. Wright, NY State Assemblyman, Chair Committee on Housing, N. Y. State
Melissa Mark-Viverto, Speaker NYC Council, New York City
Brad Lander, NYC Council District 39, New York City
Thomas Di Napoli, NYS Comptroller, Albany, New York
Eric Schneiderman, NYS Attorney General, Albany, New York



Testimony Presented by Metallic Lathers & Reinforcing Ironworkers Local 46 to the NYC Council Subcommittee on Zoning and Franchises on April 1st, 2014

Good morning Chairman Weprin and members of the committee. Thank you for giving me the opportunity to testify. My name is John Skinner and I'm the President of Metallic Lathers and Reinforcing Ironworkers Local 46. We represent over 1,500 men and women in the NYC construction industry. We advocate for good jobs for all New Yorkers, real affordable housing and responsible development with long-term benefits for our communities.

This November we elected a new, progressive city government with a sweeping mandate to create good jobs, build real affordable housing and raise up our communities. As it currently stands, Two Tree's proposal for massive -- mostly luxury -- development at Domino Sugar falls short of fulfilling these goals.

We applaud Two Trees recent decision to to add 40 affordable units to this nearly 2,300 unit project, representing a 7% increase in below market rate housing on this site. However, community groups and labor unions have raised significant concerns which need to be addressed before the City Council votes on this proposal.

Let's be clear: Two Trees is looking for tremendous public benefits at Domino Sugar, including a major rezoning, a tax abatement, and nearly \$700 million in tax-exempt bonds from the state. In return, Two Trees needs to commit to real community benefits, including additional low-income housing, enhanced public and community space, local community hiring and good jobs for all construction workers on the site.

The previous Domino Sugar plan authorized by the City Council and Mayor Bloomberg delivered on many of these commitments, including a plan for local hiring and good jobs for all construction workers. Two Trees should at least be held to the same standard.

Unfortunately, Two Trees wants to pick and choose which construction workers will receive adequate wages, healthcare, retirement benefits and safety training -- leaving other workers out in the cold. I am confident the City Council agrees that this Tale of Two Cities scenario at Domino Sugar is unacceptable.

NYC's construction unions have worked hard to make sure that construction jobs remain a solid pathway to the middle class for our communities. Last week, Columbia University released a study demonstrating how NYC union pre-apprenticeship program called Construction Skills 2000 successfully targets minority youth and places them in middle class construction jobs, where the average salary is \$67,110. According to this study, Construction Skills has placed nearly 1,500 high school students into union apprenticeship programs, 90% of whom are black, latino or asian.

Two Trees' refusal to commit to good jobs for all construction workers is all the more troubling given the company's history of hiring irresponsible contractors who exploit workers and violate the law.

Just last week, Manhattan District Attorney Cy Vance issued a report showing that irresponsible construction contractors cheat the City and the State out \$500 million annually by illegally misclassifying their workers and committing disability insurance fraud and workers' compensation insurance fraud. In the process, these contractors shift the insurance burden onto their law-abiding competitors and create an unlevel playing field. At least one Two Trees contractor at the company's Dock Street project has been found to have engaged in this type of employment fraud.

These kinds of irresponsible contractors flourished under the Bloomberg administration. Let's make sure that law breaking contractors like these have no place at Domino Sugar.

Local 46 is eager to work in partnership with the community, Two Trees and the administration to create good jobs, build real affordable housing and create long-term community benefits. Before you vote on this plan, I urge the City Council to ensure Two Trees addresses all outstanding community and labor concerns. I am confident that we can strengthen this plan, lift up our communities and create a template for responsible development moving forward.



**Neighbors Allied for Good Growth (NAG) and
Greenpoint Waterfront Association for Parks and Planning (GWAPP)
Testimony on Proposed Domino Development
City Council Subcommittee on Zoning & Franchises
April 1, 2014**

Neighbors Allied for Good Growth (NAG) is a community-based organization that has been advocating for waterfront access, reduction of environmental hazards, and policy that promotes a healthy, mixed-use community in North Brooklyn since 1994. The Greenpoint Waterfront Association for Parks and Planning (GWAPP) is a community activist organization dedicated to education and outreach on issues affecting the environment, waterfront and neighborhoods of North Brooklyn. Along with other local organizations, we have been working to educate the community about this development and solicit comments from local residents. What follows are our comments based on our experience working in North Brooklyn and feedback from our neighbors.

In 2010, NAG opposed CPR's Domino rezoning plan because the proposed density was an unsustainable burden on the infrastructure of our community and because the developer's promises, such as the development of 660 units of affordable housing, were not guaranteed. Despite our opposition, the rezoning was approved.

Now, a new developer – Two Trees Management – has acquired the property and proposes changes. The choice presented to the community is the previous flawed zoning with its unenforceable promises, or Two Trees' updated plan. While Two Trees' plan does not correct the central flaw of the impact of the density of the 2010 approval, we do commend Two Trees for actively reaching out to and working with the community in the process of this plan's development. We feel that Two Trees' plan is an improvement in so many ways on CPR's. However, there is still opportunity to make it better. Chief among these, Two Trees and the City (which made commitments in 2010 that have not been fulfilled) need to make enforceable commitments to community benefits that will help to offset the extreme impact that this project will have on North Brooklyn. We recommend the following modifications:

Affordable Housing

Today's most pressing concern in North Brooklyn, and particularly in Southside Williamsburg, is affordable housing. More than 20% of the Latino community of the Southside has been displaced from their neighborhood over the last 10 years, and this crisis only appears to be worsening. The City Planning Commission and Mayor de Blasio, working with Two Trees, have made significant changes to the affordable housing component of this plan. These changes address many of our prior concerns. Still, we ask the Council to be vigilant in ensuring that all of the affordable housing agreed to in prior negotiations is guaranteed in perpetuity. The Council should guarantee the affordable



housing in a restrictive declaration on the property. We learned our lesson from CPR, and need to ensure that if the property is flipped again, we don't lose this commitment.

The average CB1 resident makes about 62% AMI, and the average resident of the Southside makes much less, under 40% AMI according to some reports. We encourage the Council to work with Two Trees and the City to provide the necessary subsidies to bring the qualifying income bands for the affordable housing down as much as possible, and to provide as many larger, family-sized units as possible.

Related to affordable housing is the issue of secondary displacement. The Southside community is in crisis, and this development will only hasten the gentrification and associated displacement that this community has been experiencing. We encourage the City to undertake a separate action to expand the Anti-Harassment Zone, established in 2006 as a follow-up to the 2005 rezoning, to cover the entire Southside, and to strengthen its provisions for tenant protections. We also encourage Two Trees and the City to provide funding for tenant services through the Mobilization Against Displacement coalition, particularly for the groups that serve the Southside community.

Open Space

In general, Two Trees' open space plan looks to be a vast improvement on CPR's. However, examining the numbers reveals that, although Two Trees says that they are creating almost two more acres of public open space than CPR's plan would have, this increase primarily includes streets, sidewalks, "private drives" and other "upland connections." Following changes to height and massing of buildings and the reconfiguration of River Street, the gain of publicly accessible space is in fact less than 1 acre.

A real opportunity exists right next door to the Domino site to substantially enhance the open space for the Southside and all of Community Board #1. We strongly encourage Two Trees and the City to financially support the community's plan for the development of Williamsburg Bridge Park, near the Domino property on the waterfront. We have developed a prospectus for this with the Regional Plan Association, which we are happy to provide upon request.

Transportation

Two Trees estimates that, in full build-out, this project will bring 6,116 residents and 2,742 employees to the development. According to Two Trees, this translates to an increase of over 1700 subway trips in the morning and 2000 in the evening (over 600 more each than CPR's plan).

We acknowledge that the developer has little control over the area's public transit options, but we strongly urge the City to make good on its commitment to widening the Bedford



Avenue station's S3 stairway by two feet, as promised in the 2005 rezoning.

We also urge the Council to hold the City to its prior promise to conduct a comprehensive transportation study for all of Community District 1. CB1, NAG, GWAPP and others have repeatedly advocated for a comprehensive transportation study for North Brooklyn. This was a glaring need at the time of the 2005 rezoning, and it is even more so today.

Additionally, we commend Two Trees for ensuring that the Brooklyn Waterfront Greenway route remains intact during construction, and hope to see the developer work with the Brooklyn Greenway Initiative to incorporate the greenway design into its final plans.

Environment

Given this project's density and the associated impacts on our community's infrastructure, we ask that the site design go beyond storm water management and offset this new combined flow via green infrastructure interventions wherever possible, cutting-edge water conservation within the buildings, and on-site treatment. The development must demonstrate how proposed design will not increase impact from floodwaters on neighboring properties and infrastructure.

Jobs

Two Trees' plan to create a mixed-used, 24-hour community is a positive step for North Brooklyn - NAG has long been an advocate of mixed-used development and walk-to-work jobs; in fact, the community has been advocating for mixed-use development since before 2005. We are excited for the potential of the commercial space to bring small manufacturers, cultural institutions, high-tech and green-tech firms, and other local businesses to the development.

However, particularly with tech firms and other such jobs coming to the neighborhood, we must ask - whom will these jobs benefit? According to the Census, Latinos make up less than 8% of people in NYC employed in the "information sector," including film, radio, television, social media, and publishing. In 2011, according to Inc, only 25% of tech jobs were occupied by women. We encourage Two Trees and the City to fund job training programs for the community that teach the skills necessary for the high tech industry. We also encourage Two Trees to provide affordable space for artisans and artists, whose spaces in North Brooklyn have become increasingly unaffordable in recent years.

Conclusion

We reiterate that this plan is in so many ways preferable to CPCR's. We understand that large-scale development at this site is, at this point, mostly inevitable. We look forward to working closely with Two Trees over the life of this project and hope that the developer and the Council can work together to provide the community with the necessary benefits to mitigate the impact of this massive development.

FOR THE RECORD

Hello, my name is Raul Otaño. I was born in downtown Brooklyn, raised in Williamsburg. I've lived here my entire life. Just recently I was laid off after 8 ½ years at my job, because my position was outsourced to another division within the company. I am currently searching for employment. I enrolled in the St. Nicks Alliance Workforce Alliance in their Job Readiness program to assist me in finding employment. With new opportunities coming to Williamsburg, these jobs are not only important to myself, but critical to the community as well.

Raul Otaño

RaOta825@gmail.com

(347) 581-1639

FOR THE RECORD

Hello, everyone;

My name is Miguel A. Torres;

I was born in Puerto Rico, however, at a very young age my parents moved to Williamsburg New York. I was currently laid off from my last job where I served as an office clerk. At that point I enrolled in the stronger fathers, stronger families, Job Readiness program at St. Nicks Alliance Workforce Development to prepare myself for job opportunities. I would appreciate it if the new job opportunities coming to the neighborhood would become available to those of us who reside within the community so that we can continue to provide for our families and keep the community strong. Thank you.

Miguel A. Torres

347-447-0613



Domino Sugar Project City Council Hearing

April 1, 2014

L. Nicolas Ronderos, New York Director, RPA

CEQR Number 07DCP094K

My name is L. Nicolas Ronderos and I'm Regional Plan Association's New York Director. RPA aims to improve the New York metropolitan region's economic health, environmental sustainability and quality of life through research, planning and advocacy.

RPA supports the proposed redevelopment of the Domino Sugar site because it offers a range of benefits that can come with carefully planned, large development projects. The project provides a substantial amount of below-market housing above the city's current requirements; adds to outer-borough employment opportunities; and strengthens and provides significant new space for Brooklyn's emerging tech district. It also provides for attractive public access to the waterfront for a community that has long been walled off from the East River.

The proposed Domino Sugar Project modifications will reconfigure building lot coverage, heights, and setbacks; allow for the redistribution of floor area among the various buildings; permit the co-location of residential and commercial uses in the same building; liberalize the parking and loading locational criteria; lock in building massing; and allow for enhanced public open space by realigning the public access area and visual corridor requirements. This will complement the Brooklyn Waterfront Greenway, developing open spaces including Bushwick Inlet Park and the proposed Williamsburg Bridge Park.

RPA believes the modifications under review are warranted and will be an improvement over the previous plan. I want to express our support for this important project for its expected benefits to North Brooklyn, New York City and the region. This is the type of borough development needed in New York as it creates diverse types of housing, community facilities and open spaces in growing areas of the city. Plans by the developer to provide a shuttle bus to take residents and workers to the Driggs Avenue entrance of the L train and by the MTA for new bus service in the area are important to support this project. In the future, an East River Ferry stop at Domino might further reduce pressure on the L train and the JMZ line.

###

Good Morning

My Name Is Ronald Lee and I am the Director for Operations at St Nicks Alliance Work Force Development Division. St Nicks has been training Environmental Technicians since 2001. I venture to say we have trained over 500 in the last 13 years. All have been certified and licensed as an Asbestos Abatement Workers. Some in the past years have become Asbestos Abatement Supervisors. And this is not the only area they are licensed or certified to work.

Some have as much as 9 certifications and/or licenses from the 10 OSHA health and safety to Project Monitor.

So even with our trained and experienced graduates we were not part of the community benefits agreement as it related to the ground remediation and asbestos removal.

It is with this knowledge we urge you to consider Two Trees to make a binding commitment to St Nicks to use their graduates as a reliable source to recruit and hire 25% of the workforce needed for the project.

Some of our graduates came to us with other construction skills such as carpentry, roofing, plumbing and even some mechanical workers.

We realize the General Contractor and sub contractors are the ones to make the choice of who they employ.

All we ask for is a fair chance for the graduates to be interviewed and selected in a democratic process that is transparent and meets the need of the project.

Lastly, if Two Trees is truly about giving back to the community, then Two Trees should be an ambassador for community residents and ensure that the GC and Sub contractors hire at least 25 % of the work force directly from the community not just imports from other project sites.

Ronald Lee
Director of Operations
St Nicks Alliance
790 Broadway
Brooklyn, NY 11206
rlee@stnicksalliance.org
www.stnicksalliance.org



April 1, 2014

TO: NYC ~~Planning Commission~~ ^{City Council}
FROM: Steve Hindy, founder and president, Brooklyn Brewery
Re: The New Domino Development

Since the rezoning of North Brooklyn, I have heard many complaints that the new developments on the waterfront were not substantially different than, say, apartment towers in Jersey City, or Houston. And I have to say that I did not disagree. The towers did not seem appropriate for the creative, dynamic population of Brooklyn.

Two Trees has dramatically changed the shape and focus of the already approved Domino development. I think the new vision deserves approval because it provides for more commercial development, which means jobs, and for affordable housing that is more integrated into the market rate housing units. It is also an exciting expression of a revitalized Brooklyn. It is not just another bedroom community, but a real community, providing space for start-up businesses of all kinds and more open space for people choosing to live and make families in Brooklyn.

What makes Brooklyn great is its people. Brooklyn is a community of strivers, of people trying to better themselves and create a better world for their families. Two Trees re-imagined Domino development will attract the kind of folks who want to put down roots and contribute to their community, not just ride the L Train back and forth to Manhattan.

Brooklyn once was a city with a plethora of industrial businesses and solid jobs, companies like Pfizer, Schaefer and Rheingold beer, American Lithograph, Hecla Ironworks and Domino Sugar. The people pouring into Brooklyn today have what it takes to create a new Brooklyn economy for the 21st Century. It will not be like the smokestack economy of old, but rather a range of tech, film, fashion, hospitality, food and beverage companies and artists and writers of all kinds.

In short, an economy of makers, creators and inventors.

The Domino effect will raise the bar for future development in Brooklyn.

I urge you to approve this project.

Thank you,

Steve Hindy, Co-Founder, Brooklyn Brewery

April 1, 2014

To: The New York City Council

Re: Two Trees proposed Domino Sugar Factory Site Development

From: **The Creative Economy Group**; a group of residents and businesses in support of the creative economy in North Brooklyn.

In the interest of social and economic justice, urban vitality and cultural diversity we need to build affordable housing. At the same time, to ensure economic opportunity for all New Yorkers we need to build space for work. It is in the long-term economic and cultural interest of our neighborhoods and the city that mixed-use *non-retail space* is built into new development in Williamsburg, Brooklyn.

Williamsburg's diverse residents, legacy businesses, cultural organizations and entrepreneurs have created a neighborhood that is the envy of the world. Williamsburg and Greenpoint are diverse, walk-able, live / work neighborhoods. It's why innovative companies like Amazon, Vice Media and Kickstarter to name a few have decided join North Brooklyn's dense creative economy.

In North Brooklyn, demand for *non-retail commercial space* far exceeds supply and demand is increasing. Yet, due to the zoning changes of the past decade, the amount of *non-retail commercial space* in Williamsburg and Greenpoint is decreasing rapidly. *To ensure North Brooklyn's future is prosperous and innovative for all, we need to build non-retail commercial space that will accommodate legacy businesses and new creative economy endeavors.*

If we build single-use residential developments, instead of being home to a vibrant, complex new economy, North Brooklyn will become an inner ring commuter suburb. The commuter model of borough development is antiquated. Mass transit to Manhattan is overburdened and many people would prefer to live and work in their neighborhood.

Manufacturers, co-working spaces, incubators, artistan studios, scaled technology companies, cultural institutions, music industry businesses, tech start-ups, film and television production offices and all kinds of innovative enterprises want to locate in Williamsburg, and they will if there is appropriate *mixed-use non-retail commercial space* available.

Two Trees plan for a live / work development includes ⁵~~six~~ hundred thousand square feet of *non-retail commercial space* in the historically preserved refinery building. The refinery building will be a much needed *non-retail commercial* hub for the creative economy, a place for about 2,700 people to work in Williamsburg.

In the 21st Century, our city needs to build a diverse and resilient new economy that will benefit everyone. We need space to work, create and innovate. If we don't build space for the new economy now where will people work?

We strongly support Two Trees plan for mixed-use development.

SIGNED:

William Harvey
Resident & Principle
William Harvey Studio, Inc.
214 north 8th St.
Brooklyn, NY 11211

John Stires
Brian Leventhal
Brooklyn Winery
212 North 8th St.
Brooklyn, NY 11211

Manu Garza
Resident & Principle
Et Al. Collaborative
65 Roebling St.
Brooklyn, NY 11211

David Bers
Resident & Principle
David Bers Architecture
470 Union Ave.
Brooklyn, NY 11211

Dewey Thompson
132 Calyer Street
Brooklyn, NY 11222

Nicholas Ziff Griffin
Resident & Broker
Apartments and Lofts Realty
482 Driggs Avenue
Brooklyn, NY 11211

Ralf Mayer
Principal
MDMI Architects
197 Nth 6th
Brooklyn, NY 11211

Noel Wiggins
Founder & CEO
Areaware
109 South 5th Street #600
Brooklyn, NY 11211

Dafna Naphtali
Resident
Adjunct Faculty
Music Technology Program
Music & Performing Arts Professions
School of Education, New York University

Testimony, Domino, Darren Lipman 4/1/14

Allowing building on a flood plane is reckless and short sighted, our president says climate change is real and water levels will rise. The newly updated 2014 FEMA flood zone building guidelines will not be sufficient in 2080 as the previously amended guidelines were not currently. It is time to rethink the 2005 waterfront rezoning before its too late. Developers should be responsible for paying for any future needed levees, not tax payers.

Lottery housing is not the solution to the affordability problem. 56k applications in a recent Chelsea's housing lottery -- we are never going to fill the need with the inclusionary housing program. A more equitable solution would be a developer funded housing voucher system.

We must get speculation out of the market to promote housing affordability, Hong Kong has a 15 percent tax for foreign purchasers. I recommend any non New York resident purchaser pay 7% on purchase and 7% on sale. This would drive down speculation, increase the tax base and lower prices.

Transportation, Domino's shuttle should only go to the city. The L and M trains are already over capacity and Domino's thousands of residents will make this situation even worse.

Wealth disparity, two trees has done nothing good for the affordability of dumbo, literally kicking the artist that helped gentrify "their" neighborhood to the curb.

This project dose little to solve this problem, the free market units will be affordable only by 90th percentile wage earners and above. While we provide all this welfare I don't mean needy welfare I mean corporate welfare. Tax breaks for construction, 421a rebates, brownfield subsidies, low interest bonds etc.

Jeb dose not even pay the same income tax as his attorney, while his attorney pays somewhere in 39% range. Billionaire Jeb pays similar to what Mitt Romney pays 14%. Real estate partnerships get the same carried interest tax loophole as hedge funders. let's stand together to send a clear message to the Feds that we need to close this tax loophole.

TO: Council Member
FR:: Tenants at 125 Court Street, Brooklyn, New York
DA: Monday, March 31, 2014
RE: Two Trees Development and Management

Attached please find a letter written to HPD Commissioner Beem outlining the numerous legal violations of the 421a law by Two Trees Development and Management at 125 Court Street, Brooklyn, New York 11201. The allegations are substantiated by 2 different FOIL requests and in-depth research. The questions posed in the letter are thoughtful and well considered, grounded in extensive examination of available public records.

Yet, Ms Beem nor any of the individuals Cc'd, within the letter, with exception of the Attorney General's office, bothered to take the time to respond or inquire about the claims contained within the letter. Nor did any of the individuals who received the letter seem concerned that Two Trees Development and Management is slated to go on trial for Consumer Fraud and Deceptive Practices (General Business Law § 349) in the New York Supreme Court due to their knowingly fraudulent and deceptive misrepresentation of the rents to prospective tenants as well as former and current tenants. These misrepresentations are in clear violation of the 421a state law (N.Y. RPT. Law § 421-A) and city rules (Title 28) and are a serious challenge to the viability of the city's capacity to monitor and enforce the 421a program, funded by taxpayer largess.

What does it take for a New York City citizen, taxpayer, and voter to elicit a response from their elected officials? In an effort to have our voices heard above the din of the outsized influence of the real estate industry we are reaching out to the entire New York City Council in the hope that at least one individual will take the time to listen and initiate an inquiry into the myriad ways that Two Trees Development and Management has violated and continues to disregard the 421a law at the expense of the tenants who reside at 125 Court Street, Brooklyn, New York 11201. Even now, tenants are being forced out due to the unauthorized stabilized rent increases of 15% on rents that are themselves illegal. Sadly, the Affordable Living tenants are equal opportunity victims of their deceit and intimidating methods.

We, the tenants at 125 Court Street, are a microcosm of the diversity of New York City, we love the city, we earn our livelihood here, raise our families, and we believe in the democratic process. We presume that our city government cares when its citizens and laws are exploited for the sole purpose of the illicit gains of a corporation. We would have been content had Two Trees reformed its practices and abided by the law but they have chosen to force this issue into the Courts and City Hall. Finally, we feel we would be complicit in this wholesale disregard for the law if we did not speak out as the City considers additional taxpayer subsidies to a corporation that has grown accustomed to operating above the law, confident that those charged with enforcing the law will not do so.

Council Member, we beseech you to hear our voice.

Correction: Please note that on page 2, bullet point 6 the letter referred to as being from Robert M. Pollack is actually from HPD. A clear confirmation of HPD's knowledge that Two Trees did not secure the required Final Certificate of Eligibility, a mandatory legal condition for the Department of Finance to commence with the tax abatement.

Dear Land Use Committee,

TF Cornerstone Project will have dramatic negative effects on Mass transportation and Traffic.

- TF Cornerstone admits that mass transportation will be negatively impacted.
 1. TF Cornerstone admits (in its “unavoidable adverse impact” section of its project plan) that there will be a significant negative impact on buses along 57th Street, including the M57 and M31 which are already filled to capacity at rush hours, often passing stops because they cannot fit additional passengers.
 2. Subway stations at Columbus Circle are already inundated with millions of travelers each day, servicing customers who go to Roosevelt Hospital, John Jay College, Fordham University, Time Warner, Hearst and others. Adding 3, 000 more people to this station and at least 8, 000 more at the completion of other projects in the immediate vicinity within the next year will make matters worse and create a dangerous situation for all travelers.
- TF Cornerstone admits that this project would negatively affect at least 13 intersections as noted in their “unavoidable adverse impact” section of their project plan. Traffic along 57th Street is bad during most times of every day and cannot sustain additional car and foot traffic from 1189 more units (2, 065 with their development across the street) with 500 more parking spaces. Extended curbs will exacerbate traffic issues.
- TF Cornerstone admits a significant negative impact on street crowding in its “unavoidable adverse impact” section of its project plan. Street crowding affects the health and well being of all residents. Older citizens and our youngest citizens in particular, suffer greatly when they cannot safely get to and from their own homes.

Sincerely,

CROWDED

Citizens for Responsible, Organized Westside Development with
Environmental Deference

322 West 57th Street New York, NY 10019

Email: crowded.10019@gmail.com

Donna & Robert Barisciano, Bob Berkowitz, Jessica Bondy,
Frank Carucci, Joel & Phyllis Ehrlich, Ronnie Eldridge,
Kathy Gaffney, Taylor Hanex, Ed Johnson, Warren Lee,
Shellia & Zach Levin, Joel Levitch, Jeff Levy, Don
LeoGrande, Joseph LeoGrande, Leslie Morioka, Jack & Joann
Schwager, Arthur & NormaWarady, Susan Yager

FRANK CARUCCI 322 W57 ST. APART. 21D NYC 10019 RE: 606 W 57St. NYC 4/1/14

THANK YOU FOR GIVING ME THE OPPORTUNITY TO EXPRESS MY INCREASING CONCERNS ABOUT THE 606 W57 ST. PROJECT. WHILE WE COMMEND THE POSITIVE POSSIBILITIES LIKE INCREASED JOB OPPORTUNITIES AND AFFORDABLE HOUSING WE QUESTION THE DENSITY RATIOS THAT WERE USED TO MAKE THIS ONE OF THE LARGEST HOUSING COMPLEXES IN NYC. LOCATED IN ONE OF THE MOST PROBLEMATIC TRAFFIC AREAS IN NYC.

WE THINK 606, AND 3 OTHER NEIGHBORING PROJECTS SHOULD NOT BE ASSESSED AS INDIVIDUAL PROJECTS BUT MUST BE CONSIDERED AS PART A COMBINED GROUP OF NEW BUILDINGS THAT WILL SERIOUSLY IMPEDE TRAFFIC FLOW IN AND OUT OF THE NORTHERN MANHATTAN CORRIDOR AND NEGATIVELY IMPACT THE FLOURISHING TOURISM IN THE THEATER DISTRICT AND LINCOLN CENTER AREAS.

HOW DID THIS GROUP OF BUILDINGS AND DEVELOPERS MANAGE TO EXCEED EXISTING CEQR THRESHOLDS AND GET VARIOUS WAIVERS, AND ZONING CHANGES AND IGNORE ISSUES DEALING WITH NEW SCHOOLS, LIBRARIES AND TRANSPORTATION NEED?

HOW DID THIS MASSIVE PROJECT GET APPROVAL IN AN AREA THAT IS VULNERABLE TO WATER AND FLOOD ISSUES. THIS LOW AREA NEAR THE HUDSON RIVER HAD MAJOR WATER ISSUES DURING HURICANE SANDY AND WOULD HAMPER EMERGENCY PROCEDURES DURING LIKELY RISING WATER LEVELS AS REPORTED IN ALL MEDIA JUST YESTERDAY?

THE BUILDERS ACKNOWLEDGE THAT FROM 13 TO 17 CROSS SECTIONS IN THAT AREA WILL BE NEGATIVELY IMPACTED BY THE INCREASED TRAFFIC IN THIS AREA.

A FEW YEARS AGO ANOTHER PROJECT WAS GIVEN A VARIANCE THAT CLOSED THE TRAFFIC EXIT FROM THE WESTSIDE HIGHWAY ONTO 72ST, SO NOW ALL TRAFFIC EXITS THE HIGHWAY AND FUNNELS DOWNTOWN AND ONTO 57ST & 56STs. DID ANYONE THINK OF THE TOURISTS AND FAMILIES WHO COME TO TOWN TO SEE A BROADWAY SHOW AND GET CAUGHT IN HIGHWAY OR TUNNEL TRAFFIC AND ARRIVE LATE BECAUSE OF ADDED TRAFFIC AND PARKING PROBLEMS? DID ANYONE EXPLORE THE IMPACT ON THE NEIGHBORING LINCOLN CENTER AREA?

THIS PROJECT ADDS THOUSANDS OF PEOPLE TO THE AREA AND IRONICALLY REMOVES AN EXISTING PARKING GARAGE FOR 1000 CARS AND REPLACES IT ONE FOR ABOUT 500 CARS

AT THE FOOT OF 57ST, BY THE WEST SIDE HIGHWAY, THE INCLUDED AUTO DEALERSHIPS WITH STREET SERVICES PLUS ALL THE OTHER BUILDING TRAFFIC WOULD MAKE 56 & 57 STS AN OBSTACLE COURSE FOR ALL VEHICLE TRAFFIC ENTERING OR EXITING THE CITY.

GOOD, RESPONSIBLE, LONG RANGE PLANNING SHOULD BE LOOKING FOR WAYS TO BROADEN THESE STREETS AND MAKE THEM MORE EFFICIENT PATHWAYS TO THE HIGHWAY. THIS DOES THE OPPOSITE. WE URGE THAT THE SCALE AND SCOPE OF THIS PROJECT BE REDUCED AND EXPLORE IT'S IMPACT ON THE CITIES TRAFFIC FLOW AND HOW IT IMPACTS SAFETY AND TOURISM.



New York Hotel and Motel Trades Council, AFL-CIO • 707 Eighth Avenue, New York, NY 10036 • Telephone (212) 245-8100 • Fax (212) 977-5714 • www.hotelworkers.org

606 West 57th Street
April 1, 2014

My name is Devin Maroney and I am the Deputy Political & Strategic Director for the New York Hotel & Motel Trades Council. We are the union representing over 35,000 hotel workers in the New York area.

Thank you, Councilmember Weprin and members of the committee, for the opportunity to speak today about why the Hotel Trades Council supports the proposal to rezone 606 West 57th Street and adjacent lots.

The proposal for 606 West 57th Street is an example of responsible development. TF Cornerstone has set a high bar in their commitment to good jobs and responsible economic development.

We support the Council's efforts to modify the zoning text so that hotels will be allowed only by special permit on the rezoned site. It will give the community a real seat at the table if a hotel is built there down the road. Given the significant impacts of hotels on their surrounding communities, a special permit is a critical tool that will allow all of the stakeholders in this area to have a say.

Thanks to this language, any future hotel development here will be held to the same high standards as TF Cornerstone in demonstrating their commitment to the needs of the men and women building the site and the people working there over the long run. As we know from this rezoning process, when everyone gets together ahead of time, we get great results.

It is worth noting that these members have fought hard for one of the best service sector contracts in the country, yet finding affordable housing in Manhattan remains a problem, even for middle class residents. We laud Councilmember Rosenthal's efforts to include a affordable housing in this project.

We endorse this project and the rezoning, and hope the City Council will, as well.

Thank you for your time.

TESTIMONY
CITY COUNCIL HEARING
APRIL 1, 2014
606 WEST 57TH STREET PROJECT

The Real Estate Board of New York is a trade association with 15,000 builders, owners, managers, brokers and other real estate professionals active in New York.

We are here today to support the proposed land use actions which are required to build a 1,027 unit residential rental building which would contain 207 units of permanently affordable housing.

New York City continues to build fewer units than we need to meet our growing population and to address our affordable housing problem. According to a report by Columbia University's Center for Urban Real Estate (CURE) New York 2040: Housing The Next One Million New Yorkers we are going to need 400,000 new housing units over the next 20 years for an annual average of 20,000 a year to address our projected population growth. The recession slowed this growth for a few years. However, based on the most recent information our population growth has picked up markedly. Unfortunately, our housing production has not.

Between 2004 and 2010 we completed on average approximately 24,000 units a year. Since then production has slid dramatically from approximately 14,000 in 2011 to 9,400 in 2012. Well below what is needed to meet the housing demand at all rent levels.

Large scale projects like 606 West 57th Street, built by a developer with an unblemished record in finishing what they start, are the kinds of development that can help us achieve the production goals needed to meet our affordable and market rate housing needs. Projects of this size are few. Of the approximately 100 80/20 projects built since 1984 only six have had more than 1,000 units. We should seize these opportunities when they arrive.

We recognize that the housing affordability problem is not limited to households making less than 50 percent of the area median income. The local Community Board for this neighborhood has recognized the broader scope of the affordability problem and has highlighted the need to better serve households with income from 80 percent to 165 percent of AMI.

However, the programs that make such affordable housing possible in the high cost areas of Manhattan only provide financial benefits for serving households with an AMI of generally 60 percent and lower.

We need to develop a wider range of new incentive programs that serve a broader range of incomes while at the same time maintaining the economic feasibility of new housing development. Until such programs are in place, new housing development that provides a sizeable amount of new affordable and market rate housing like 606 are good for our city, even though not perfectly in sync with our new housing priorities, and should be supported.



Testimony Presented by Metallic Lathers & Reinforcing Ironworkers Local 46 to the NYC Council Subcommittee on Zoning and Franchises on April 1st, 2014

Good morning Chairman Weprin and members of the Committee. My name is Vivienne Keys. I am a resident of Bushwick and I'm also a proud member of Ironworkers Local 46.

I would like to speak about the need for good jobs, middle class career opportunities and real affordable housing at the Domino Sugar project.

As a local resident I can tell you that our communities need good jobs and real career opportunities. As a member of Ironworkers Local 46, I can tell you first-hand what a good job really is. I receive middle class wages, excellent benefits and important safety training. Additionally, my apprenticeship training gives me the skills needed for a lifelong career in the construction industry and the opportunity to work on major construction projects in the NYC area.

When wealthy developers like Two Trees come into our communities and ask for zoning changes and other special benefits, they need to give back to the community. This means Two Trees should commit to creating middle class jobs and real career opportunities like I have as a member of Local 46 – not just short-term, low wage jobs.

Unfortunately, Two Trees has not committed to providing good jobs for all construction workers on the project. If Two Trees is able to pick and choose which workers receive decent wages, benefits and adequate safety training at Domino Sugar, our communities will have less opportunities to get a good job on this project and a real career opportunity.

It's simple. All construction workers on the Domino Sugar project should have the same middle class job and the same career opportunity that I have had as a member of Local 46. Two Trees shouldn't be able to stand in the way of this.

In addition to good jobs, it's important that the Domino Sugar project provide real affordable housing for our local communities. This means making sure that there is additional low income housing set aside at the project. As a simple rule, affordable housing at projects like Domino Sugar should be affordable for the construction workers who will build it.

The City Council has a tremendous opportunity to make sure that the Domino Sugar rezoning raises up our community.

I urge the City Council to make sure Two Trees commits to good jobs for all construction workers, real affordable housing and long-term community benefits.



Subcommittee on Zoning and Franchises

March 31, 2014

Testimony on C 130366 ZMM, 606 W. 57th Street

Good morning and thank you for the opportunity to speak today.

My name is Steve Cohen and I have been a proud member of Service Employees International Union Local 32BJ for years. SEIU Local 32BJ represents 75,000 New Yorkers like me in the property services industry. We are the security officers, doormen, porters and janitors who help make the city home. Over 400 of us work in Community Board 4, where this project will be located. On behalf of SEIU Local 32BJ, I am here to support TF Cornerstone's project.

I have been incredibly fortunate to be a for years and to be able to be a member of Local 32BJ. This has provided me with the chance to make a life in New York City.

Through this public review process, we have been able to work effectively with TF Cornerstone in order to ensure that the permanent jobs created by this project are in keeping with city-wide standards for the residential industry. This will help building services workers earn the wages and benefits they need to get a foothold in the middle class.

As the City reflects on better ways to tackle new development, we should make sure we are creating jobs that provide a solid future both for residents and for the community. That's the best way to make sure New York City continues to be a thriving, multi-generational place to live.

TF Cornerstone has committed to make sure that all jobs created at this project are good jobs; they have committed to hundreds of units of permanently affordable housing; and they are providing a much needed public school for the area. This is the first big project to come through the new administration and we think this reflects a great start.

Thank you.

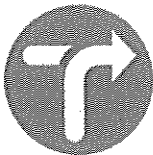


TWO TREES
Management Co. LLC

Public Support for the New Vision for the Domino Sugar Site



**The
New York
Times**



**TRANSPORTATION
ALTERNATIVES**

**NEW YORK
POST**

Center *for an*
**Urban
Future**



**THE AMERICAN INSTITUTE
OF ARCHITECTS**



Metropolitan Waterfront Alliance

NYU Wagner
**rudin
center**
for transportation policy & management

CRAIN'S
NEW YORK BUSINESS

DAILY @ NEWS

April 2014

New Vision for Domino Sugar Site: What They Said...

Crain's Editorial:

"The Domino plan is fantastic, as we have noted before, because it will smartly and spectacularly transform a derelict industrial property into a mixed-use mecca ... Domino was a compromise that satisfied both parties. It represents a step toward the certainty that businesspeople crave and arguably bodes well for developers and Mr. de Blasio alike."

David R. Jones, president of the Community Service Society of New York, in the Architect's Newspaper:

"This is the kind of initiative the city should be taking to ensure that the affordable housing component in major developments is maximized. The mayor has raised the bar for future developments and signaled that he intends to fully incorporate affordable housing into his policy vision."

New York Times Editorial:

"Mr. de Blasio has spent two months walking a delicate line — as an unabashed populist who needs to work with developers to get them to build the units he wants. Mr. Walentas has evidently found a mayor he can do business with, and an array of subsidies and tax breaks from city and state that will still make the deal sufficiently sweet."

Justin Davidson, New York Magazine:

"When the Planning Commission approves Two Trees' new plan for the Domino Sugar factory site in Williamsburg today, everyone involved will have earned the right to down a shot of bourbon in celebration and relief. Developer Jed Walentas will have nudged his bold vision across the finish line, complete with tech-friendly offices, skinny towers, a public waterfront, and streets lined with small, non-chain stores. The de Blasio administration and City Planning commissioner Carl Weisbrod will have eked out an extra dollop of affordable units, including large family apartments for middle class renters — and made them permanently affordable, so that they can't be deregulated a few decades from now."

City Planning Commissioner Maria del Toro:

"I would like to commend the administration and Two Trees for being able to negotiate an agreement that I hope will serve as a model for future negotiations."

City Planning Commission Chair Carl Weisbrod:

"We want to encourage development with bold designs and great sight plans like Domino. We know this increases the value of development. We also wanted to ensure that the public can share in the increased value through the provision of affordable housing."

"I believe we are all in agreement that this application represents an improvement over the previously approved Domino project with respect to its site plan, enhanced open space, and the fact that it will include incubator, tech and commercial office space that will enable emerging industries to grow in Williamsburg."

Deputy Mayor for Housing and Economic Development Alicia Glen:

"We set out from Day One to get the best possible value for the public. This partnership delivers on that commitment. We are securing more of the affordable housing families in Williamsburg need, and we are doing it by working together. This agreement is a win for all sides, and it shows that we can ensure the public's needs are met, while also being responsive to the private sector's objectives."

Paul Goldberger, Vanity Fair:

"SHoP's new plan for the section of the Brooklyn waterfront around the old Domino sugar refinery in Williamsburg is one of the most exciting developments New York has seen in a long time."

"This striking project, full of fresh thinking and creative imagination, is designed to be part and parcel of the sweep of the waterfront on both sides of the river, and the Manhattan and Brooklyn skylines beyond."

Borough President Eric Adams in the Daily News:

"Brooklyn is building. We have beautiful structures, like the Barclays Center and the Domino Sugar proposal."

Assembly Member Joseph Lentol in Brooklyn Paper:

"It's inventive and so much better than the original Domino plan, which was not innovative at all. There is a need for residential housing."

Jay Otano, Community Board 1, in the Daily News:

"It meets all the community's major needs — affordable housing, jobs and open space. I think it's a winner."

Rob Solano, Churches United for Fair Housing, in the Daily News:

"We told [Walentas] that 660 units was non-negotiable. He never balked; he told us, 'We're coming in here as newcomers and want to do what's respectful to the community and the people who have fought so hard for affordable housing.'"

William Harvey, North Brooklyn Creative Economy Zone, in the Brooklyn Paper:

"It's a world-class plan that incorporates significant amount of space for the creative economy that will benefit North Brooklyn."

Damien Graef, Aurora Ristorante, and Karl Myers, Main Drag Music, in the Brooklyn Paper:

"Community merchants are excited about any development at the former sugar factory, with Aurora Ristorante general manager Damien Graef saying he would support 'anything that brings more people west of Bedford [Avenue],' and Main Drag Music owner and founder Karl Myers calling it 'a step forward for the neighborhood' that could lead him to carry more high-end products that would cater to the new tenants."

Justin Davidson, New York Magazine:

"A huge improvement on the architectural numbness that has invaded Williamsburg in recent years."

"The new plan pulls back from the water, widening the park and making it a genuine public amenity instead of the high-rises' sliverlike backyard.

Rob Pirani, Regional Plan Association:

"The new proposal for the Domino site is an enormous improvement over previous plans and has much to commend it. While important details about the management of the open space are needed, the developer's vision for a diverse mix of uses, an emphasis on new waterfront streets and public spaces, and a refreshing openness to the upland neighborhood will contribute to a revitalized Brooklyn waterfront. The bold design of the buildings will create iconic structures on the Brooklyn Waterfront, as befits a great world city."

Center for an Urban Future, on Twitter:

"Williamsburg has so much creative/tech talent, but barely any office space; glad [#Domino](#) proposal addresses this."

In addition, all of the leading citywide civic organizations were briefed on the plan, including the following groups:

- Municipal Art Society
- Regional Plan Association
- Center for an Urban Future
- New Yorkers for Parks
- Metropolitan Waterfront Alliance
- American Institute of Architects
- Transportation Alternatives
- Rudin Center for Transportation Policy & Management at New York University

COMPARISON BETWEEN PLANS

	Proposed Plan	2010 Plan
Affordable Housing (Units)	~700 integrated units	440 segregated units
Affordable Housing (sf)	Min. of 537,000 sf	Min. of 410,000 sf
Public Space	6.9 acres	4.9 acres
Public Park Space	4.5 acres (including an Artifact Walk)	3.5 acres
Commercial Office Space	500,000 sf (~2,000 permanent jobs)	98,000 sf (~400 permanent jobs)
Retail	79,000 sf of neighborhood, independent retail	128,000 sf of Big Box retail
Community Facility	45,000 sf recreational community facility & 90,000 sf public school in new building	Public school in Refinery building
Residential and Parking	2.28 million sf with 1,100 spaces	2.44 million sf with 1,694 spaces
Design	The SHoP plan with 4 new buildings, reintegrated street grid, commercial Refinery (max. height of 550')	The Vinoly plan with 5 new buildings in a superblock layout, condos in Refinery (max. height of 340')
Workforce Development	Binding agreement with 32/BJ and commitments to training in construction, building services and or commercial tenants	Nothing planned
Community Board	Approved 24-4	Denied 23-12

SF COMPARISON

APPROVED PLAN

RESIDENTIAL	2,442,305 SF
RESIDENTIAL UNITS	2,400
RETAIL	127,537 SF
SMALL BUSINESS	98,738 SF
HEALTH CLUB	0 SF
COMMUNITY	146,451 SF
PARKING SPACES	1,694
PUBLIC OPEN SPACE	143,353 SF
TOTAL GSF	3,142,521 SF
TOTAL ZFA	2,749,303 SF

VS.

PROPOSED PLAN

RESIDENTIAL	2,281,666 SF
RESIDENTIAL UNITS	2,282
RETAIL	72,407 SF
SMALL BUSINESS	504,308 SF
HEALTH CLUB	42,231 SF
COMMUNITY	150,935 SF
PARKING SPACES	1,050
PUBLIC OPEN SPACE	227,919 SF
TOTAL GSF	3,314,741 SF
TOTAL ZFA	2,948,429 SF



DIFFERENCE

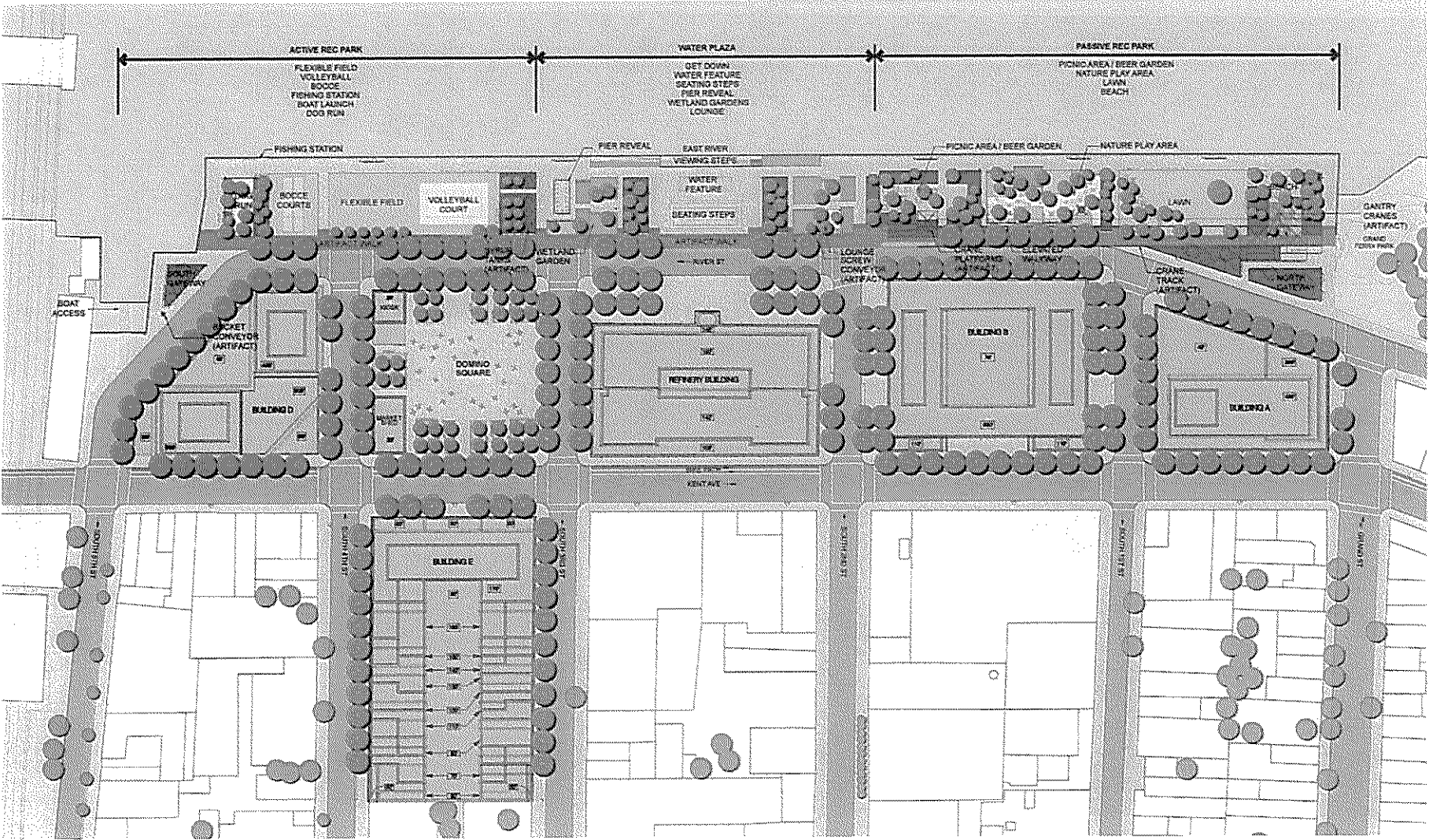
RESIDENTIAL	(160,639)
RESIDENTIAL UNITS	(118)
RETAIL	(55,130)
SMALL BUSINESS	405,570
HEALTH CLUB	42,231
COMMUNITY	4,484
PARKING SPACES	(644)
PUBLIC OPEN SPACE	84,566
TOTAL GSF	172,220
TOTAL ZFA	199,126

MAX BUILDING HEIGHT 340'

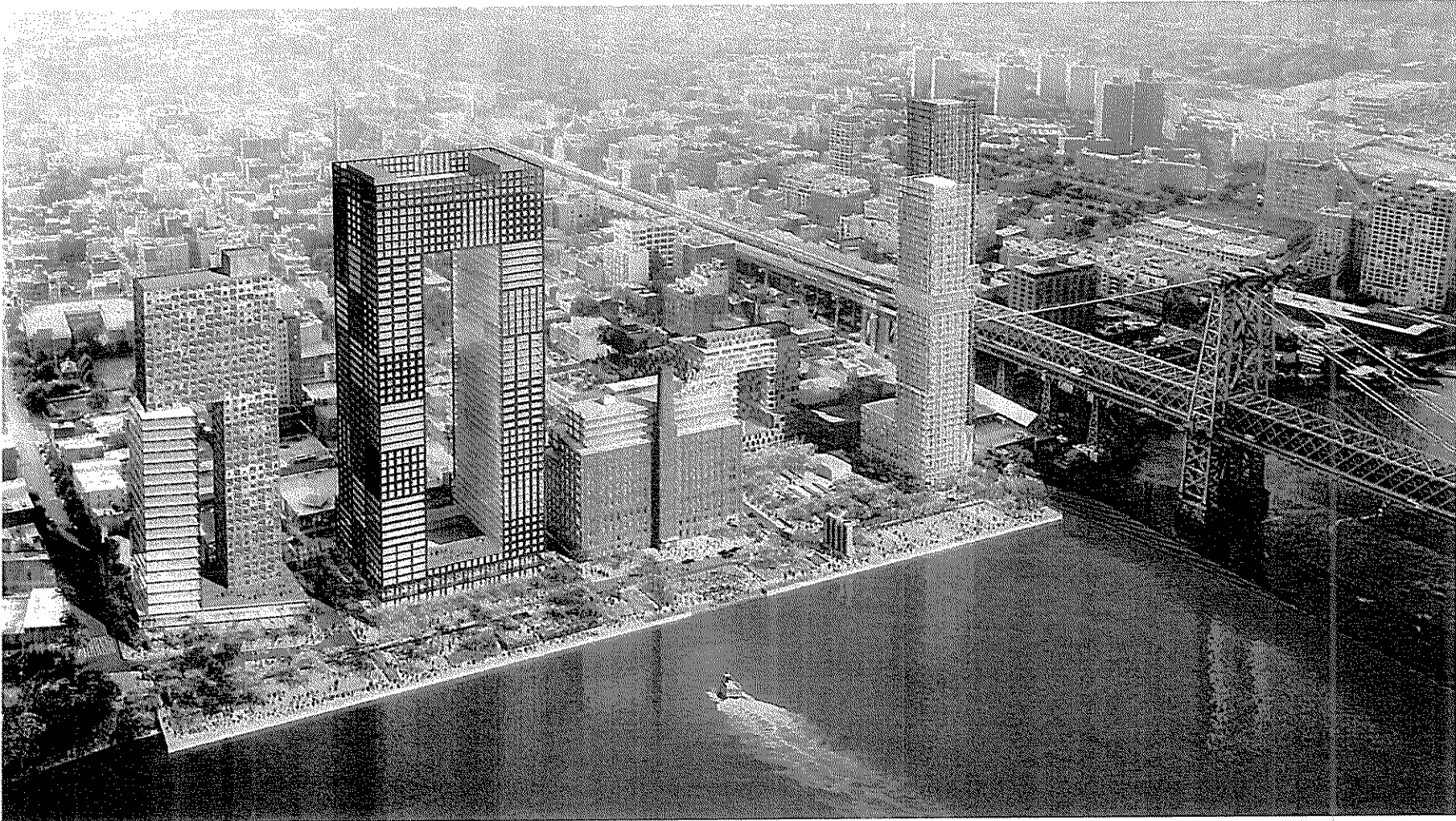
MAX BUILDING HEIGHT 535'

MAX BUILDING HEIGHT 195'

WATERFRONT PARK



BIRDS EYE VIEW



Jessica Bondy
347 W 57th Street
New York, NY 10019
April 1, 2014

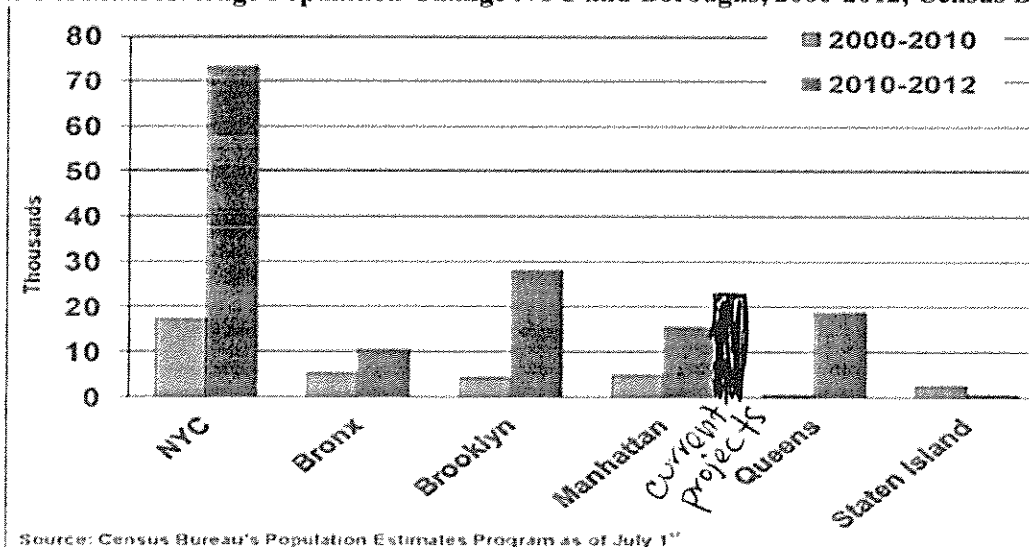
City Council Members:

I am writing to ask that you oppose the applications made by 606 West 57 LLC. The LLC seeks to rezone and construct the largest building ever erected in part of the Special Clinton District and the largest residential building in all of New York City! What they are requesting is in stark contrast to the character of the neighborhood. Our thriving neighborhood is in no need of their proposed "revitalization", and would suffer immense negative impacts which are outlined and diagramed within this statement and within their own Environmental Impact Statement.

The developer has grossly underestimated the strain the project will have on city resources which include but are not limited to elementary, middle and high schools, libraries, Roosevelt Hospital, childcare facilities, subway and bus stations, over 13 intersections and the West Side Highway entrance and exit points which are approximately 100 feet from their proposed garage exits. Research using nyc.gov, the census bureau and on the street observation of subway and bus stations, street crowding (see photos) and traffic intersections, as well as the developers own assertions, reveal that they, in many instances exceed the CEQR Manuals thresholds, mandating further investigation and mitigation of the project's impact. Rezoning should not be granted.

Across the street, 863 units are underway. The two projects combined would add over 2,000 new units and at least 4,000 new residents to one street! That number is approximately 40% of Manhattan's average annual population increase based on census bureau estimates! If we add the new units from other projects in the immediate vicinity, we will have more than 6,000 units and 20,000 new residents by 2017 within a 3 block radius. That amount is equivalent to more than double Manhattan's annual average population growth for one year! We cannot continue to view projects independent of one another. This sort of growth is unsustainable and dangerous.

Table 1-Annual Average Population Change NYC and Boroughs, 2000-2012, Census Bureau



The decision to oppose this project should be instantaneous and easily made when you consider the consequences of doubling Manhattan’s annual, average population change within the confines of a few blocks, at one subway station, along one bus route, with the few local schools and hospital at, or over capacity. It would be negligent and wholly unconscionable to grant these applications based solely on the prospect of affordable housing units. The negative impact will obliterate anything that may be gained. Please see the evidence below.

606 W 57’s proposed changes would have significant adverse impacts on the entire community, many of which are admitted to in their “unavoidable adverse impacts” section of their environmental impact statement. They are listed here:

- Local schools will not have enough seats to accommodate children from this development. TF Cornerstone, 606 57 LLC inaccurately represented public school data in its tables in Chapter 4 of its proposal, “Community Facilities”. The proposed action exceeds threshold guidelines of the CEQR manual on schools. Data secured from schools.nyc.gov and directly from principles at listed schools, contradicts their data. It puts their proposed actions above the threshold and mandates further investigation.
- Contrary to TF Cornerstones assertions in its “Community Facilities” section of the proposal, **there will be a large deficit in school seats.** See Tables 2, 3 and 4 below.

Table 2- Current Elementary School Statistics, Source: nyc.gov

School Name	Location	Enrollment	Capacity	Available Seats	Utilization
PS 111	440 W 53St	401	524	124	77%
PS 11	320 W 21St	817	810	-7	101%
PS 33	281 9th Ave	565	536	-31	105%
PS 51	525 W 44 St	304	317	13	96%

- TF Cornerstone underestimated the number of available elementary school seats by approximately 194!
- TF Cornerstone also underestimated the available middle school seats by approximately 371! See Tables 3 and 4 below.

Table 3-Current Middle School Statistics, Source: nyc.gov and CEC District 2

School Name	Location	Enrollment	Capacity	Available Seats	Utilization
PS 111	440 W 53 St	190	Not accepting middle school students 2014	0	
MS260	425 W 33 St	267	270	3	99%
NYC Lab MS	33 W 17 St	574	596	22	96%
Professional Performing Arts	328 W 48 St	507	490	-17	103%
Quest for Learning	351 W 18St	479	479	0	100%

Table 4-Middle School Admissions Demand by Program, Source: NYC Department of Education, Office of Enrollment

Program Name	2011	2012	2013	2012	2013	2012	Total	Seats
02M109 Simon Baruch : Special Progress	118	99	100	202	204	237	370	300
02M114 East Side Middle School	70	68	43	69	60	41	752	320
02M126 Manhattan Academic Center	70	200	200	154	159	136	851	100
02M131 Stuyvesant High School	8	28	28	28	31	28	252	80
02M167 Robert Wagner : Special Progress	120	100	300	320	337	249	1,612	100
02M217 The Roosevelt Island : Hon-Zoned							16	20
02M253 The Silk School of Science	361	200	80	79	106	110	788	320
02M260 The Green School for Writers and Artists	118	82	120	100	121	117	617	200
02M300 Horace Mann Middle School	106	99	130	156	136	160	710	80
02M311 NYC Lab Middle School	341	340	500	493	153	179	1,306	100
02M312 School of the Future	46	69	110	96	185	176	737	100
02M313 The Science Secondary School	25	36	37	47	40	50	233	20
02M314 Cornerstone Community Middle School	66	51	81	53	100	44	699	120

- TF Cornerstone admits to the significant adverse impact it will have on local childcare options. Local childcare facilities are operating at maximum capacity. See table 5.

Table 5- Publicly Funded Childcare Facilities, Source: ACS, June 2013

Map ID	Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
Child Care						
1	Madie Barrett Fitzgerald Day Care	243 West 84th Street	49	49	0	100%
2	West 83rd Street Pre-School (Goddard Riverside 2)	128 West 83rd Street	46	46	0	100%
3	St. Matthew's and St. Timothy's Day Care Center (Goddard Riverside 3)	26 West 84th Street	34	34	0	100%
4	YWCA Polly Dodge Early Learning Center	538 West 55th Street	50	50	0	100%
5	Hudson Guild Children's Center	459 West 26th Street	114	114	0	100%
6	Goddard Riverside 5	169 West 87th Street	49	49	0	100%
	Child Care Total		343	343	0	100%

Sources: ACS, June 2013.

- TF Cornerstone admits that mass transportation will be negatively impacted.
 1. TF Cornerstone admits that there will be a significant negative impact on buses along 57th Street, including the M57 and M31 which are already filled to capacity at rush hours, often passing stops because they cannot fit additional passengers.
 2. Subway stations at Columbus Circle are already inundated with millions of travelers each day, servicing customers who go to Roosevelt Hospital, John Jay College, Fordham University, Time Warner, Hearst and others. Adding 3,000 more people to this station and at least 8,000 more at the completion of other projects in the immediate vicinity within the next year will make matters worse and create a dangerous situation for all travelers.
- TF Cornerstone admits that this project would have a significant adverse effect at least 13 intersections. Traffic along 57th Street is bad during most times of every day and cannot sustain additional car and foot traffic from 1189 more units (2,065 with their development across the street) with 500 more parking spaces. Extended curbs will exacerbate traffic issues.
- TF Cornerstone admits a significant negative impact on street crowding. Street crowding affects the health and well being of all residents. Older citizens and our youngest citizens in particular, suffer greatly when they cannot safely get to and from their own homes.
- When gauging their impact on local libraries, TF Cornerstone conveniently divided their projected population between 2 local libraries. The most probable scenario is tenants using the closest branch located on 10th Avenue. Along with the new residents from the development at 53rd Street, their numbers will overwhelm this library increasing the population using it by more than 30% which is far greater than the CEQR manual threshold of a 5% population increase compelling further investigation and analysis.

Table 6-Adverse Impact on Local Libraries, Source: NYPL; 606 W 57 LLC Project Plan, Chapter 4

Library Name	Existing Catchment Population	Estimated New Residents from Current Projects	Estimated New Residents from 606 W 57th	Total Area Population Increase
Columbus	88, 848	11, 106	1, 962	23.74%
Riverside	109, 484	8, 022	1, 962	9.12%

- Hospital Facilities at Roosevelt will be stressed by this project. Because the project creates a sizeable new neighborhood where none existed before, the CEQR Tech Manual rules require further analysis.
- Shadows cast by the proposed building, will encase the surroundings in darkness for many hours.
- The building itself will forever mar the open beauty that exists when facing southwest on 57th from the street level and above.
- The projects proposed 22 foot curb cut for its proposed 500 car garage would be located approximately 100 feet from the entry and exit to the West Side Highway. All travelers using this highway and 56th and 57th Streets will be permanently, adversely affected.
- Recreation centers and parks will become even more crowded and competition for the limited public fields and courts at Dewitt Clinton Park will increase.
- The project is unable to adhere to open space requirements of 2.5acres per 1, 000 people.

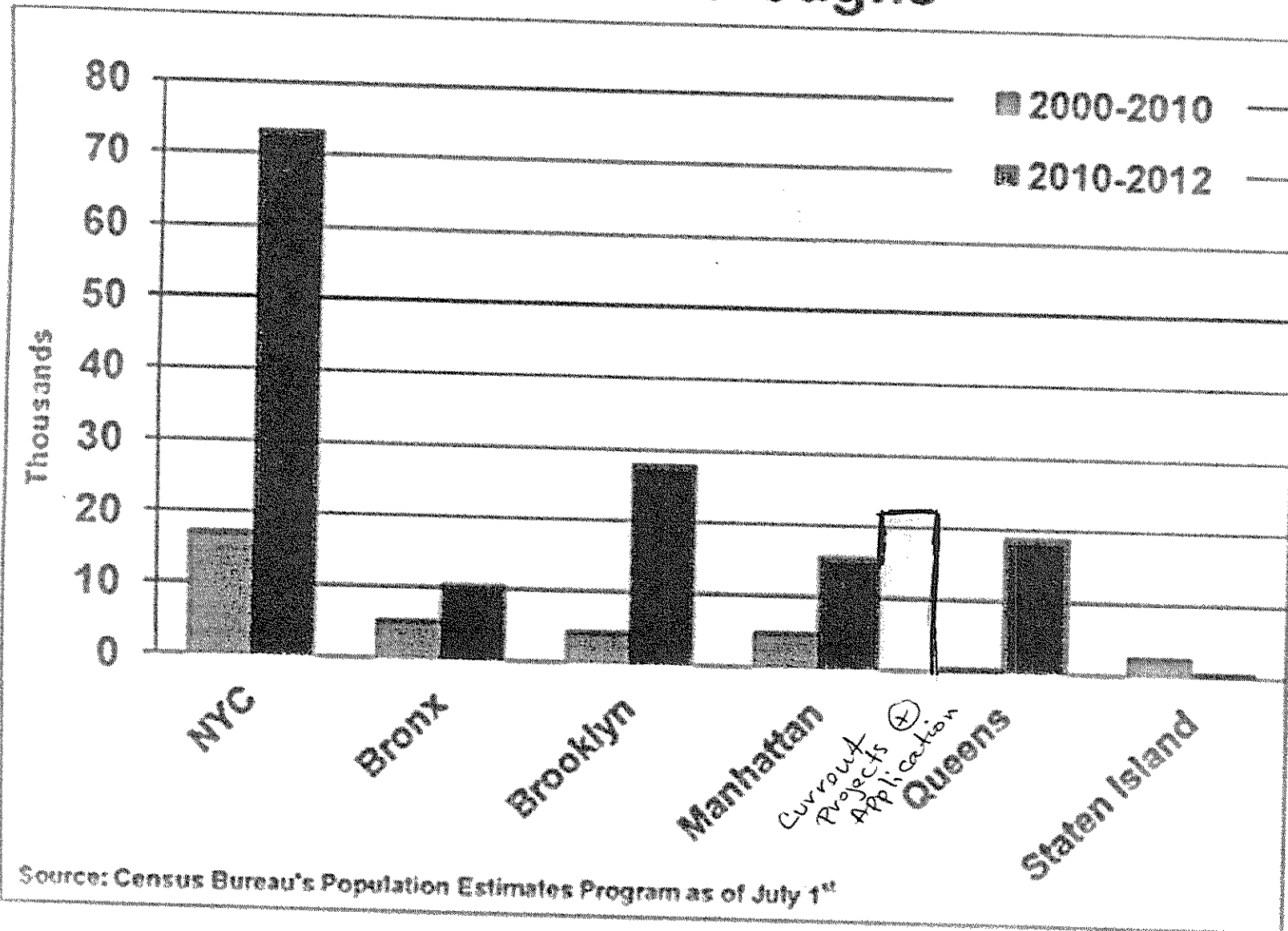
Ignoring the tremendous negative impact this project will have in order to get affordable units will have grave consequences. It will cause permanent and irreversible damage to our community. Granting these applications without forced mitigation and concessions will be perilous and debilitating. It will put the entire length of one of Manhattans main arteries at a standstill. The project must be reduced in size and the developer must mitigate its negative impact on local schools, childcare, libraries, bus lines, and traffic intersections as directed in CEQR Technical Manual. Please consider the safety and sustainability of our community.

Thank you for your support.

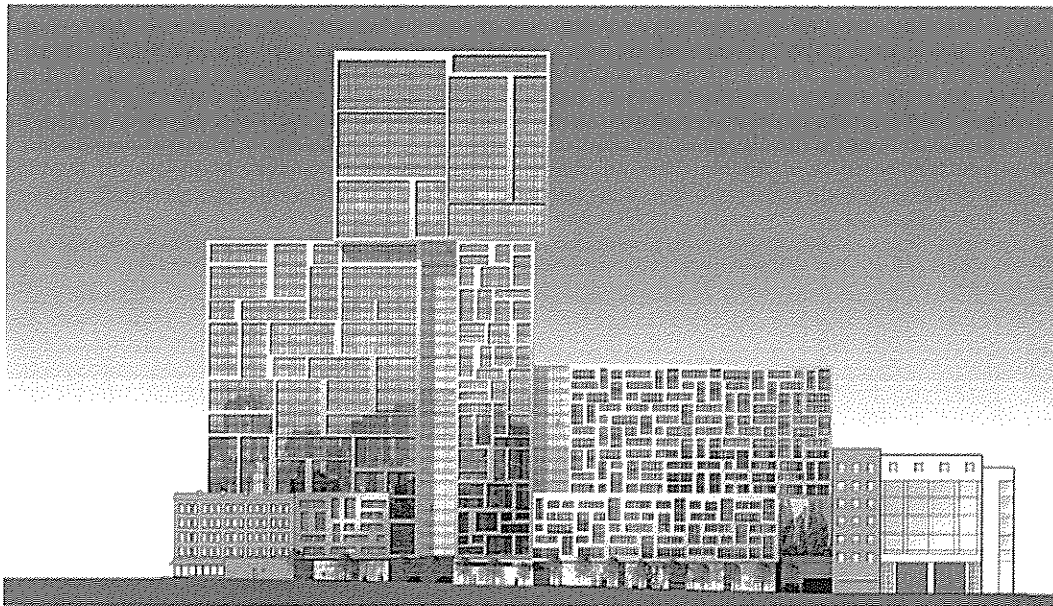
Sincerely,

Jessica Bondy

Annual Average Population Change NYC and Boroughs



Stop these developers from making the largest residence in New York!



606 W57 LLC and TF Cornerstone seek to rezone and construct the largest building ever erected in the Special Clinton District and the largest residential building in all of New York City! This project will be forced into a neighborhood that already absorbed a number of very large developments in the past few years with many more under construction. The impact of all of these projects should be evaluated together. If granted their applications to rezone, the proposed changes would have significant adverse impacts on the entire community and neighborhood. The developer has grossly underestimated the impact that this project will have on city resources, which include but are not limited to:

- **Subways:** The subway station at Columbus Circle is dangerously crowded
- **Buses:** The developer admits that the M57 and M31 Buses will be adversely affected. Buses are already routinely bypassing bus stops because they are full
- **Traffic:** The developer admits that over 13 intersections will be adversely affected causing more traffic and putting one of Manhattan's main arteries at a standstill
- **West Side Highway:** Those using the West Side Highway will be adversely affected as entrance and exit points are approximately 100 feet from their proposed garage exits and loading areas
- **Pedestrian Traffic:** Street crowding will worsen
- **Shadows:** Large shadows will be cast where there were none
- **Parks:** Competition for space at recreation centers and parks will increase
- **Open Space & Air:** The developer cannot adhere to the city requirement for at least 2.5 acres of open space per 1000 new residents
- **Elementary, Middle and High Schools.** Local schools are already operating at, or over capacity. This project would introduce enough kids to fill an entire school
- **Roosevelt Hospital** will be stressed not only by the number of new patients but by the added traffic preventing those in need of medical attention from obtaining it
- **Childcare:** Local childcare facilities are operating at capacity

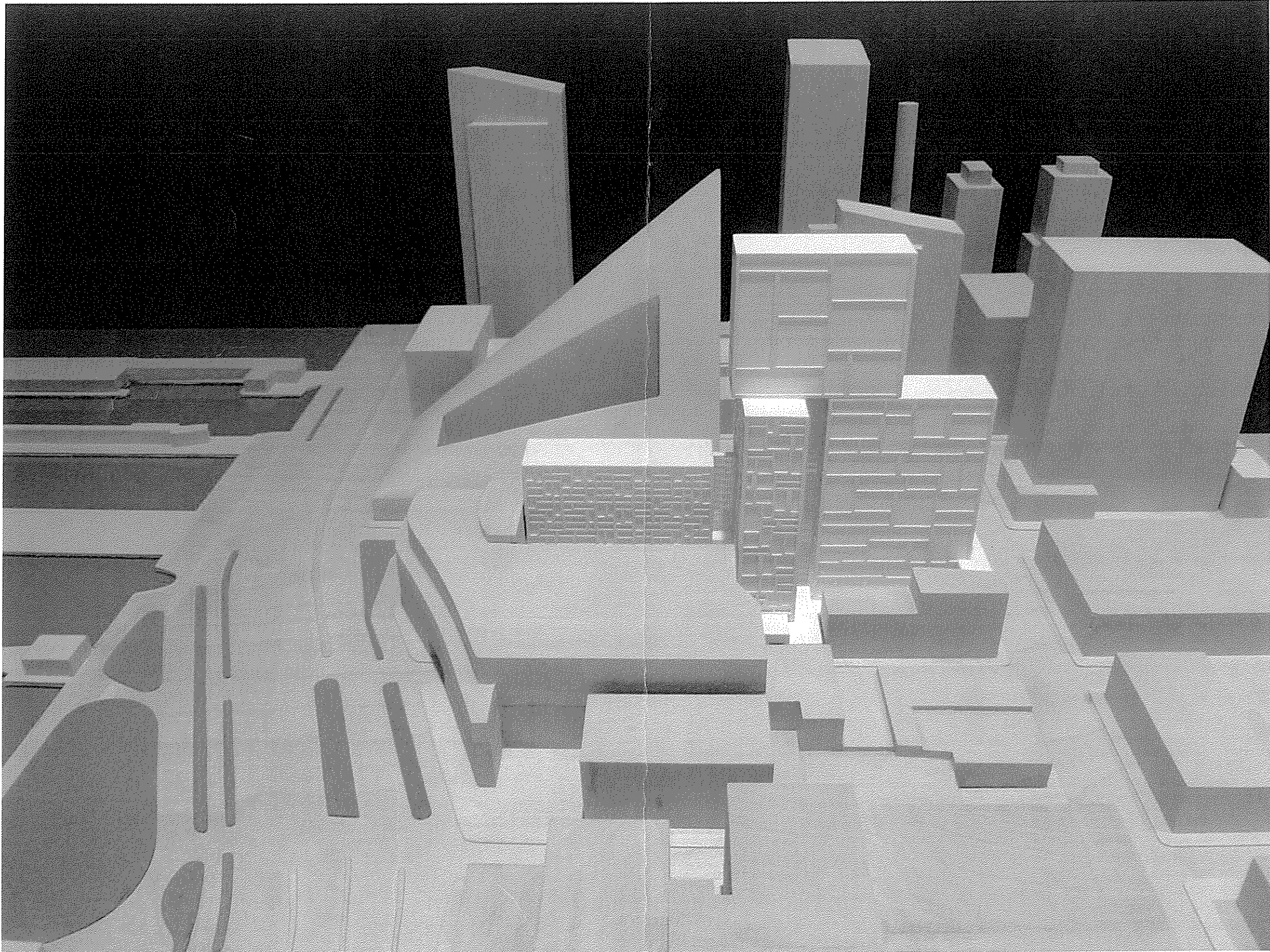
Help us to end irresponsible development in our city. Stop the largest proposed construction project in our city. Sign the petition and write to your local representatives. We have a couple of weeks to appeal to our city council before they vote. Write to them or call them at:

City Council, Re: TF Cornerstone, 606 W57 LLC

Cory Johnson, 224 West 30th St (Suite 1206) New York, NY 10001 (212) 564-7757

Helen Rosenthal, 563 Columbus, New York, New York 10024, (212) 873-0282





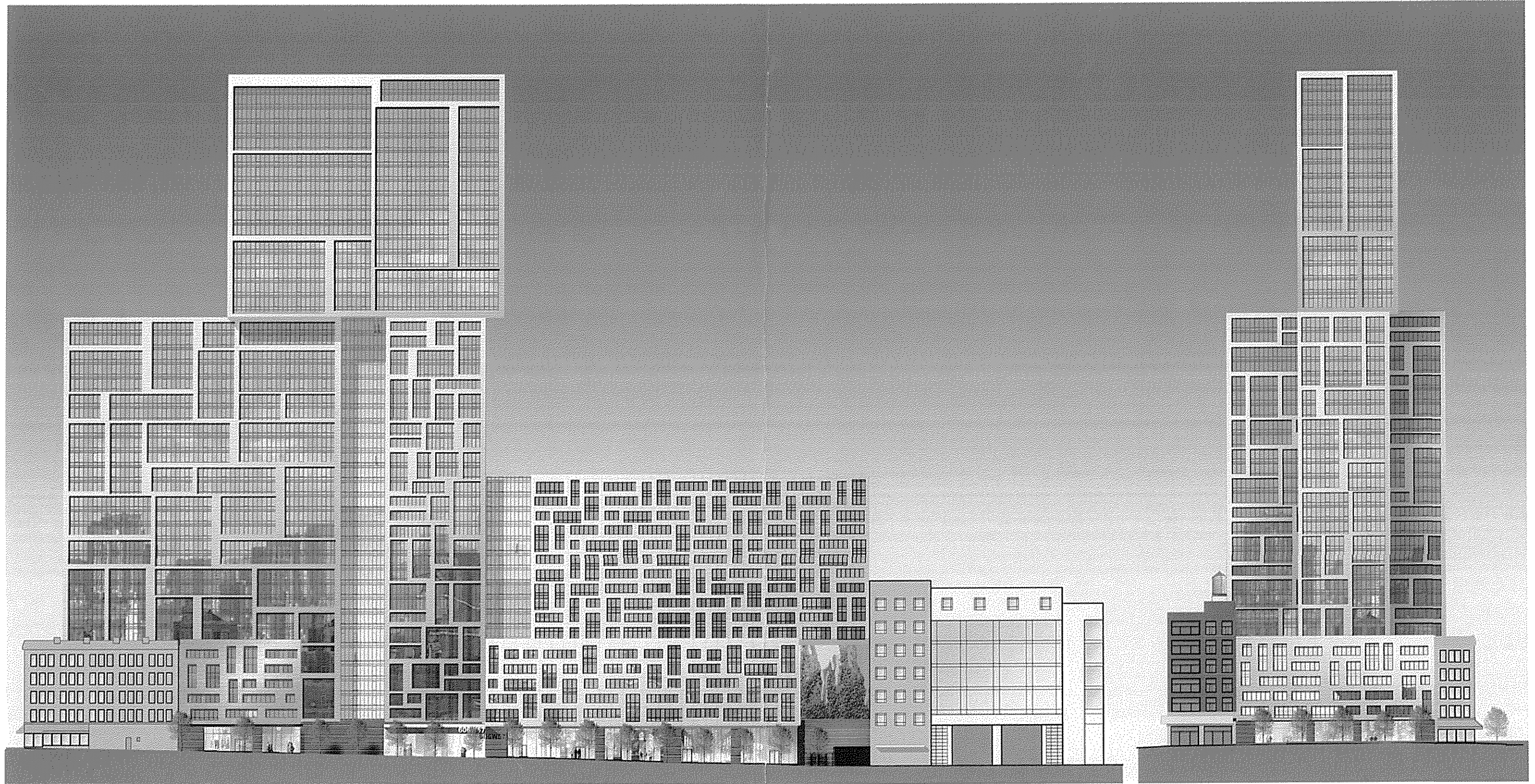
ARQUITECTONICA

TFCORNERSTONE

PHYSICAL MODEL

DECEMBER 04, 2013

606 W 57



NORTH ELEVATION

EAST ELEVATION

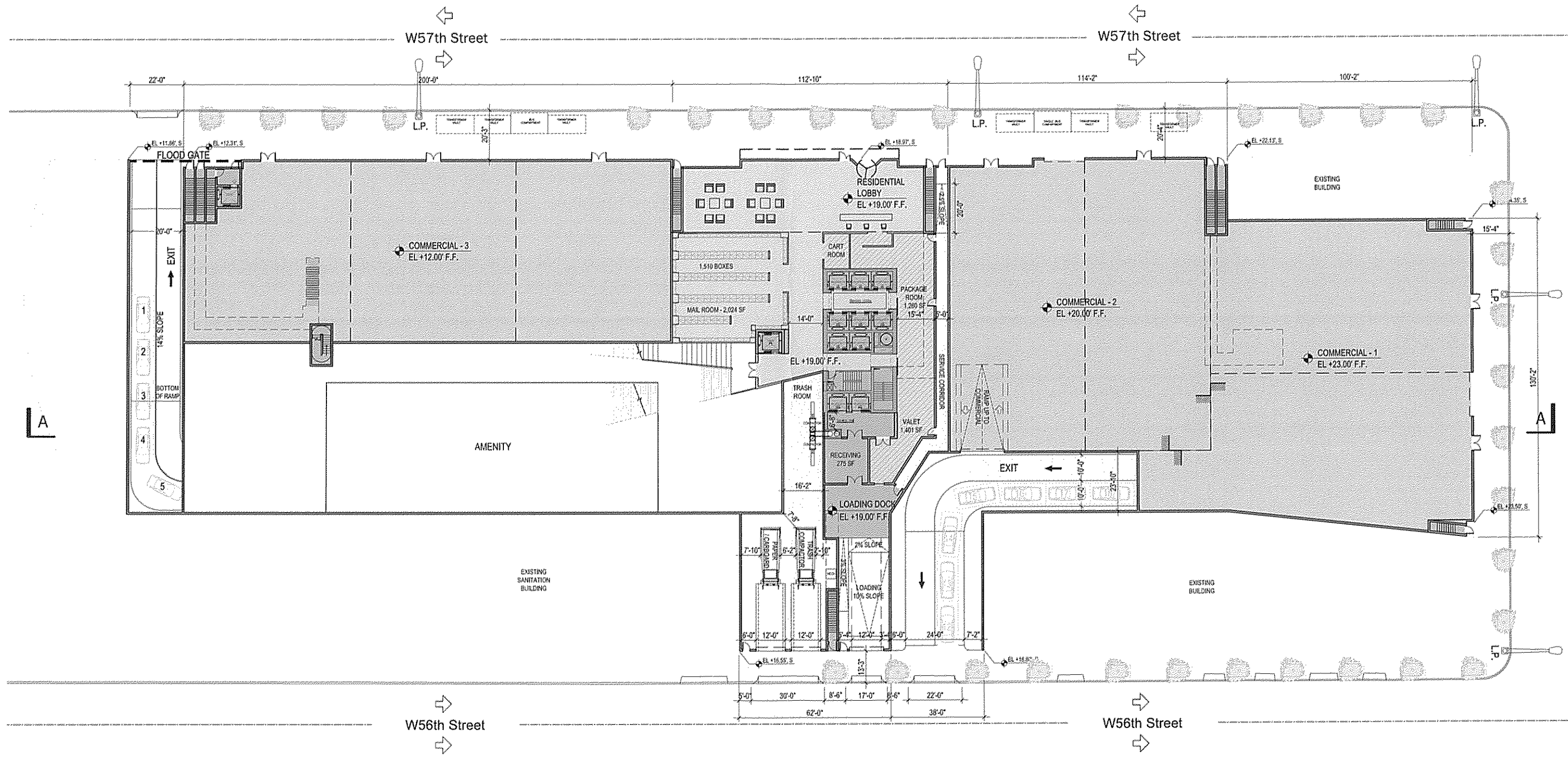
ARQUITECTONICA

TFCORNERSTONE

NORTH AND EAST ELEVATIONS

DECEMBER 04, 2013

606 W 57





ARQUITECTONICA

TFCORNERSTONE

12TH AVENUE AND WEST 50TH STREET- SOUTH WEST

DECEMBER 04, 2013

606 W 57

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: Rob Solano (PLEASE PRINT)

Address: 66 Whipple St.

I represent: Chrcles United For Fair Husny

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4-1-2014

Name: YOLANDE NICHOLSON, 250 (PLEASE PRINT)

Address: 125 COURT STREET, #9D - S

I represent: BROOKLYN, NY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 41

in favor in opposition

Date: _____

Name: Paul Sawrier (PLEASE PRINT)

Address: 230 West 72nd, #2K

I represent: Assembly member Linda B. Rosenthal

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card 27 APR 2014

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

in favor in opposition

Date: April 1 2014

(PLEASE PRINT)

Name: ~~Anna~~ Micaela Beigel

Address: 125 Court St. Apt 7TS

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: CATALINA HIDALGO

Address: 300 NASSAU AVE

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

DOMINO

PPH
PPH
PPH

Appearance Card

I intend to appear and speak on Int. No. 28-33 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Leonardo N. Ronderos

Address: 4 Irving Place NY NY 10003

I represent: Regional Plan Association

Address: 4 Irving Place NY NY 10003

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 28 Res. No. Two Treaty Domino
 in favor in opposition
Date: 4.1.14

(PLEASE PRINT)

Name: Emily Walker
Address: 55 Broad St., 23rd Floor NY, NY 10004
I represent: New Yorkers for Parks
Address:

THE COUNCIL Domino Sugar
THE CITY OF NEW YORK Project

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition
Date: 4-1-14

(PLEASE PRINT)

Name: Ed Brown
Address: 41 Schermerhorn Street, Bklyn, NY 11201
I represent: Team Brown Consulting
Address:

THE COUNCIL M/WBE
THE CITY OF NEW YORK Domino

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition
Date: 4/1/14

(PLEASE PRINT)

Name: ROHAN DEFREITHS
Address: 80 BROAD STREET
I represent: M/
Address:

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: LUZ ESPERANZA ROCERO

Address: 98 MESEROLE ST.

I represent: COMMUNITY / UNO

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: RAY LEVIN

Address: 45 MAIN ST.

I represent: TWO TREES

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PAVE LOMBINO

Address: 45 MAIN ST

I represent: TWO TREES

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: VISHAAN CHAKRABARTI

Address: _____

I represent: TWO TREES

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: TED WALENTAS

Address: 45 MAIN ST.

I represent: TWO TREES

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

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

in favor in opposition

Date: 4/1/12

(PLEASE PRINT)

Name: Evelyn Cruz Re Domino

Address: _____

I represent: Congress woman (V. Alzquez)

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2 Trees Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jeffrey Goodman

Address: 125 Court Street Bklyn NY

I represent: myself & tenants

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

Dominic Sugar

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Katrice Small 57th St Brooklyn, NY 11204

Address: 125 Court Street

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. All 2 Trees Res. No. _____

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: Nancy Sher

Address: 125 COURT ST BROOKLYN NY

I represent: myself & tenants

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. W. 57th Res. No. _____

in favor in opposition

TF Cornerstone Date: _____

(PLEASE PRINT)

Name: Devin Mason

Address: _____

I represent: HTC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JAVIER BOSQUE

Address: 183 MARCY AVENUE

I represent: COMMUNITY RESIDENT

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4/1/2014

(PLEASE PRINT)

Name: Melinda Gonzalez

Address: 121 WILSON ST 13B BROOKLYN NY 11249

I represent: SELF

Address: SAME

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Liz Santiago

Address: South 4th

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: George Hernandez

Address: 108 Division Ave

I represent: My neighborhood Williamsburg S.S.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

DOMINO SQUARE in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MIGUEL A. HERNANDEZ SR

Address: 90 ROSS ST. APT 6A
BROOKLYN NY 11249

I represent: ~~AT POINT~~ THE SOUTH SIDE

Address: 411 SOUTH 4TH ST. BROOKLYN NY
DOMINO SQUARE

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: _____

Name: Gabriela Alvarez (PLEASE PRINT)

Address: 113 South 4th Street

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: 4/11/14

Name: Darren Lipman (PLEASE PRINT)

Address: 70 Commeckl St 11226

I represent: Save Greenpoint

Address: 70 Commeckl St 11226

THE COUNCIL
THE CITY OF NEW YORK

LO 0027-2014

Appearance Card

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

in favor in opposition

Date: _____

Name: RICHARD LOBEL (PLEASE PRINT)

Address: C/O SHELDON LOBEL P.C.

I represent: DERP ASSOCIATES (BRIAN GLOBBMAN)

Address: HILLSIDE AND BRADDOCK AVENUES

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

**THE COUNCIL
THE CITY OF NEW YORK**

Presenting
Presenting

Appearance Card

[]

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: CHARLES FIELDS

Address: 440 PIL AVE South 7 FL

I represent: AKRF/TF CORNERSTONE

Address: 606 W. 57th St

**THE COUNCIL
THE CITY OF NEW YORK**

Presenting

Appearance Card

[]

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Carol Novental

Address: 606 W. 57th St

I represent: TF Cornerstone

Address: 606 W. 57th St

**THE COUNCIL
THE CITY OF NEW YORK**

Presenting
Presenting

Appearance Card

[]

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jon McMillan

Address: _____

I represent: 606 W. 57th St TFC Cornerstone

Address: 606 W. 57th St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: WILLIAM HARVEY

Address: 11 N. 8th STREET, BROOKLYN

I represent: NORTH BROOKLYN CREATIVE ECONOMY GROUP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4/1

(PLEASE PRINT)

Name: CARLA VILLA

Address: NORTH 11th STREET

I represent: STEVE HINZ, BROOKLYN BREWERY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 6241

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Christine BERTHET

Address: 330 W 42nd St

I represent: Community Board 4

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

DOMINO

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: BESS LONG

Address: 172 N. 1st Street

I represent: SAVE DOMINO

Address: 172 N 1st Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4/1

(PLEASE PRINT)

Name: ERIC RADEZKY

Address: 669 LORIMER ST. BROOKLYN

I represent: ASSEMBLYMAN JOSEPH LENTOL

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4/1

(PLEASE PRINT)

Name: CARLO SCISSURA

Address: 335 ADAMS ST. BROOKLYN

I represent: BROOKLYN CHAMBER OF COMMERCE

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

DOMINO

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Colin Miles

Address: 172 N. 1st Street 11211

I represent: SAVE DOMINO

Address: 172 N. 1st Street 11211

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

57

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

in favor in opposition

Date: 4/1/2014

(PLEASE PRINT)

Name: Daniela Contreras

Address: _____

I represent: SEIU 32BJ

Address: 18th Street 25 W 18th Street NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

4/1

I intend to appear and speak on Int. No. 4/1 Res. No. _____

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: Olivia Freud

Address: 305 W 72

I represent: Committee for Environmentally Sound Development

Address: _____

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

THE COUNCIL *LU 41*
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: 4/1/18

(PLEASE PRINT)

Name: Evelyn WOLFF

Address: 520 Eighth Ave NYC

I represent: TF CORNERSTONE -

Address: 57 St.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU41-43

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

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: JESSICA BONDY

Address: 347 W 57th St, NYC 10019

I represent: OUR COMMUNITY

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 41, 42 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Allen Wright

Address: _____

I represent: F.V.O.E

Address: 141-57 Northern Blvd.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4/1/2014

(PLEASE PRINT)

Name: Ray Vasquez

Address: _____

I represent: SEIU 32BJ

Address: 25 W 18th St NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

57th

I intend to appear and speak on Int. No. 57th street Res. No. _____

in favor in opposition

Date: 4/1/2014

(PLEASE PRINT)

Name: Steve Cohen

Address: _____

I represent: SEIU 32BJ

Address: 25 W 18th street NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

604-43

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

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: FRANK CARUCCI

Address: 322 W 57 ST NYC

I represent: COMMUNITY RESIDENTS

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

LU 411 B

Appearance Card

LU 41-43

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

in favor in opposition

Date: 4/1/14

Name: (PLEASE PRINT) KATHY CATNEY

Address: 322 W 57 ST NYC

I represent: SHEFFIELD CONDO

Address: 322 W 57 ST

THE COUNCIL
THE CITY OF NEW YORK

DOMINO

Appearance Card

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

in favor in opposition

Date: 4/1/14

Name: (PLEASE PRINT) Michael Porto

Address: 276 Cotton Ave

I represent: MWA

Address: 241 Water St

THE COUNCIL
THE CITY OF NEW YORK

606 W. 57th St

Appearance Card

I intend to appear and speak on Int. No. 41 Res. No. _____

in favor in opposition

Date: 4/1/14

Name: (PLEASE PRINT) Michael Statters

Address: 570 Lexington Ave

I represent: Real Estate Board of NY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Yvienne Keys

Address: 1137 Jefferson Ave #2

I represent: Ironworkers Local 46

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: JOHN SKINNER

Address: 1322 3RD AVE

I represent: IRONWORKERS LOCAL 46

Address: SAME

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Abraham Rosado

Address: 361 Irving Ave

I represent: Community

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

DOMINO

Appearance Card

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

in favor in opposition

Date: 04/01/14

(PLEASE PRINT)

Name: Ron Lee

Address: 790 Broadway BKlyn. NY

I represent: St Nicks Alliance

Address: 790 B'way BKlyn NY

**THE COUNCIL
THE CITY OF NEW YORK**

DOMINO

Appearance Card

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

in favor in opposition
WITH MODIFICATIONS

Date: 4/1/14

(PLEASE PRINT)

Name: EMILY GALLAGHER

Address: 196 NORMAN AVE

I represent: NEIGHBORS ALLIED FOR GOOD GROWTH

Address: 110 KENT AVE

**THE COUNCIL
THE CITY OF NEW YORK**

DOMINO FACTORS

Appearance Card

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

in favor in opposition

Date: 4.1.14

(PLEASE PRINT)

Name: MICHAEL A. TORRES

Address: 1044 BERGEN ST. BROOKLYN NY

I represent: ST. NICKS ALLIANCE

Address: 790 Broadway

THE COUNCIL THE CITY OF NEW YORK Domino

Appearance Card

[Empty box]

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Raul Otaño

Address: 222 Stagg Walk, Apt 3C BK, NY 11206

I represent: St. Nick's Workforce Alliance

Address: 790 Broadway

THE COUNCIL THE CITY OF NEW YORK Domino

Appearance Card

[Empty box]

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

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: Orlando Castillo

Address: 404 Wythe Ave.

I represent: Community (Southside) Williamsburg

Address: _____

THE COUNCIL THE CITY OF NEW YORK Domino

Appearance Card

[Empty box]

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Navaris Mota

Address: 155 South Street

I represent: Community (Southside) Williamsburg

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Domino

Appearance Card

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

in favor in opposition

Date: 4-1-14

(PLEASE PRINT)

Name: Eric Radezky

Address: 619 Lorimer St Bklyn 11211

I represent: Assemblyman Lentol

Address: 619 Lorimer St 11211

THE COUNCIL
THE CITY OF NEW YORK

DOMINO

Appearance Card

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

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: JEFF MANN

Address: 599 MANHATTAN AVE, BROOKLYN, NY 11222

I represent: GREENPOINT CHAMBER OF COMMERCE

Address: 597 MANHATTAN AVE, BROOKLYN, NY 11222

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

W57

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

in favor in opposition

Date: April 1, 2014

(PLEASE PRINT)

Name: Daniel Gutman

Address: 407 W. 44th St.

I represent: CROWPED

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

Demino

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

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Stephanie E. Isenberg

Address: 11 Nassau Ave Bklyn

I represent: _____

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

Demino

I intend to appear and speak on Int. No. LU 33 Res. No. _____

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)
Name: Martin Needelman

Address: 344 South 3rd St. Bklyn 11211

I represent: Brooklyn Legal Services Corp. A

Address: 260 Broadway, Bklyn 11211

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

THE COUNCIL *Domino*
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: 4/1/14

(PLEASE PRINT)

Name: Susana Robalino

Address: 292 Bedford Ave

I represent: Community (South side) will no

Address: _____

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

THE COUNCIL *Domino Susana*
THE CITY OF NEW YORK *will no*

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Will Dickson

Address: 201 Monument WK "8A 156th

I represent: Two Trees Monument

Address: _____

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