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Good Afternoon Council Members,

On behalf of the 20,000 members of the New York City District Council of Carpenters, I am testifying about the proposed rezoning on E 94th Street in Council Member Julie Menin's district. Despite our best efforts to have a productive conversation about the construction standards with the developer, we cannot in good conscience voice our support for this project at this time.

Our union has been ignored and brushed off at almost every turn. While that conduct is clearly unprofessional, what matters most is the disregard it shows for the people who could build this project if it's approved without safeguards put in place. We've seen what happens when the labor standards of construction workers on affordable housing are out of sight and out of mind for the developer. Income inequality widens, housing costs rise, and your constituents, who are our members, can't afford to call this city home any longer. You have the ability to change this paradigm, and thankfully you have done so in many other rezonings. It's a testament to this council's commitment to workers.

Despite the applicant's lack of engagement, we have put forward a proposal that incorporates their concerns. After all: a project that does not pencil out does not serve anyone. My members won't go to work, the housing crisis doesn't get any better, and of course the applicant does not get to profit.

We strongly urge you to hold off on supporting this project until we can all agree that those building this project will be safe and paid a family sustaining wage. Thank you for your time.

Kevin Elkins
Political Director
NYC District Council of Carpenters

2/26

231 East 94th Street Friedland Properties / Chapman Group - Subcommittee on Zoning and Franchises Hearing

Good afternoon. Thank you, Chairman Riley, and members of the Subcommittee on Zoning and Franchises. My name is Sara Penenberg, and I'm a political coordinator at SEIU 32BJ.

SEIU 32BJ is dedicated to representing the interests of 175,000 members across 11 states and Washington, D.C. Our union members are the pillars of the property services sector here in New York City, performing crucial roles in commercial and residential buildings, stadiums, airports, and a multitude of other locations. Our diverse membership shares a common goal: to elevate employment standards throughout our industries.

SEIU 32BJ has gained a credible commitment from Friedland Properties and Chapman Group concerning the creation of good and permanent jobs at 231 East 94th Street. These are jobs that adhere to the prevailing wage and benefit standards that 32BJ members have worked tirelessly to establish and uphold in our industry.

The proposed development would be one of the first private properties to introduce over 100 units of affordable housing in Community Board 8 area in recent years. The dire need for affordable housing is evident in the Yorkville neighborhood, and this project serves as a response to this demand.

I strongly urge you to lend your support to this project. It is a remarkable opportunity to support a building that would supply good service jobs.

Thank you for your time and consideration.



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EXECUTIVE DIRECTOR

February 29, 2024

Honorable Kevin C. Riley
Chair, Subcommittee on Zoning and Franchises
New York City Council
250 Broadway
New York, New York 10007

Re: FRIENDS of the Upper East Side Historic Districts Comments on East 94th Street Rezoning (ULURP C230241ZMM and N230242ZRM)

Chair Riley,

The Department of City Planning's website says that zoning "...Encourage(s) high quality sustainable development **that respects and enhances its context.**" For decades, City Planning's zoning designations have facilitated tall buildings along the avenues and lower-height buildings in the mid-blocks, allowing light and air. Zoning maps offered certainty citywide.

We are concerned that the City Planning Commission has ignored their own principles to allow a developer to build a tall building in the mid-block. If the agency is not respecting its own principles, we suggest that the City undertake a citywide analysis of the zoning, rather than rezoning this site in response to a developer.

We note that directly to the south of the site is Ruppert Towers, developed in the 1970s as part of an **Urban Renewal Plan**. Its taller, midblock buildings were framed by landscaped open space and park, both publicly accessible and private. Unlike the substantial amount of open space that keeps the area bright and airy, this building would be the neighborhood's tallest with a single required rear yard. The 50 year old project is only a piece of the neighborhood context.

We have been dismayed as the City remained silent as hundreds of affordable units were demolished (and continue to be demolished) and replaced with luxury apartments. We recognize the critical need—and we support—vastly increasing the stock of affordable units in all boroughs, along with schools and open space. Since the site is currently zoned M1, which does not allow residential use, we believe that this site should be rezoned so that the resulting building is contextual with the neighborhood and filled with affordable residential units.

FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

Thank you.

Franny Eberhart

Franny Eberhart
President

cc. Hon. Julie Menin, City Council Member, District 5

enc. Report on 221-243 East 94th Street Proposal by George M. Janes & Associates for
FRIENDS of the Upper East Side Historic Districts

Re: East 94th St Redevelopment ULURP C230241ZMM and N230242ZRM

2/28/24

Dear Representative Julie Menin and Members of The New York City Council:

I have lived in this neighborhood for over 40 years, since before Normandie Court was even a hole in the ground. I spent years working with homeless and formerly homeless mentally ill at Goddard-Riverside on the West Side. I am a firm believer in *truly* affordable housing. As a member of this UES community, I teach Shakespeare at the 92NY Roundtable, at their Himan Brown Senior Center, at the Carnegie East House assisted living residence on 95th & 2nd, and at the 80th St. memory-impaired facility at 80th & York.

I strongly oppose this project and the rezoning that would allow it. I know I speak for, and along with, many of your constituents and voters. We do *not* approach this discussion as merely an opportunity to compromise on a foregone “done deal”, but rather, to express our deep and sincere hope that you will all join us in opposition to the proposed project.

1. **Densification vs. Essential services:** We understand the current city campaign of “densification” in an effort to solve the housing problem. But what will such densification in the mid-block of 94th do to the quality of life in this neighborhood? It will put an enormous strain on essential services. The supposed appeal of adding such a building to our already dense neighborhood - because of easy access to transportation, to major hospitals, to other essential services such as police, fire, EMS - will actually *overload* those very services, contributing to the severe deterioration of your constituents’ quality of life. Buses and subways are already overcrowded. Emergency rooms are already overwhelmed. The day and night screaming of sirens is already a colossal noise issue. As is traffic congestion and parking. And how many pieces of firefighting equipment or ambulances can fit if, G-d forbid, there were a mid-block conflagration in a building of this size?
2. **This Is Our Neighborhood:** Densification has its place. But so does the rescue and preservation of the quality of life as well as the character of this neighborhood and its diverse, long-standing population of vital New Yorkers you represent. *We* are your constituents. We’re the ones who live and have lived here for years. We are *not* wealthy owners of brownstones or townhouses frantically crying “not in my backyard”. Many, many of us are simply trying our best to “age in place”. Many are retired, many work *and would be working* at home, some are home-bound. Many are young, but grateful to have found apartments in what’s left of a low-rise, tree-lined residential east-side neighborhood. We should not have to suffer through such a gross violation of that neighborhood...all in the name of some supposedly “affordable” housing units. (I say “supposedly” because not only are the allotted “affordable” units at best only 25-30% of the total but were those units to be part of a Housing Connect lottery based on similar “affordable housing” projects of recent years, the required income parameters are invariably much higher than many people can afford.)
3. **Dangers and Stability of Construction:** On the crucial subject of safety and stability, this project would literally be in the “backyard” of those living on E. 95th Street. For example, my apartment has had a fissure running up the bathroom wall due to the

“ground shifting” ever since they built Normandie Court right across the street 40 years ago. And *that was across the street*, with ample recess from the sidewalk. Luckily, the building still stands. Neighbors who have also attended meetings on this project have reported similar, well-grounded concerns, including the dangers of building “over a river”. But blasé reassurances from the developers of this proposal that they will be “building to code” are not reassuring at all. I trust you can understand, and share, our extreme concern about the potential risks and dangers of such a project.

4. **Light, Air, Noise, etc:** In addition to the physical dangers, this would contribute enormously to the already insufferable neighborhood issues of noise pollution, vibrations, dust, trash, rats – *air pollution* (UES air quality has been an issue for years – why make it even worse?), and...it would block out the light of the sun! All renderings clearly show the enormous looming shadow this project would cast on the neighborhood – in all directions - essentially obliterating sunlight and blue sky. A minor consideration? No. A vital factor to the health and quality of life of your constituents, and to the character of the neighborhood as a whole.
5. **Green Space:** To points others have made about the lack of green space: As with many other residential blocks in this city, the little so-called “back yards” behind each of these buildings – many of which are inaccessible to tenants, but that at least allow one to *see* a tree, grass, birds, clean accumulation of snow in winter, budding branches in spring, wild weeds and ivy in summer - are not simply a treasure, but an essential part of helping those who live here stay sane and serene. How far into this space would this project encroach? If any compromise is to be negotiated, and the developers’ opening bid is “46 Stories”, why can’t the City’s bid be zero, as in, Green Space for the entire lot? Just a thought!
6. **This is NOT a case of NIMBY!**: This is *not* a matter of NIMBY vs. YIMBY, (Not In My Backyard vs. Yes In My Backyard). The UES, an historic residential neighborhood, is well on the way to becoming a monolithic concrete & glass replica of 6th Avenue, side-streets be damned.
If this mid-block rezoning is approved, if this project is approved, essentially *there will be no backyard to speak of*. We hope and trust you will proudly help us buck this trend.

Addendum: a note on the Nov CB8 “YES” vote: Despite the impression left by reports of the “Yes, with conditions” vote as a simple “Yes” vote, Community Board 8 agrees that this is a “bad deal” for the city. Having attended the Nov. 8th meeting I was amazed to see how rushed that vote was, even after Board members asked about deferring to allow for additional review. It was noted several times that the building we were meeting in would close soon and options to defer to a subsequent full Board mtg were unavailable due to the upcoming holidays. In other words, members felt pressured to act on *and vote for* a rezoning application and housing project that was not fully understood.

Concerns over the proceedings being rushed were voiced by several Bd members, e.g., “Why do we have to approve this tonight? I feel like we are really rushing” – Valerie Mason, CB8

To which the chair responded that “we do have to kind of wrap this up” and “this is our part of the process... after this we'll have some kind of peripheral involvement perhaps but basically it's out of our hands so this is our chance to ask for what we want.” – Russel Squire, Chair CB8

The resolution was originally “No, unless” which failed 14-24-1. A subsequent resolution of “Yes, with conditions” (*the same exact conditions*) passed 32-4-3, while we community members looked on in disbelief, no longer allowed even to contribute to the conversation! If all the chair could say was that after this “we (CB8) would have some kind of peripheral involvement...but basically it's out of our hands”, then whose hands is it in?

These proceedings *implied* that the “conditions” part of the “Yes, with conditions” vote would be acknowledged and listened to by downstream approvers. To our amazement, the local online Patch Newsletter wrote a totally distorted version, headlining the Yes vote, with barely lip service to any conditions. We were then astounded to learn the Boro President waived his 30-day review and approved it after 5 days, no doubt true to his promise to say Yes, to so-called “affordable housing”, apparently neighborhood considerations be darned. Was this simply the power of seeing the word Yes rather than the word No?

I believe that had CB8 members truly known that their “conditions” might quite possibly be cast aside as the process sped forward, the outcome of that vote would have been “No, unless.” The headline would have read “**CB8 says NO to E. 94th St. Project**”. That would have sent a very different message! Speaking for myself, and for our group of residents who live in the community and would be most affected, the vote would have been No as well. And thensome.

We all understand, of course, that it is the responsibility of each Council member to look out for the concerns and needs of the City as a whole. But we trust each member also looks out for, and hears, the serious concerns and needs of their constituents. And surely in a case like this, of their specific local community.

I urge you, Councilmember Menin, and the City Council as a whole, to reflect upon the mitigating voices and concerns of Community Board 8, and those of we long-time New Yorkers whose quality of life will be severely affected by approval of this project. At the bare, bare minimum, please ensure the conditions are taken into account to make this a “good deal” for the city and for the residents, old and new, who love this neighborhood. Hear our voices, continue to be our advocate, and please vote against this proposal. Thank you.

Respectfully submitted,

Leo Schaff

(note: *the attachment and the email are the same*)

Andrew Ellis

New York, NY 10128

February 26, 2024

Subcommittee on Zoning and Franchises
250 Broadway
New York, NY 10007

RE: ULURP Applications C230241ZMM and N230242ZRM

Dear Council Members:

I am a resident of 226 East 95th St for 12 years and of this fine city since 2009. I recognize and agree that there is a housing shortage in this city and am proud to state that I am both pro-development and pro-affordable housing. In my 12 years in Yorkville, I have been amazed at the pace of development spurred by the completion of the Second Avenue Subway and the various housing developments that have cropped up on our busy avenue thoroughfares to help address housing demands and look forward to this trend continuing in a responsible way fit for the neighborhood.

I became aware of this particular project in November 2023 when flyers went up in the neighborhood regarding a Community Board 8 meeting. Since then, myself along with ~40 other neighbors have come together to better understand the rezoning process, the intended development, and how we could share our concerns with the Community Board, Manhattan Borough President, Department of City Planning, and now the City Council.

Unfortunately, despite the dire need for housing, I am writing to appeal to you to vote against ULURP Applications C230241ZMM and N230242ZRM which would enable the proposed development at 207-245 East 94th St. I urge the City Council to reject the Applications on the following grounds:

- 1) **Unprecedented Building Height on a Mid-Block Secondary Street** - The project is requesting an unprecedented C2-8 (R10 equivalent) zoning with no height limit in the mid-block of a secondary street which is not characteristic of the surrounding neighborhood and development density and height relative to Mid-Block Secondary Street development lots and sets a precedent that will adversely affect Secondary Street neighborhood characteristics by not providing open space and green space associated with large-scale development.
- 2) **Community Board 8 Unmitigated Concerns** - Community Board 8 voiced serious concerns about the proposal on November 8, 2023 in their split approval vote with several conditions. These conditions were responded to in a limited fashion by the Borough President on November 20, 2023 and have also not been publicly taken into account by the developer, nor addressed during the 9-3 passing vote of the Department of City Planning on February 7, 2024.
- 3) **Uncertain Funding of the Project Due to 421a Lapse** – The developer has stated that this project is dependent on 421a or a similar program. With neither on the immediate horizon, there are concerns that the rezoning would set the stage for the lot to be sold to another developer with uncertain intentions.

1) Unprecedented Building Height on a Mid-Block Secondary Street

The proposed development lot at 207-245 East 94th St is on a **Mid-Block Secondary Street Lot** for a 484 Foot 46-Story Tower on a lot-line to lot-line base footprint without any open space.

This is not characteristic for the neighborhood across four areas:

- 1) Development of high-rises on Mid-Block Secondary Streets
- 2) Development of high-rises without corresponding open space
- 3) Development of high-rises with bases from lot-line to lot-line
- 4) Introduction of commercial spaces in mid-block Secondary Streets

I have performed an analysis of all buildings ten stories and higher, as reported by the NYC Planning ZoLa Website, to better understand the neighborhood context and characteristics within the following boundaries, as provided in the enclosed Table 1 and Figure 1:

- Northern Boundary - Southside of E 98th Street
- Southern Boundary - Southside of E 91st Street
- Eastern Boundary - Westside of First Avenue
- Western Boundary - Eastside of Lexington Avenue

42 buildings are greater than ten stories, on seven different lot types, summarized in Table 2:

Table 2 – Subject Area Lot Type Analysis

Lot Type and Number of Floors	10 - 19	20 - 29	30 - 39	40 - 45	Total
Whole Block (e.g. 30 - Metropolitan Hospital)	2				2
Partial Block (e.g. 3 - Ruppert-Yorkville Towers)	2	1	6	4	13
Ave Corner (e.g. 1 - The Waterford)	5	3	3	1	12
Ave Lot (e.g. 22 - Inspir Carnegie Hill)		3	1		4
Mid-Block Primary St Lot (e.g. 24 - Vitre)	3	1			4
Mid-Block Secondary St Lot (e.g. 27 - The Omni)	5				5
Thru Block (e.g. 7 - The Easton)			1	1	2
Total	17	8	11	6	42

These lots have the following characteristics regarding lot-line to lot-line development and the inclusion of open space, summarized in Table 3, below:

Table 3 – Subject Area Building Height and Lot Coverage Analysis

Lot Coverage / Lot Type and Number of Floors	10 - 19	20 - 29	30 - 39	40 - 45	Total
Open Space	15	3	6	6	30
Whole Block (e.g. 35 - NYCHA Washington Hse)	2				2
Partial Block (e.g. 17 – Plymouth Towers)	1	1	5	4	11
Ave Corner (e.g. 20 - The Highgate)	5	2	1	1	9
Mid-Block Primary St Lot (28 - 306 E 96th St)	3				3
Mid-Block Secondary St Lot (41 - 169 E 91st St)	4				4
Thru Block (e.g. 7 - The Easton)				1	1

Lot-Line to Lot-Line	2	5	4	1	12
Partial Block (e.g. 42 - 92 nd St Y)	1		1		2
Ave Corner (e.g. 15 - The Kent)		1	2		3
Ave Lot (e.g. 10 - Chartwell House)		3	1		4
Mid-Block Primary St Lot (e.g. 24 - Vitre)		1			1
Mid-Block Secondary St Lot (e.g. 33 - Trevor Day)	1				1
Thru Block (e.g. 5 – One Carnegie Hill)				1	1
Total	17	8	10	7	42

After thorough analysis, it is clear there is absolutely no precedent for this type of development, as the proposed development:

- 1) Would be the tallest tower on any type of development lot in the neighborhood and well beyond the height precedent for Secondary Street Mid-Block developments, which have been capped at 235 Feet (e.g. 33 - Trevor Day School) and 18 Floors (e.g. 27 - The Omni)
- 2) Would not include any corresponding open or green space as part of the development, and as characteristic of similar projects (e.g. 7 - The Easton)
- 3) Would not include a 30’ rear setback as typical of projects of this nature on Secondary Street Mid-Blocks (e.g. 40 - 338 E 96th St and 27 - The Omni)
- 4) Would introduce unnecessary commercial/retail space at the base of the proposed tower, whilst many avenue storefronts in the neighborhood remain vacant.

All other large-scale developments in the neighborhood have historically involved the acquisition of multiple lots to combine and create Full Block or Partial Block lots for development, such as Normandie Court (8 & 9); Ruppert House (4); Knickerbocker Plaza and Yorkville Tower I (6 & 2); and Ruppert Yorkville Towers (3). These large Urban Renewal sites were developed in such a way that ensured there would be ample open and green space for residents.

This is not the case for 207-245 East 94th Street, as the lot is relatively small with 204’ 6” frontage on the 60’ narrow East 94th Secondary Street and 100’ 9” depth, resulting in a lot size of just over 20,000 sqft. There are no other comparable Secondary Street Mid-Block Lots that match this profile, with the closest being 22 - 152 E 94th St and 23 - 225 E 93rd St at 15,100 sqft and 12,793 sqft, respectively, and both supporting housing developments with 13 Floors and ample open space.

Development sites that are most closely related to the proposed project are all on Corner, Avenue, or Primary Street Lots, which such density is expected and appropriate. Examples include 1 – The Waterford, which sits atop a small ~10,000 sqft Corner Ave lot at 300 E93rd St supporting 45 Floors and 16 - Plymouth Towers, which sits atop a similar ~25,000 sqft Partial Block lot at 340 E93rd St facing 1st Avenue and spanning the corners of E 93rd and E 94th Streets, supporting 30 Floors. Both examples include ample open space and are not developed lot-line to lot-line.

The proposed tower would span the entire Mid-Block Secondary Street development lot and impact the surrounding buildings. As such, I urge the City Council to study these datapoints and

map and recognize that approving these applications would pave the way not only for this proposed development but would also set a precedent to disrupt additional Mid-Block Secondary Street Lots in the future, most notably East 91st – East 94th Streets between 1st and 2nd Avenues in the immediate vicinity.

2) Community Board 8 Unmitigated Concerns

Community Board 8 held their public hearing and vote for these applications on November 8, 2023. The meeting included several opposition points from the community at large and individual CB8 members. The first vote was for “No, Unless,” with several conditions, which failed 14-24-1. A modified vote for “Yes, with Conditions” with the same conditions previously voted on, passed 32-4-3, limiting the development as follows:

- 1) That the percentage of affordable units be increased from 25% to 30% with the same terms as the initial application under MIH, including an average of 60% AMI;
- 2) That the building is required to be a rental building for at least 15 years;
- 3) That the site include open space;
- 4) That the building include 200 parking spaces to replace the existing parking garage;
- 5) That the building height be limited to a maximum of 355 feet;
- 6) That union labor or prevailing wage be used for project construction.

The Manhattan Borough President recommended approval of the applications on November 20, 2023, with the following conditions:

- 1) Maximize the number of affordable units in the building by working with the City to find funding sources to increase affordable housing in Manhattan Community District 8;
- 2) Ensure a bedroom mix that reflects the needs of families in the district with the inclusion of two and three-bedroom units; and
- 3) Consider options for reducing building height within the as-of-right building envelope in the rezoning area that do not reduce the total number of units, including the number of affordable units.

Points 2, 3, 4, and 6, as raised by CB8, were not considered by the Borough President in his recommendation. Point 5 was covered, but with the stipulation it not impact the overall count of housing units. The developer has not offered any accommodations publicly to any of the conditions requested.

As such, I urge the City Council to ensure that Community Board 8’s voice is heard and recognize that approving these applications goes against the desire of the community at large, especially with regards to building height (5) and open space (3) and does not do enough to address affordable housing (1.) What a shame it would be to ignore the concerns of the community and only get the required by law 25% at 60% AMI affordable housing in return.

3) Uncertain Funding of the Project Due to 421a Lapse

The developer has stated that this project is dependent on 421a or a similar program. With neither on the immediate horizon, the community is concerned that the rezoning in advance of 421a for a specific project that is dependent on 421a would set the stage for the lot to be sold to another developer, which would again change the characteristic of the project with potential for an even more detrimental impact to the community.

As such, I urge the City Council to evaluate the financials associated with this project with regards to 421a and recognize that approving these applications sets the stage for a rezoned lot with an uncertain development future since financing is not secured. A sale to another developer could result in a vacant and derelict lot prior to any real development. Better yet, I urge the City Council to advocate for legislation that would enable the financing of affordable housing units at a much higher rate, such as 40% over the current proposed 25%.

In summary, thank you for hearing out my concerns, which are representative of a group of ~40 concerned citizens in the community and I look forward to continued discourse on this rezoning and development project. I respectfully request that the City Council take these aforementioned points into consideration during their vote and reject Applications C230241ZMM and N230242ZRM and instead work towards a program of responsible rezoning and development within the neighborhood to meet the city's dire housing needs

Also enclosed is an alternative rezoning plan prepared by George M Janes & Associates for 221-243 East 94th Street, which is being submitted with his permission for your consideration and review. In this proposal you will learn that rezoning the existing M1-4 to that of R8X or even C1-8X, would make it consistent with mid-block lots in Yorkville and the broader Upper East Side, whilst still providing a plan to meet affordable housing unit goals by spreading the bulk across the block, as opposed to reallocating air rights into an uncharacteristic tower.

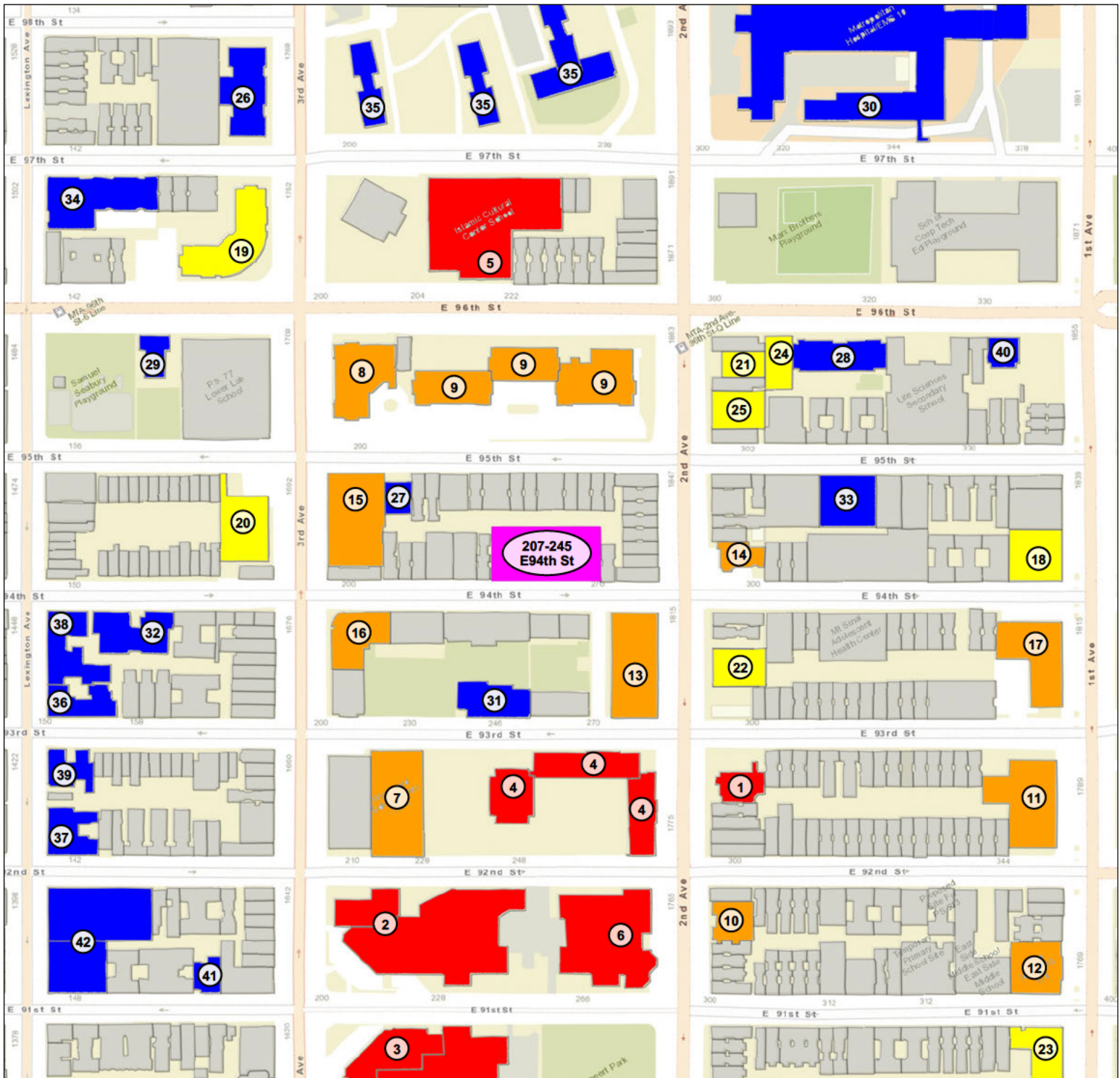
Sincerely,

A handwritten signature in cursive script that reads "Andrew W. Ellis".

Andrew W Ellis

Enclosures

Figure 1: Subject Area Building Characteristic Map



Building Color Legend – Number of Stories

- 10-19
- 20-29
- 30-39
- 40-45

Table 1 : Subject Area Building Characteristic Details

Name	Address	# Floors	Open Space	Lot Type	
Proposed Development	207-245 E 94th St	46	N	Secondary St Lot	
ID	Name	Address	# Floors	Open Space	Lot Type
1	The Waterford	300 E 93rd St	45	Y	Ave Corner
2	Yorkville Tower 1	1623 3rd Ave	42	Y	Partial Block
3	Ruppert-Yorkville Tws	1601 3rd Ave	42	Y	Ave Corner
4	Ruppert House I	222 E 93rd St	42	Y	Partial Block
5	One Carnegie Hill	215 E 96th St	41	N	Thru Block
6	Knickerbocker Plaza	1751 2nd Ave	40	Y	Partial Block
7	The Easton	205 E 92nd St	38	Y	Thru Block
8	Normandie Court II	215-35 E 95th St	35	Y	Partial Block
9	Normandie Court I	205 E 95th St	35	Y	Partial Block
10	Chartwell House	1760 2nd Ave	34	N	Ave Lot
11	Mill Rock Plaza	345 E 93rd St	32	Y	Partial Block
12	Azure	1761 1st Ave	32	N	Ave Corner
13	Astor Terrace	245 E 93rd St	32	N	Partial Block
14	Marmara Manhattan	301 E 94th St	31	Y	Ave Corner
15	The Kent	200 E 95th St	30	N	Ave Corner
16	Carnegie Park	200 E 94th St	30	Y	Partial Block
17	Plymouth Towers	340 E 93rd St	30	Y	Partial Block
18	The Chesapeake	345 E 94th St	29	N	Ave Corner
19	The Monterey	175 E 96th St	29	Y	Partial Block
20	The Highgate	182 E 95th St	29	Y	Ave Corner
21	1852 2nd Ave	1852 2nd Ave	26	N	Ave Lot
22	Inspir Carnegie Hill	1802 2nd Ave	24	N	Ave Lot
23	1749 1st Ave	1749 1st Ave	22	Y	Ave Corner
24	Vitre	302 E 96th St	21	N	Primary St Lot
25	1844 2nd Ave	1844 2nd Ave	20	N	Ave Lot
26	1768 3rd Ave	1768 3rd Ave	19	Y	Partial Block
27	The Omni	206 E 95th St	18	Y	Secondary St Lot
28	306 East 96th St	306 E 96th St	16	Y	Primary St Lot
29	166 E 96th St	166 E 96th St	16	Y	Primary St Lot
30	Metropolitian Hospital	1880 2nd Ave	14	Y	Whole Block
31	225 E 93rd St	225 E 93rd St	13	Y	Secondary St Lot
32	152 E 94th St	152 E 94th St	13	Y	Secondary St Lot
33	Trevor Day School	312 E 95th St	12	N	Secondary St Lot
34	Monterey at Lex	1501 Lex Ave	12	Y	Ave Corner
35	NYCHA Washington Hse	1761 3rd Ave	12	Y	Whole Block
36	1429 Lexington Ave	1429 Lex Ave	12	Y	Ave Corner
37	145 E 92nd St	145 E 92nd St	11	Y	Ave Corner
38	1435 Lexington Ave	1435 Lex Ave	11	Y	Ave Corner
39	1415 Lexington Ave	1415 Lex Ave	11	Y	Ave Corner
40	338 E 96th St	338 E 96th St	10	Y	Primary St Lot
41	169 E 91st St	169 E 91st St	10	Y	Secondary St Lot
42	92nd St Y	1393 Lex Ave	10	N	Partial Block

Source: NYC Planning ZoLa - <https://zola.planning.nyc.gov>



George M. Janes

& Associates

250 E. 87th Street

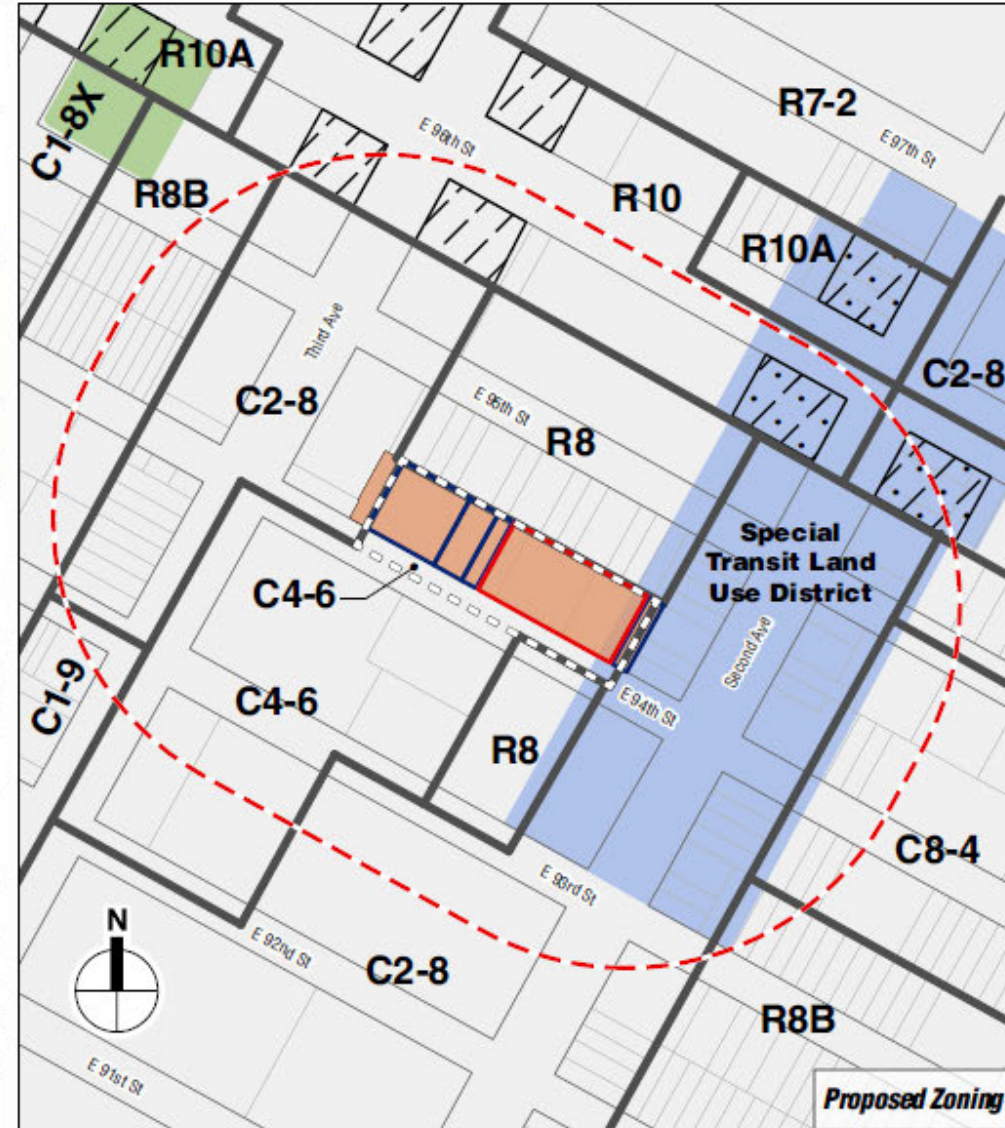
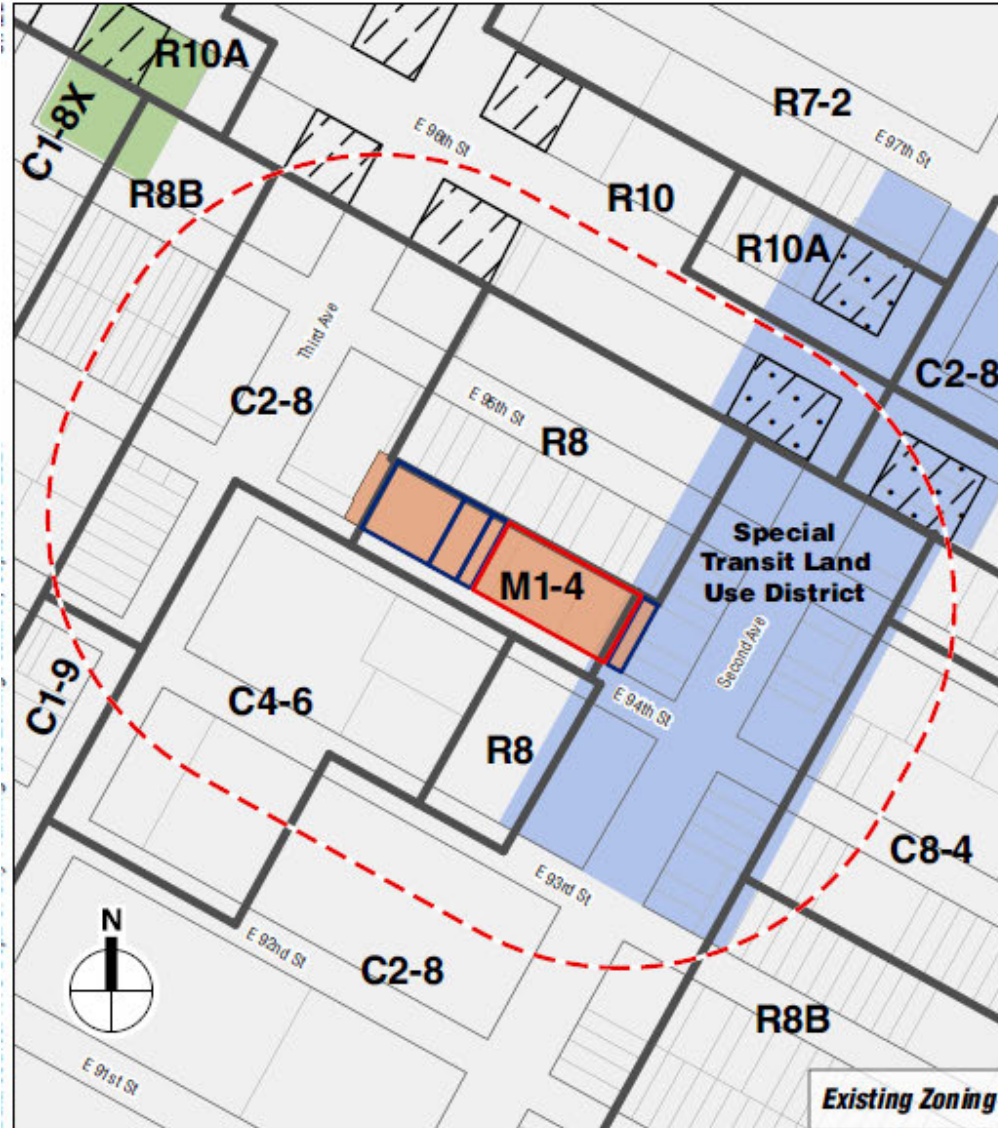
New York, NY 10128

Tel: 646.652.6498

george@georgejanes.com

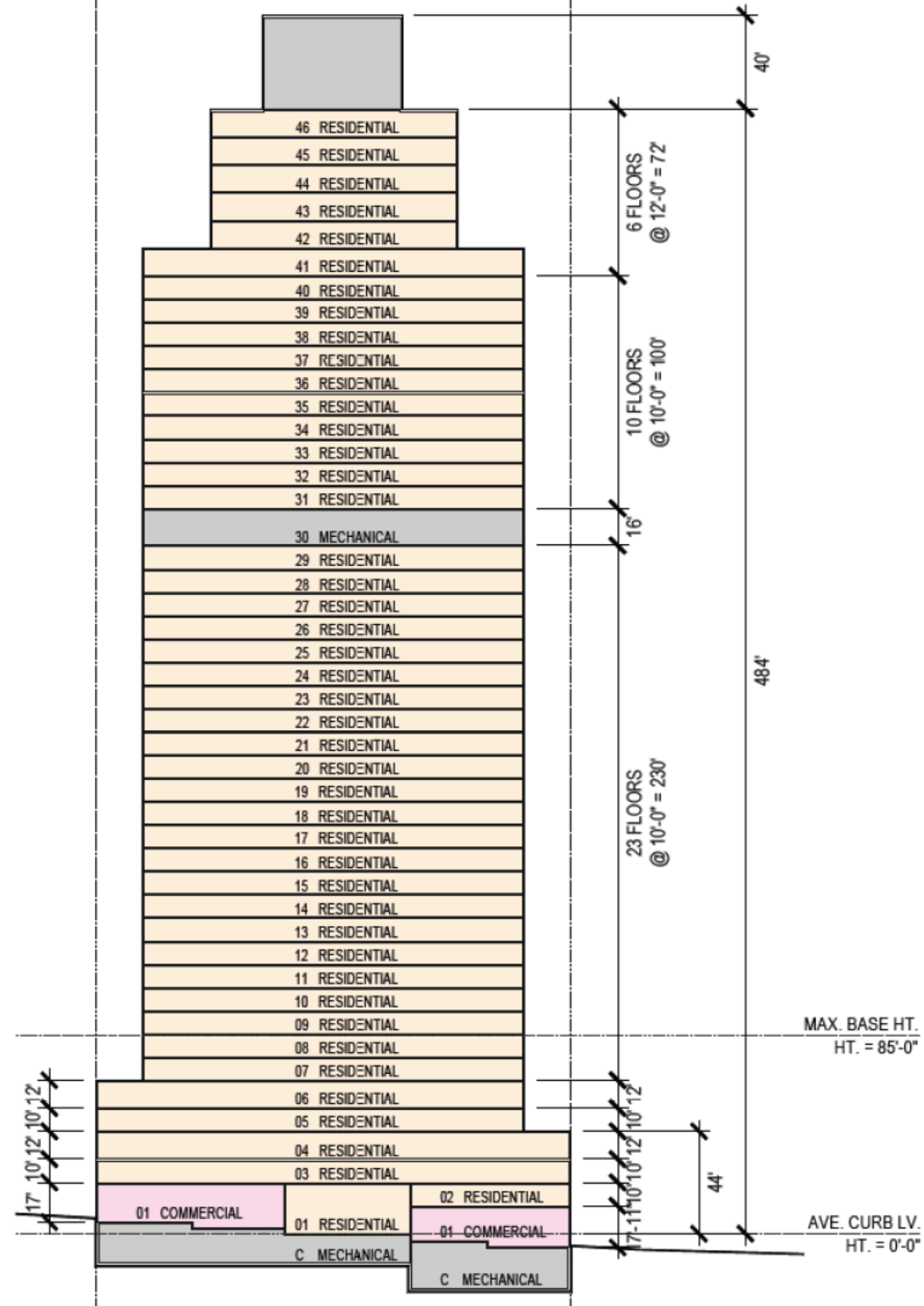
221-243 East 94th Street Proposal

An applicant has proposed to rezone a midblock M1-4 district to C4-6 on East 94th Street between Second and Third Avenues

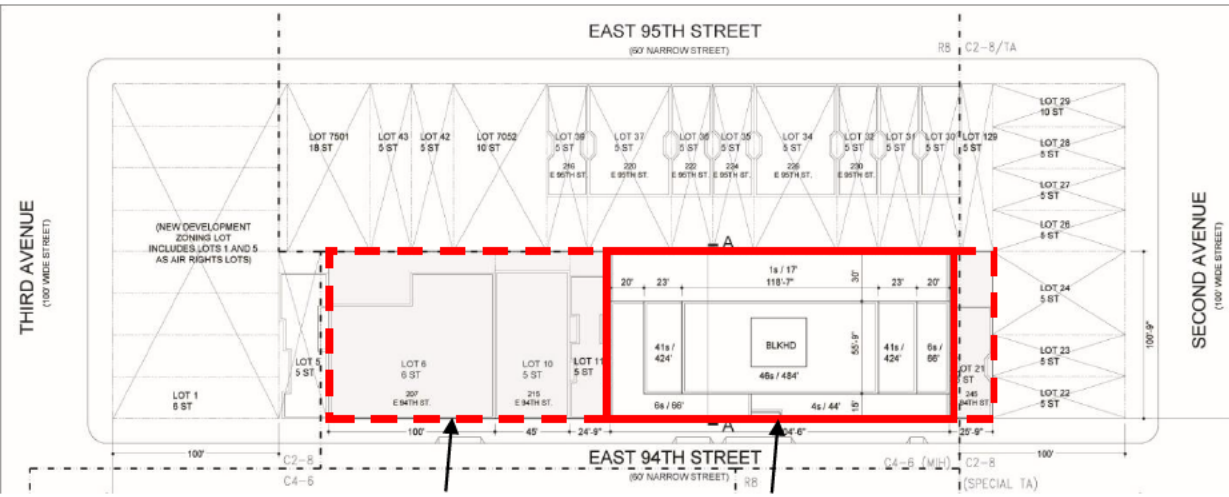


The C4-6 district would facilitate the development of a largely residential 484-foot tower

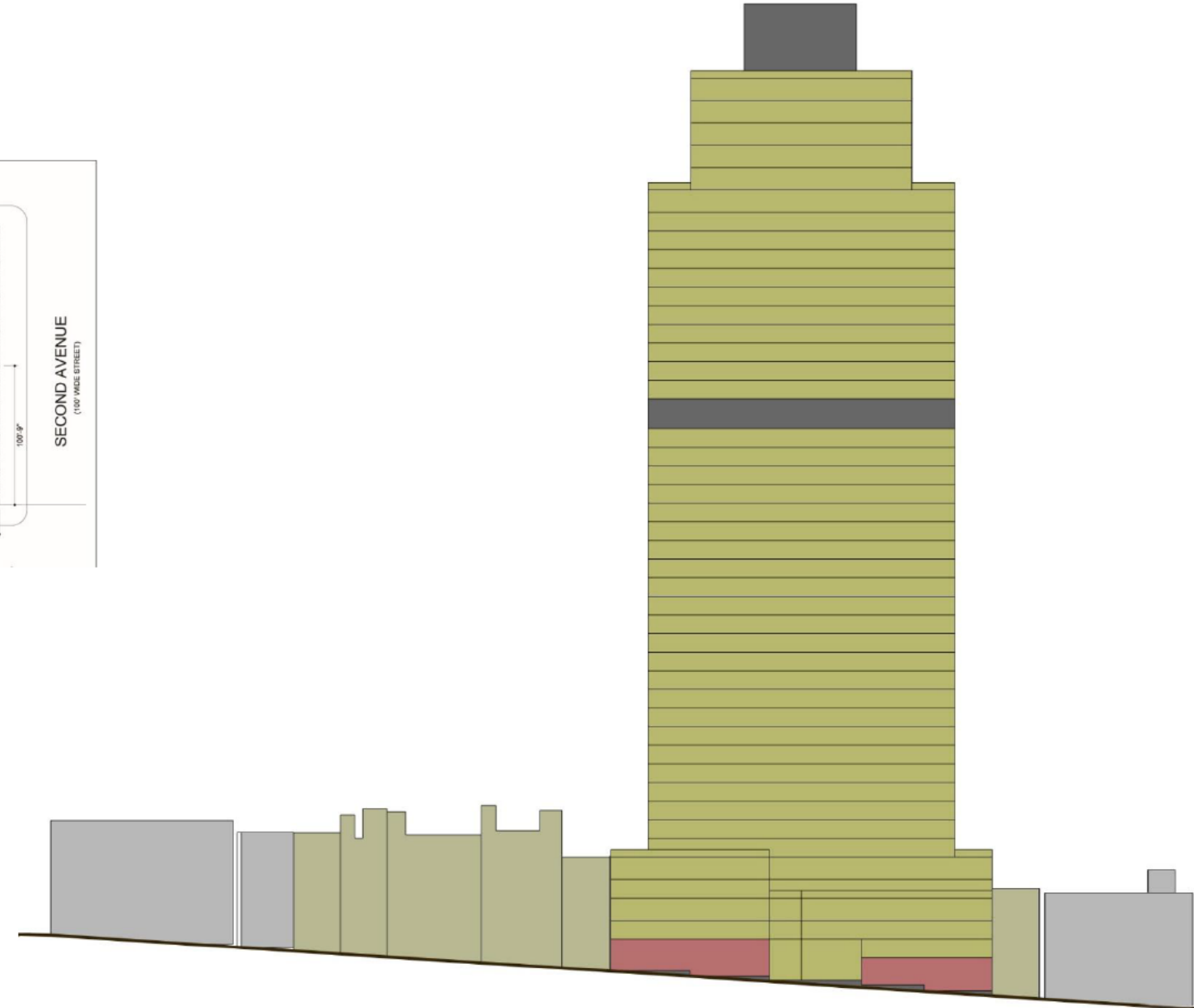
It would replace automotive uses and one multiple dwelling with 15 units



As proposed, the tower would be about 456,700 GSF, with about 500 units, including 125-150 affordable units



Zoning lot Development site



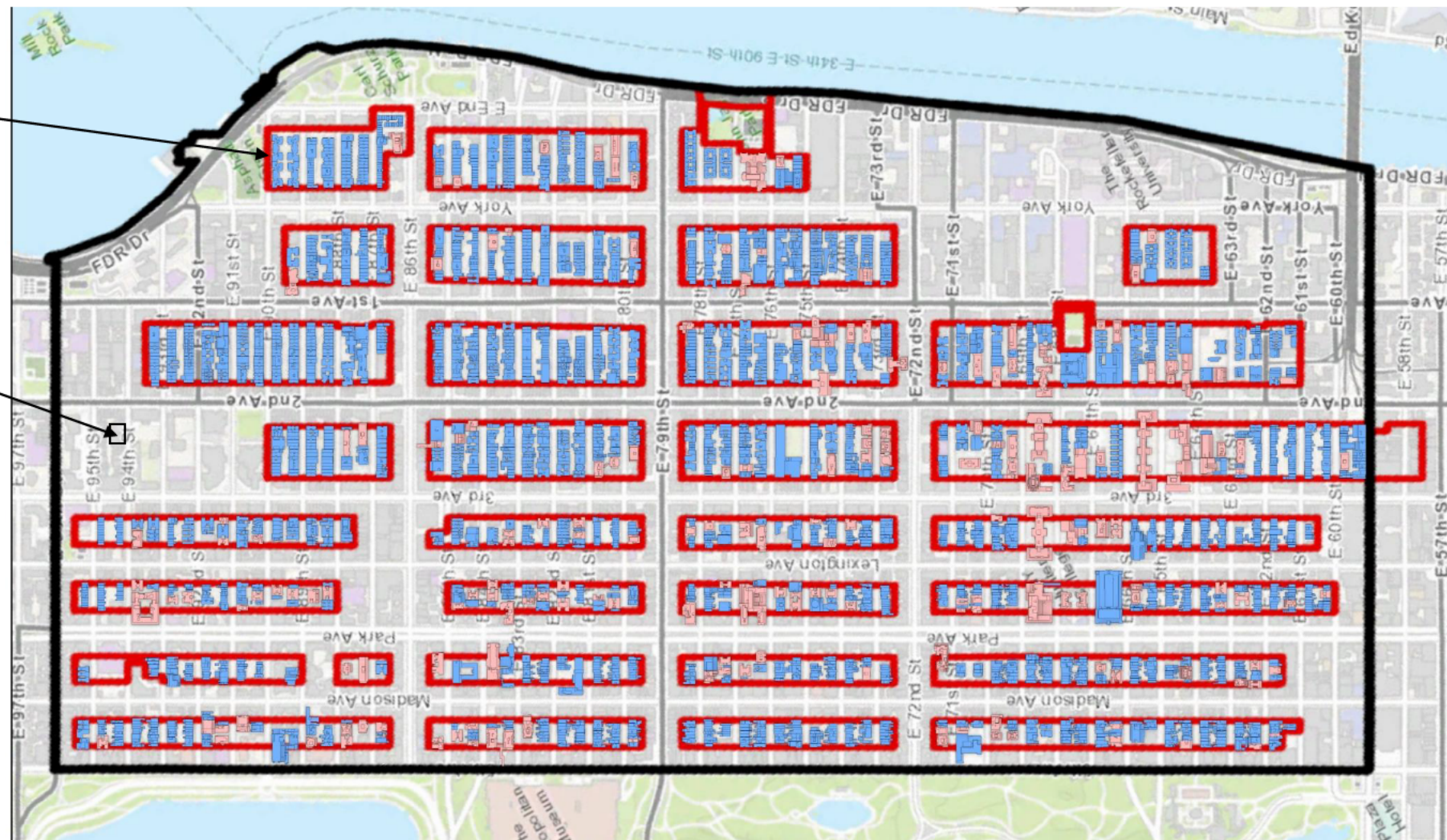
Most narrow street midblocks in the CD are zoned R8B, but this area does not follow the pattern

R8B districts outlined in red

Site

Complying R8B buildings (blue)

Non-complying buildings (pink)

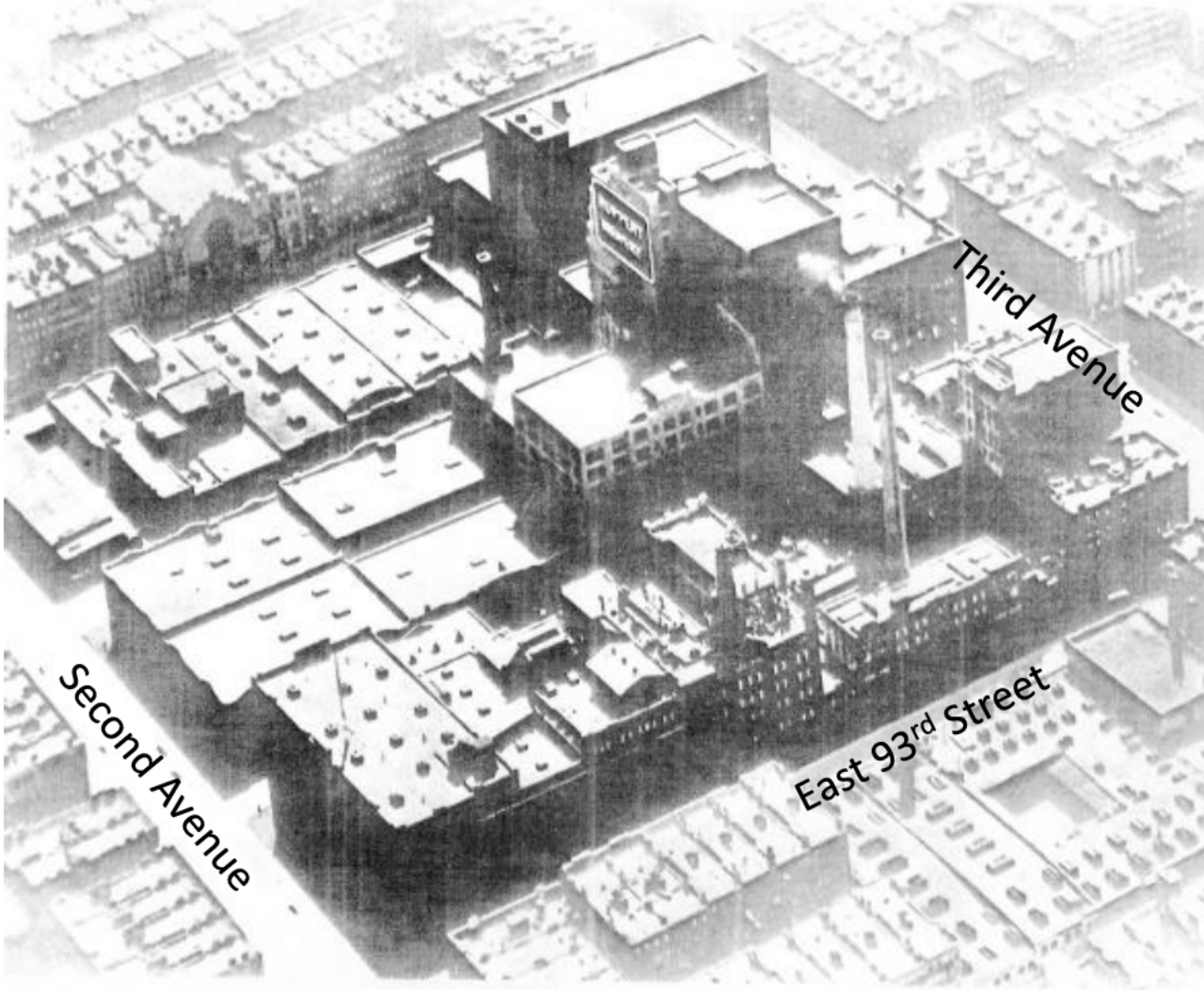


This area used to hold the huge Ruppert Brewery, which closed in 1965

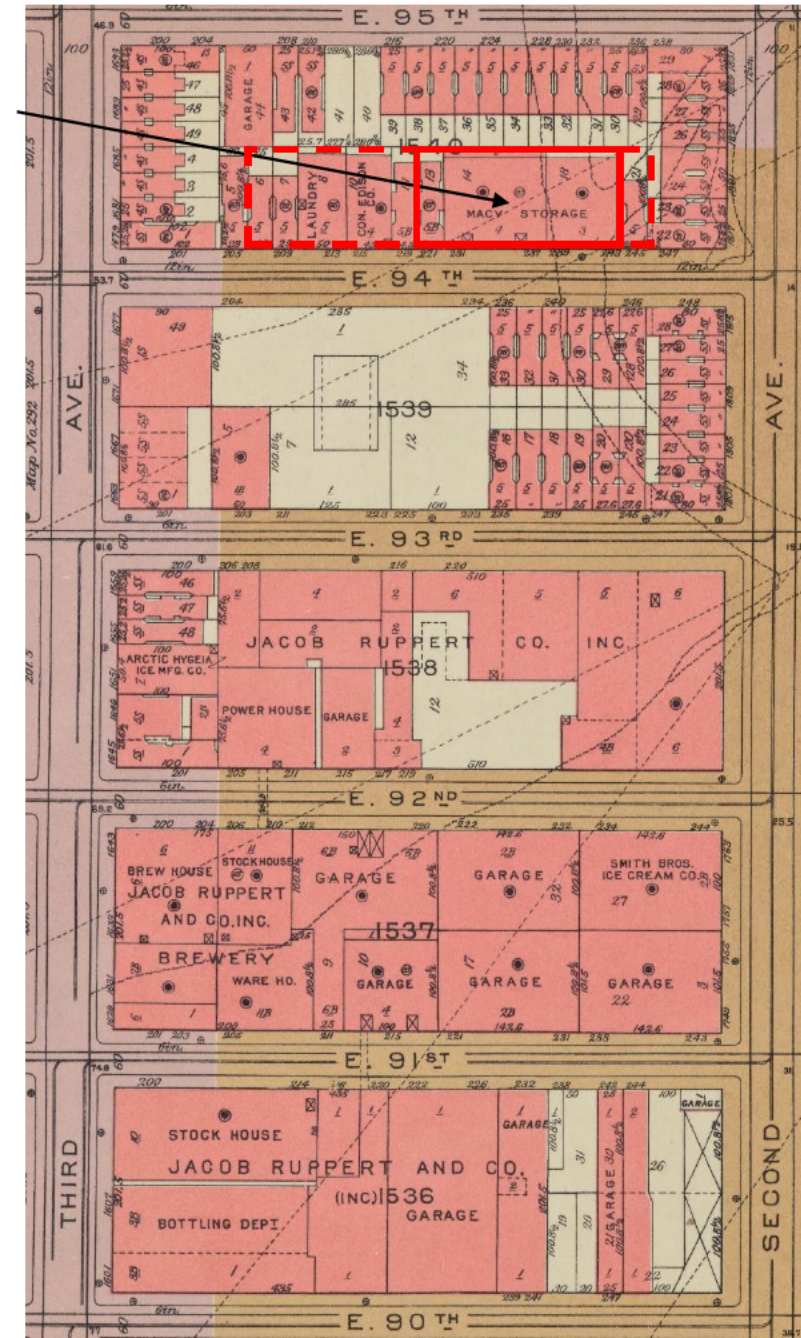
Ruppert Brewing to End Output After Century of Operation Here

New York Times Nov 13, 1965

The industrial site occupied parts of four blocks

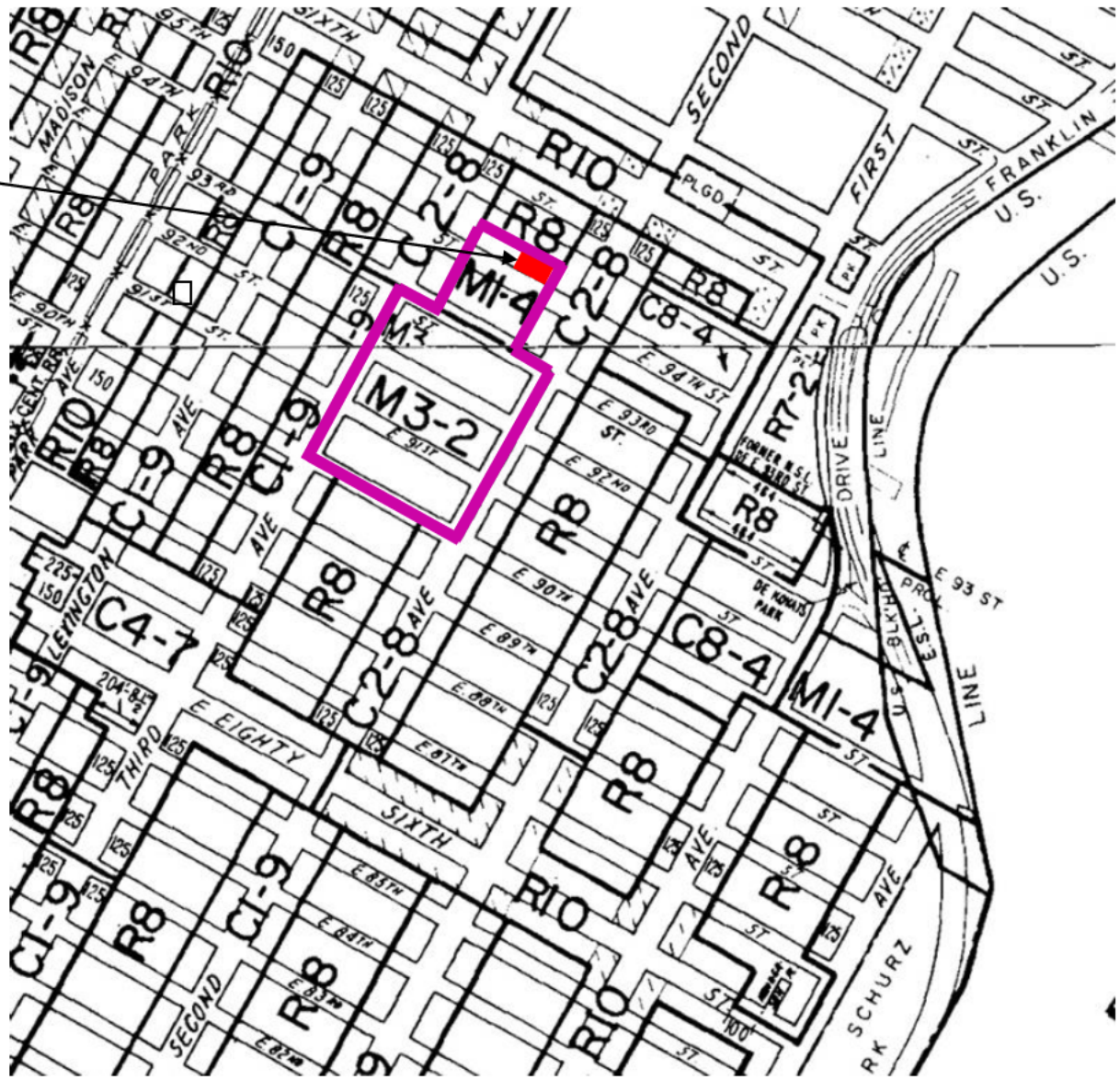


Development site



These blocks were zoned for industry, but with a huge site available in a residential area, the City needed to rethink its use

Site



1965 zoning map

In the 1960s, that meant an Urban Renewal Plan to change use and form

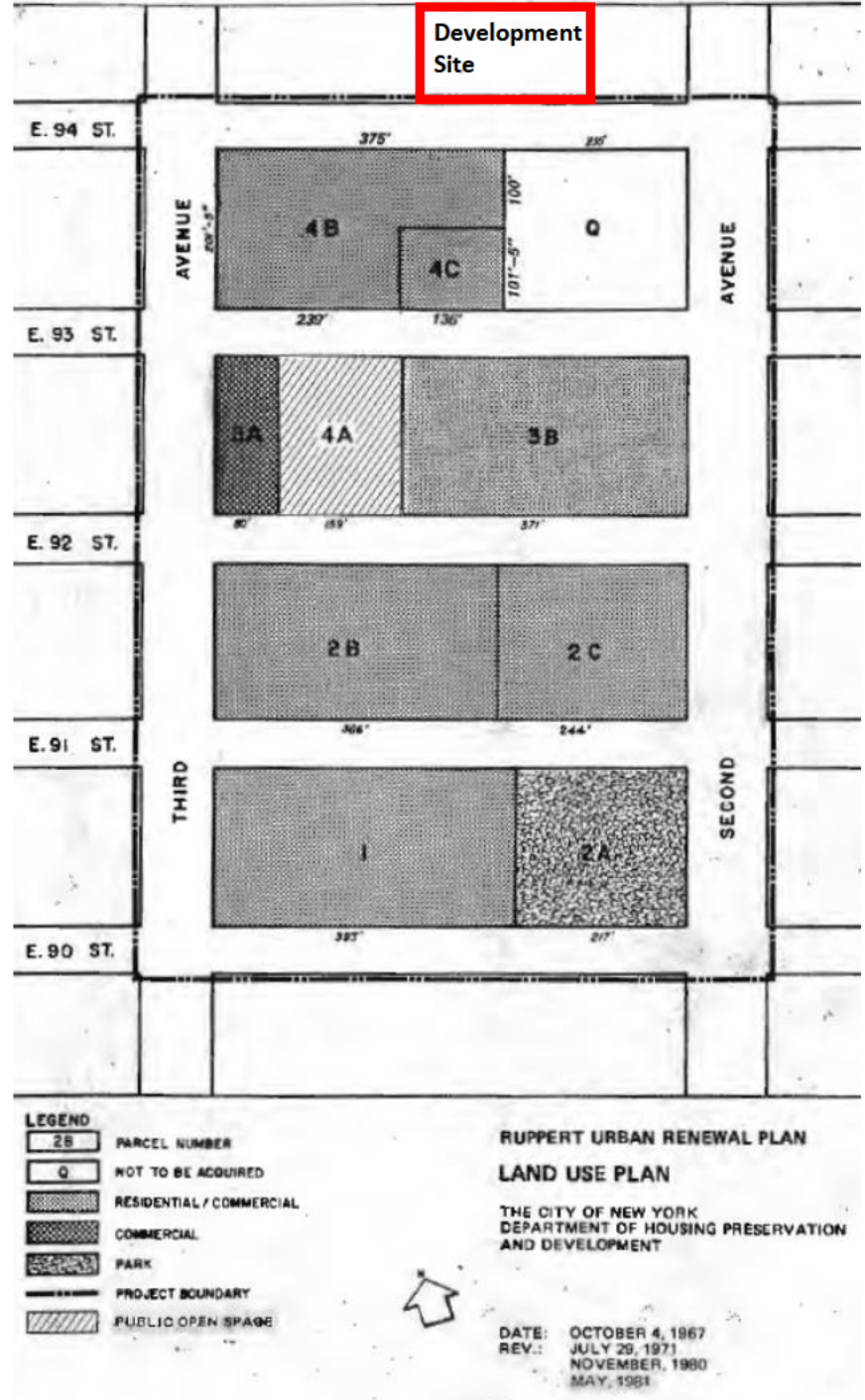
The Ruppert Urban Renewal Plan called for:

- A new high school
- A new public park
- Towers surrounded by open space, built to 8 to 10 FAR
- Approx. 2,700 units of housing with 1,800 of those in the Mitchell-Lama program

TABLE I

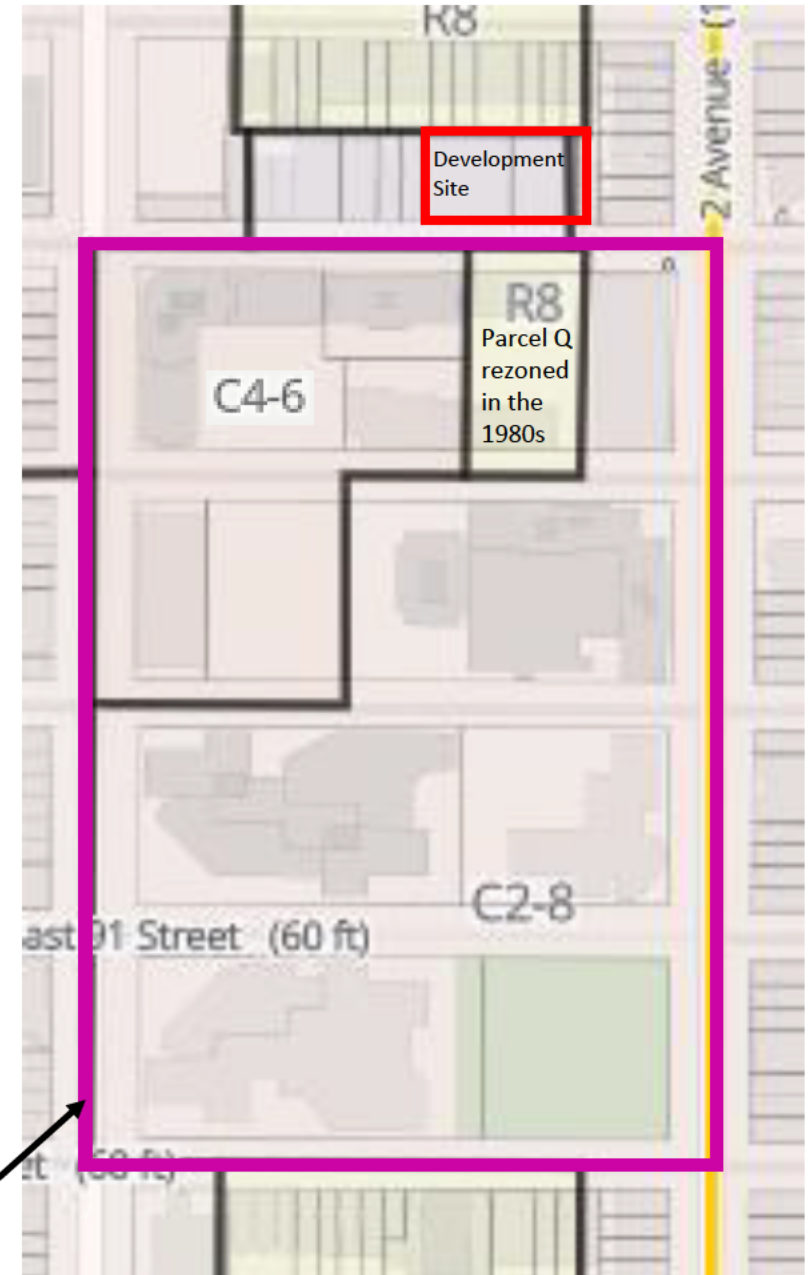
Parcel Number(1)	Permitted Uses(2)	Maximum Zoning Rooms(3)	Maximum Floor Area Ratio	Maximum Commercial Floor Area(4)	Setbacks	Off-Street Parking and Loading
1, 2A, 2B, 2C, 3A, 3B	Residential, Commercial, Public Park (5)	10,600	10.0	150,000	*	*
4A	Privately-owned public - Open Space	-	-	-	-	-
4B	Residential, Commercial	2131	9.41	32,000	*	*
4C	Residential for Elderly	450	8.05	-	*	*
Q	*	1342½	8.14	*	*	*

* No restriction or control other than the requirements of the Zoning Resolution



The plan was implemented, in part, through a 1971 rezoning

- Most of the URA was rezoned to either C2-8 or C4-6, which are similar R10 equivalent districts
- The urban renewal plan was amended:
 - The high school was dropped
 - **100%** of the units would be affordable and/or in the Mitchell-Lama program
 - **More open space** added with the closing of 91st Street
 - Most buildings were developed between 1973 and 1975
 - The last was developed in 2014, on a playground



Urban renewal area (URA)

Ruppert became an oasis of towers-in-a-park in a high coverage neighborhood



Figure Ground at Ground Level



Figure Ground at 50'

- Development Proposal
- Urban Renewal Area
- Parks and POps
- Other Open Spaces

All other tall buildings are located on wide streets



Figure Ground at 150'



Figure Ground at 250'

- Development Proposal
- Urban Renewal Area
- Parks and POps
- Other Open Spaces

This tower is on a narrow street, has little open space, and is unprecedented



Figure Ground at 350'



Figure Ground at 450'

- Development Proposal
- Urban Renewal Area
- Parks and POps
- Other Open Spaces

100+ years of New York City zoning policy says that interior lots on narrow streets are not appropriate locations for towers if there is no open space

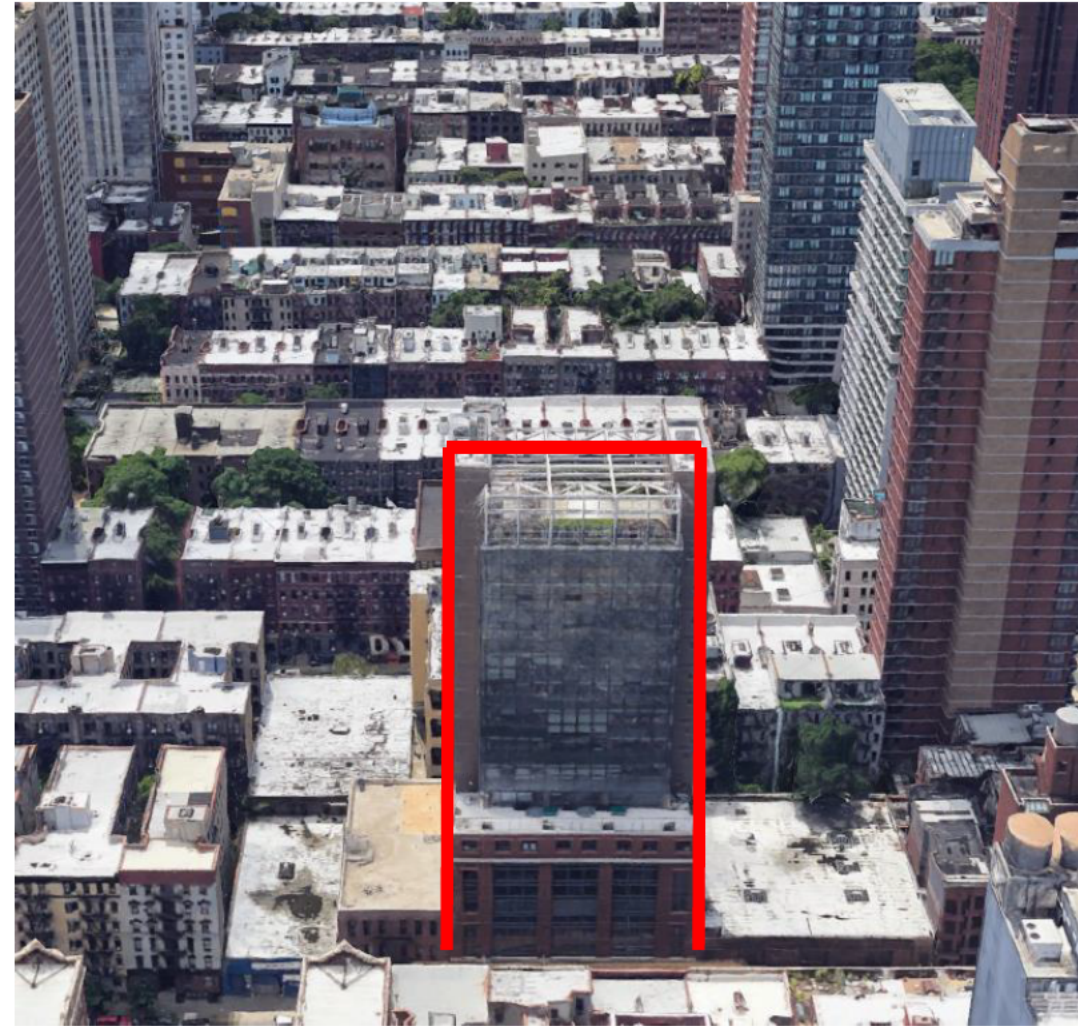
- The applicant's proposal is unprecedented on the UES. The closest we get is Carnegie Tower
- But it's about 100 feet shorter, on a through lot, located in the center of the block, AND, as an ECF project, it built a school



But the history of this site and the surrounding area, and the need for more housing suggests that standard R8B midblock zoning isn't right either

- There are no R8B's in this 6 block section of the UES
- There has also been discussion of the future of the M and C8 districts on the UES to increase housing capacity
- If M and C8 districts are no longer appropriate for the UES, then what is the appropriate zoning and why?

While most of the midblocks follow the tenement form, there are some larger buildings on the midblocks



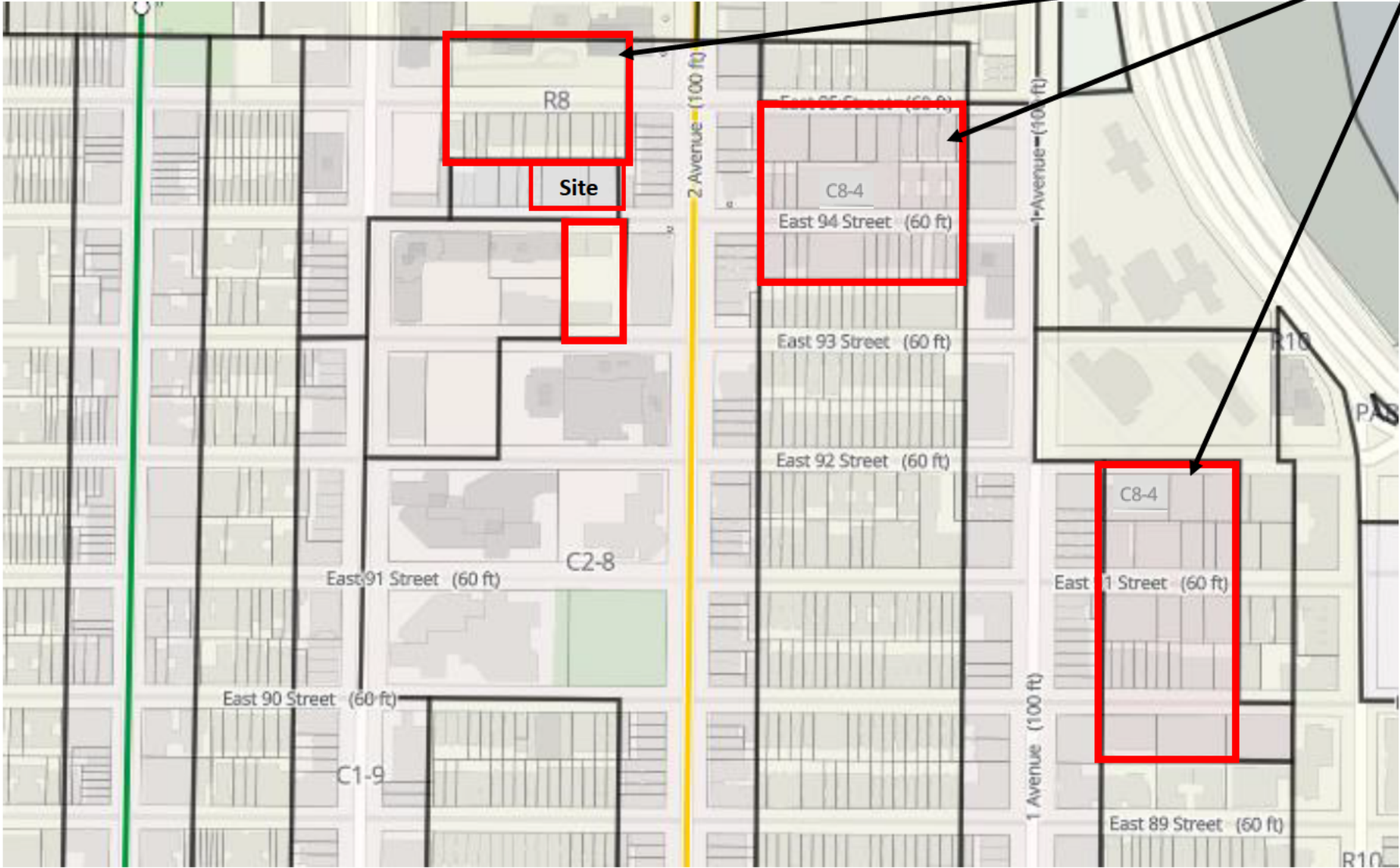
Trevor Day School, 312 East 95th Street. C8-4 district, 12 stories and about 200 feet. Required BSA variance



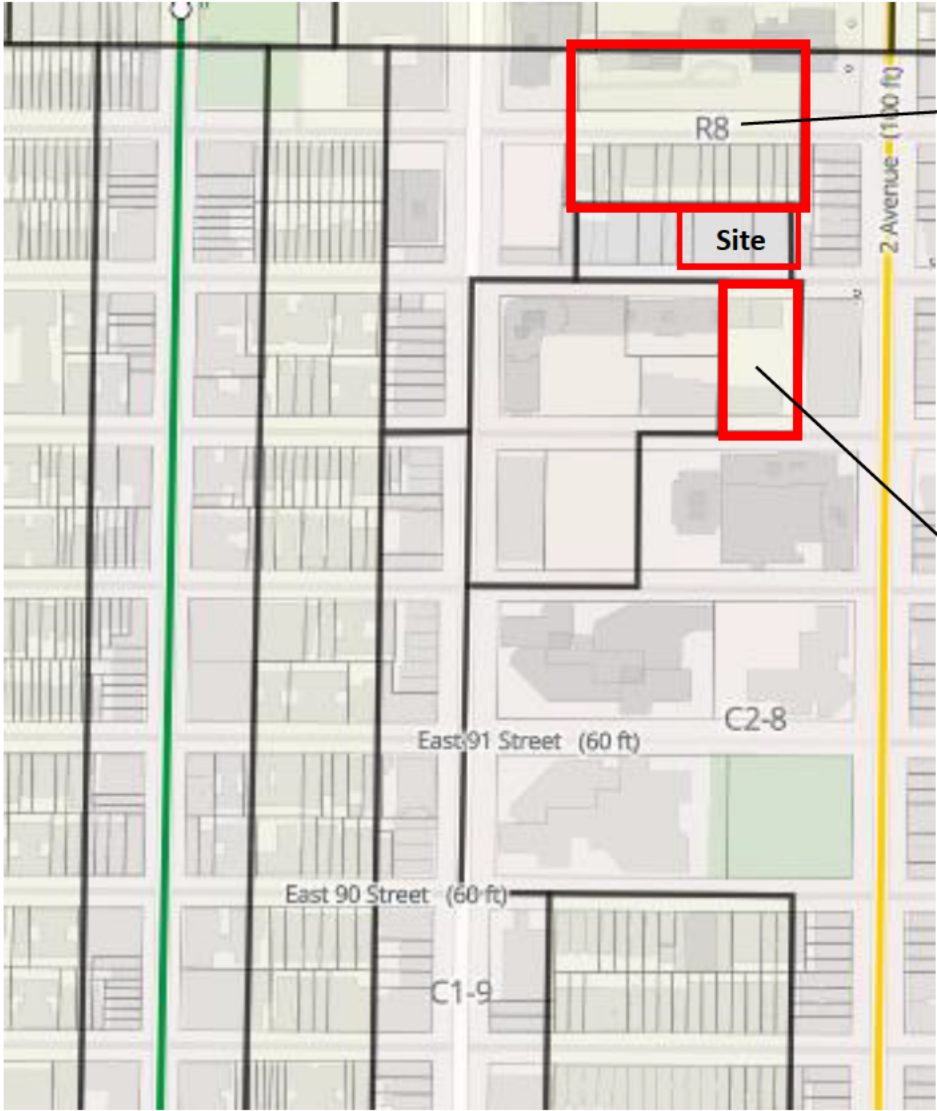
216 East 88th Street, R8B district. Constructed in 1968 under R8 height factor regulations. 14 stories and about 125 feet

There are C8-4 and R8 midblock districts nearby

R8 and C8-4 midblock districts



The neighboring R8s are not typical



North side is part of Normandie Court, the mostly R10 development on 96th Street. South side matches R8B scale

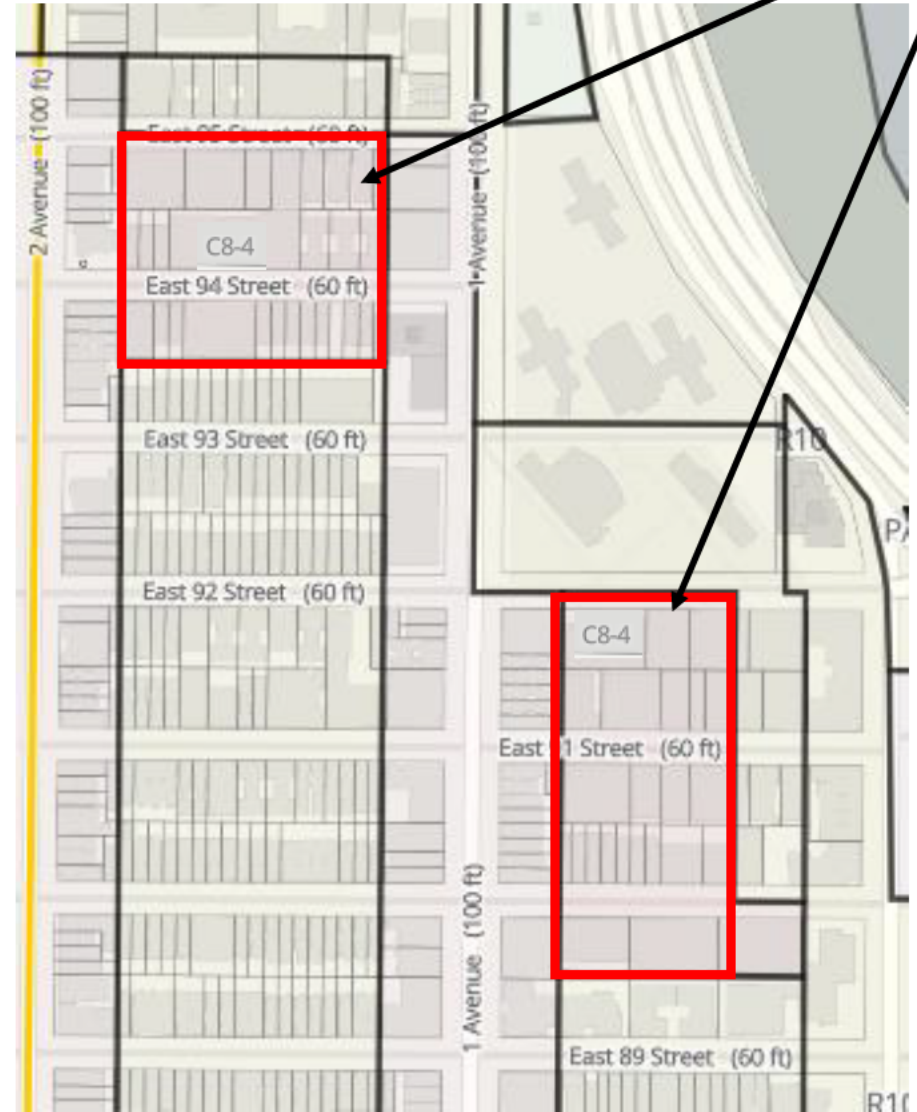


Rezoned to R8 in 1982, these tiny R8 townhouses are built out, as they were allowed to shift floor area to the tower on the avenue as a part of the large-scale residential plan

While it does not permit residential, the C8-4 permits a bulky building form, with:

- An 85-foot base height, above which is governed by a sky exposure plane, and no fixed height limit
- Alternate setbacks permitted for taller buildings
- Community facility towers permitted up to 6.5 FAR

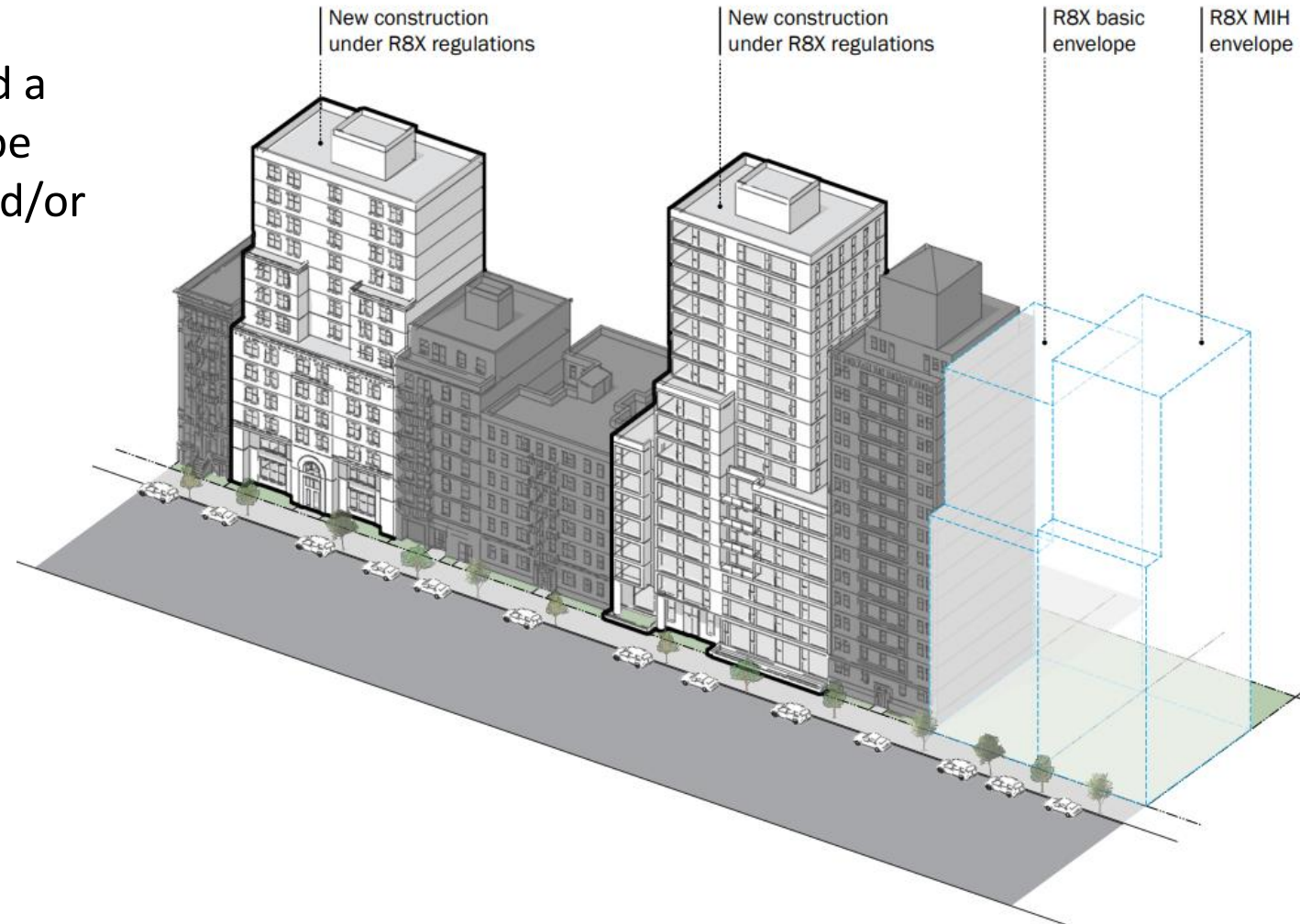
While building forms governed by sky exposure planes are out of favor, the bulkiness C8-4 permits is reflected in some contextual districts



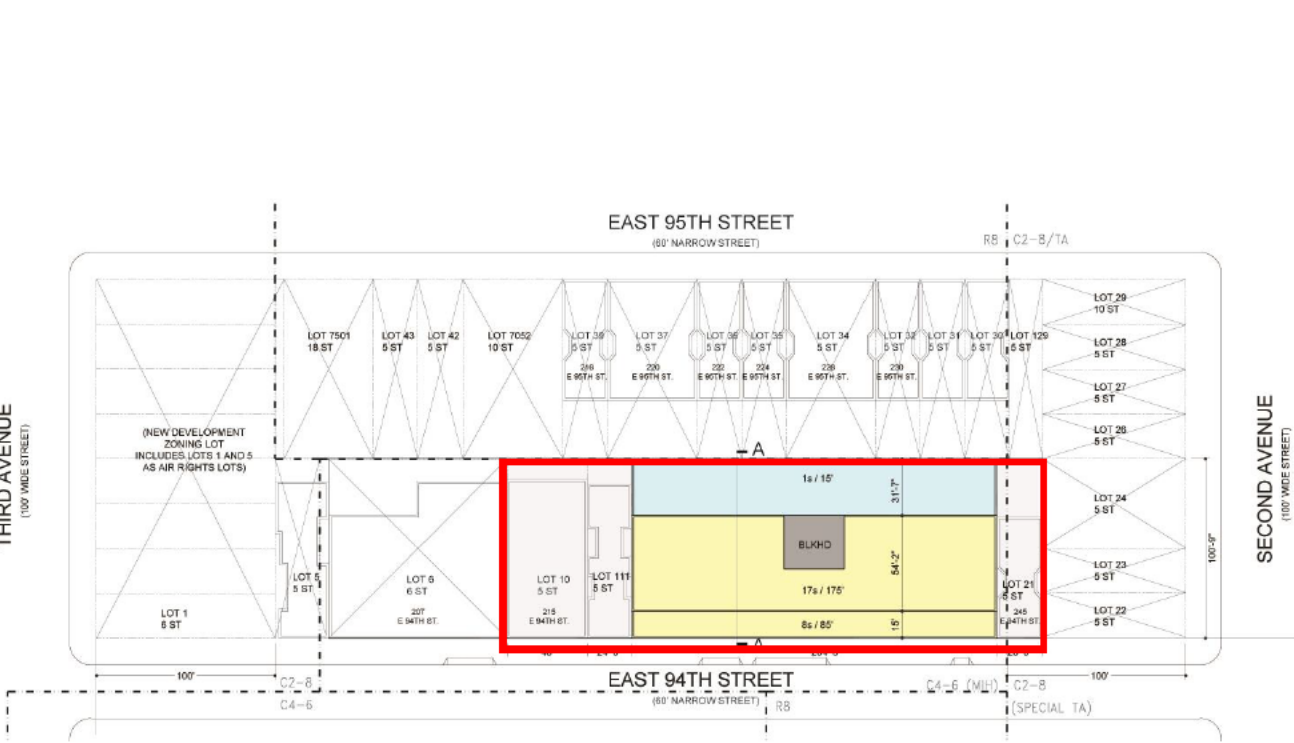
C8-4

R8X generates the same floor area as the more common R8A, except that it has a looser, bulkier building envelope

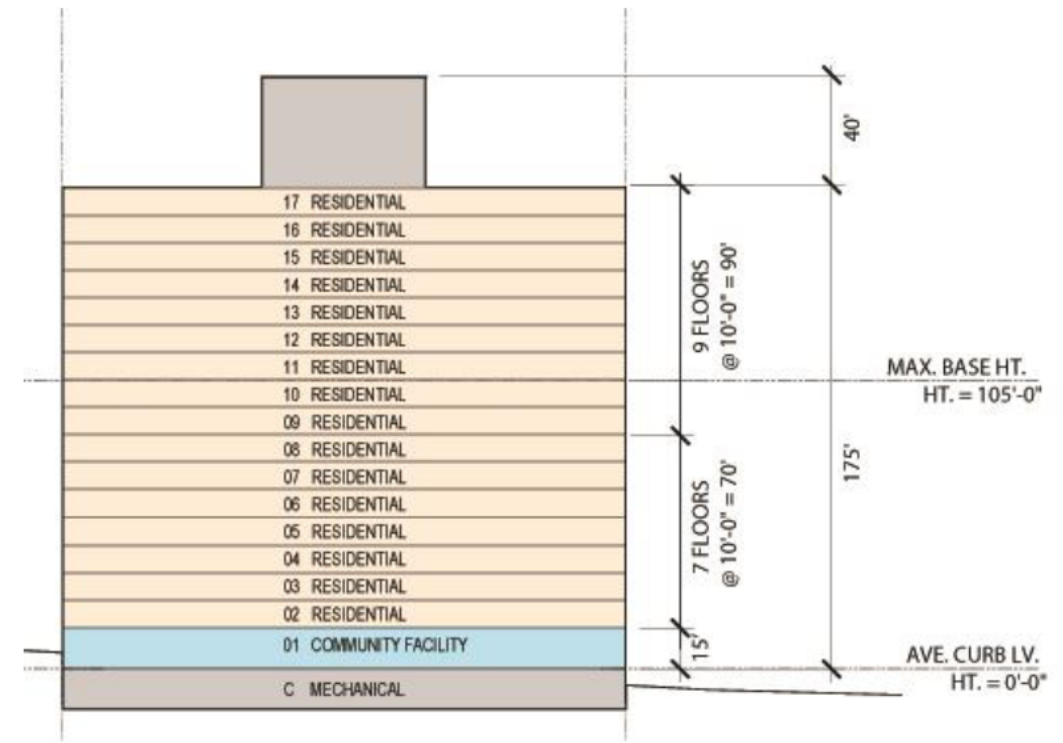
- R8X is currently mapped in only a few places, including Grand Army Plaza and SoHo/NoHo
- With an MIH base height of up to 105 feet and a building height of 175 feet, the looser envelope can be used for taller floor-to-floor heights and/or design flexibility
- Or, it can be used to accommodate floor area obtained through zoning lot mergers



An R8X building on this site can use all the floor area from three neighboring lots (two multiple dwellings and a school gymnasium)



Plan view of R8X building



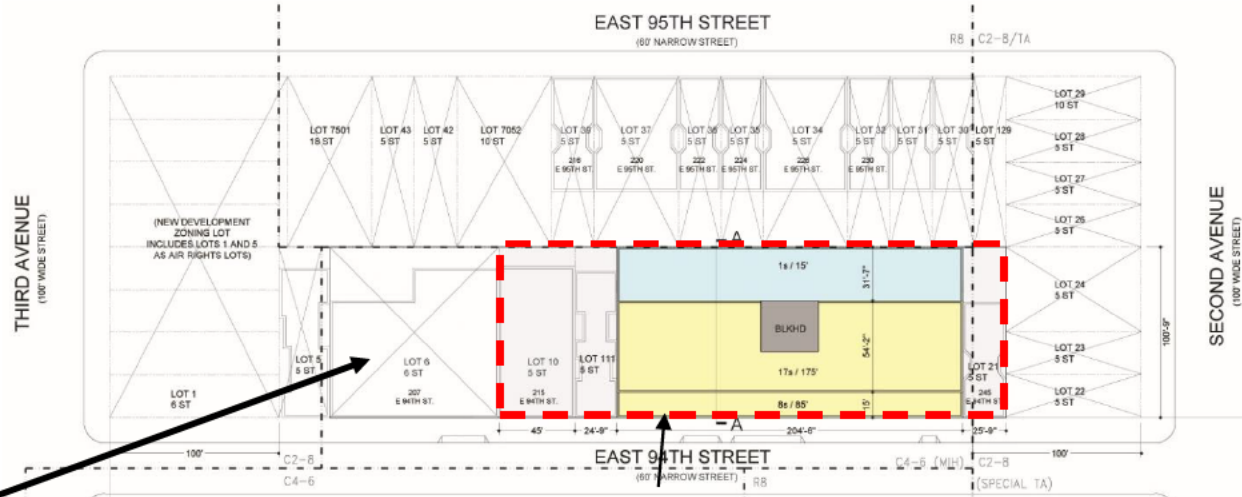
Section of R8X building

The applicant planned on using a fourth lot (Block 1540, Lot 6) in the zoning lot

- This lot contains combined industrial buildings, with many windows blocked off
- A zoning lot merger would remove any incentive to redevelop this lot
- An R8X rezoning would incentivize redevelopment as a new R8X MIH building



Proposed zoning lot

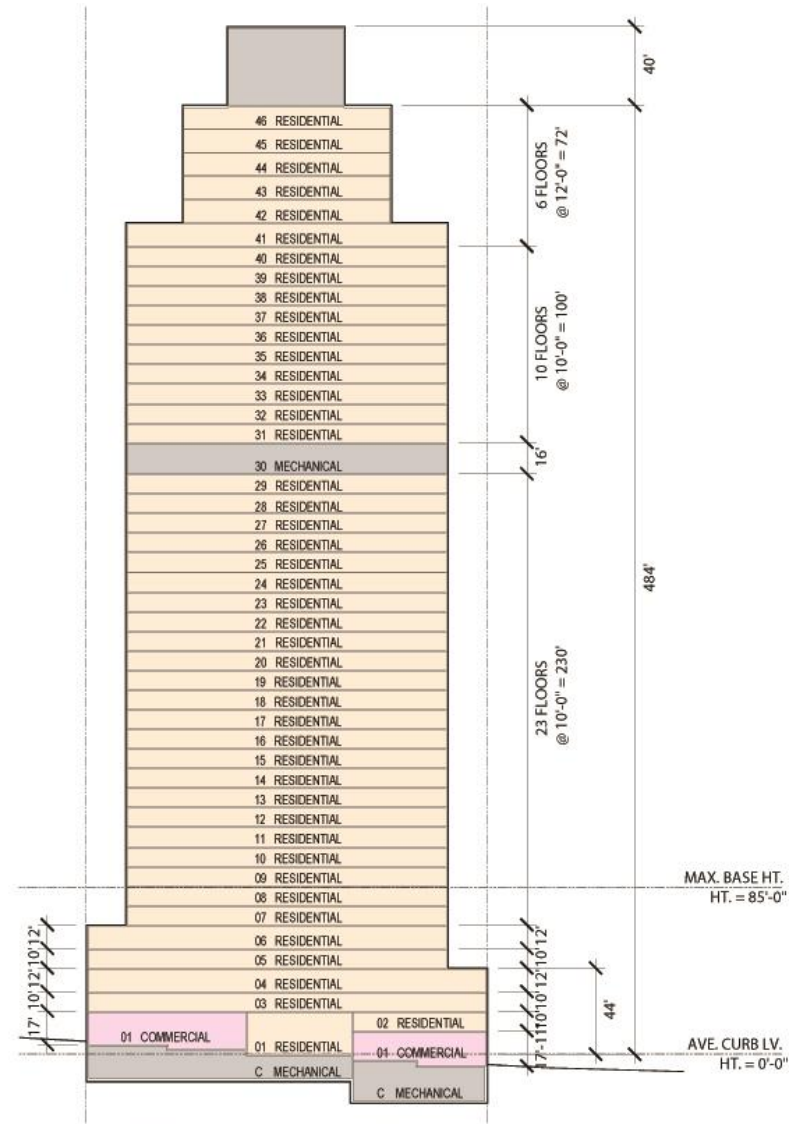
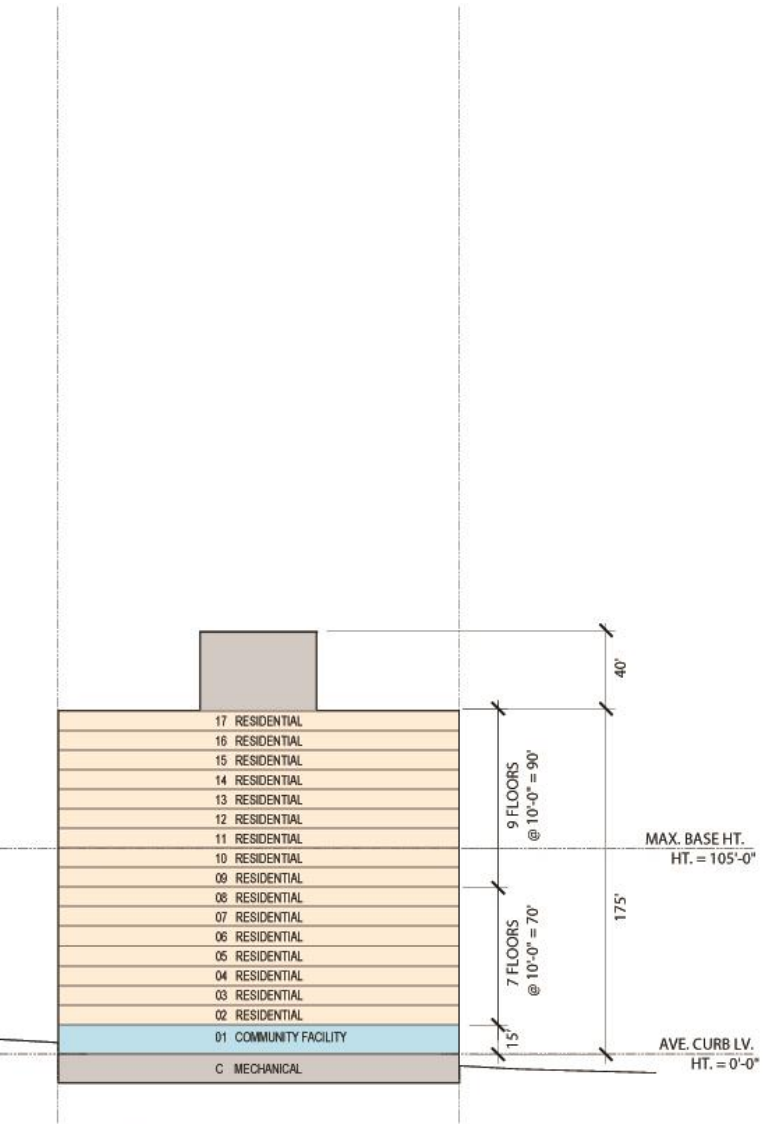


R8X zoning lot

The allowable FAR is currently 2.0. The applicant proposed 12.0. An R8X would allow for 7.2 FAR

- The applicant currently proposes a building about 456,721 gsf, of which about 432,003 gsf would be residential
- This translates into about 500 units, including 150 MIH affordable units @864 SF per unit
- An R8X building on this site, merged with three neighboring lots, would produce about 220,307 GSF, including about 200,000 GSF of residential
- That translates to about 231 units, including 77 MIH affordable units
- Future development on lot 6 would bring the total to 306,307 GSF in new and potential development
- This translates into about 321 units, of which 97 would be MIH affordable in an R8X rezoning

An R8X rezoning would keep highest density on the avenues, while still providing a substantial upzoning for MIH



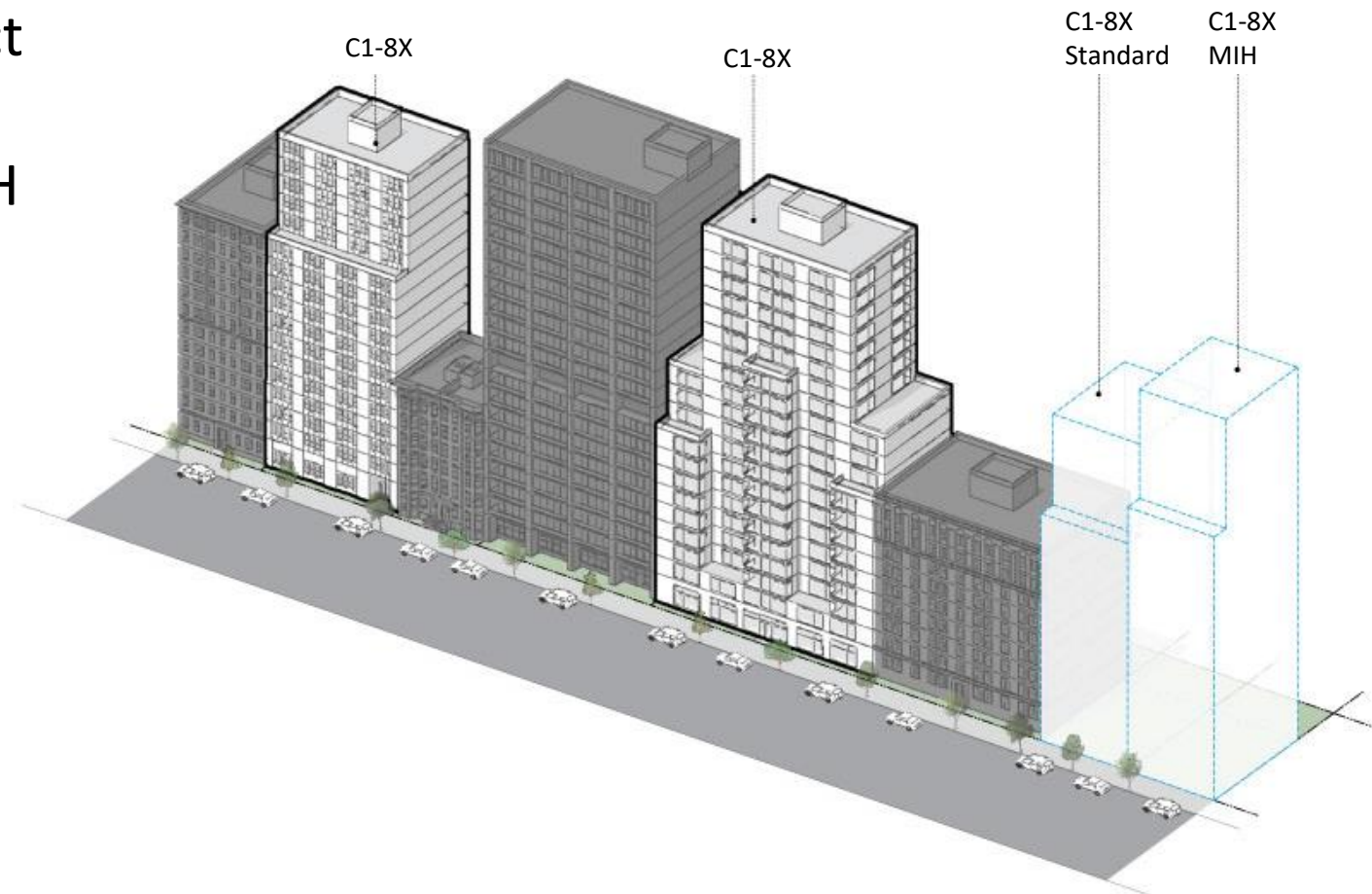
	As proposed	R8X alternative
Building height (feet)	484	175
FAR	12	7.2
Residential GFA site	432,003	200,000
Residential GFA lot 6	-	77,000
New residential GFA	432,003	277,000
Units	500	321
Max affordable units	150	97

Other thoughts and considerations

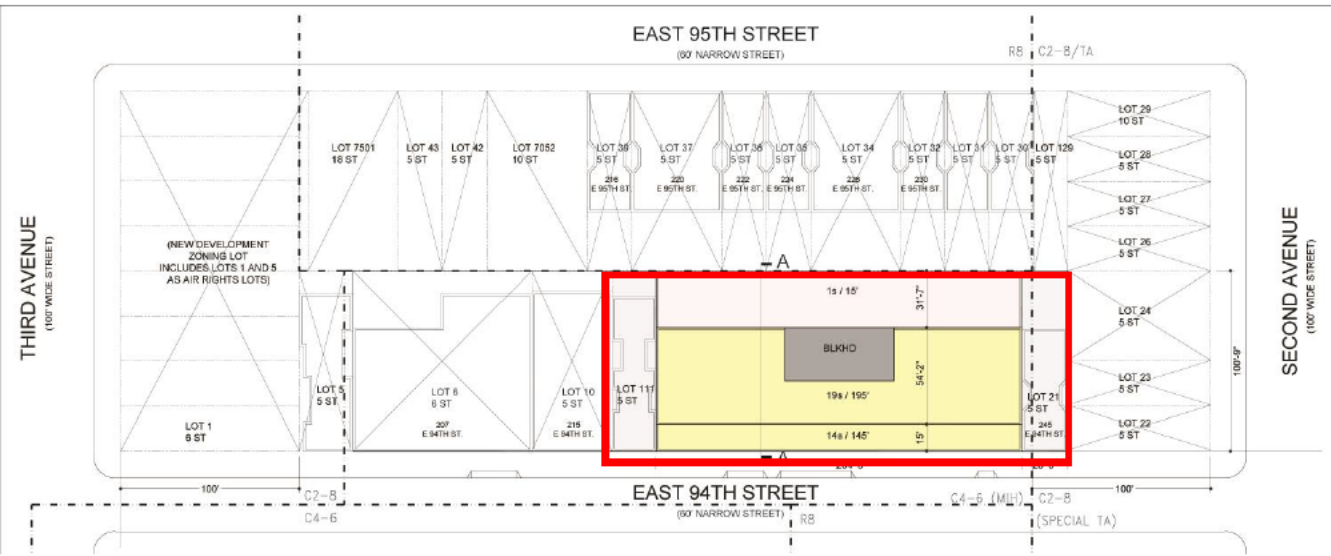
- The R8X zoning district has no commercial equivalent, which considering the history of this site would be appropriate
- A commercial overlay (C2-5) would allow commercial uses in the base of the building, and would provide flexibility
- We have also heard that a higher density district would produce more affordable housing, and should be considered
- In response, we also studied a C1-8X, which is an R9X commercial equivalent district

C1-8X is currently mapped on most of Lexington Avenue on the UES. It exists nowhere else

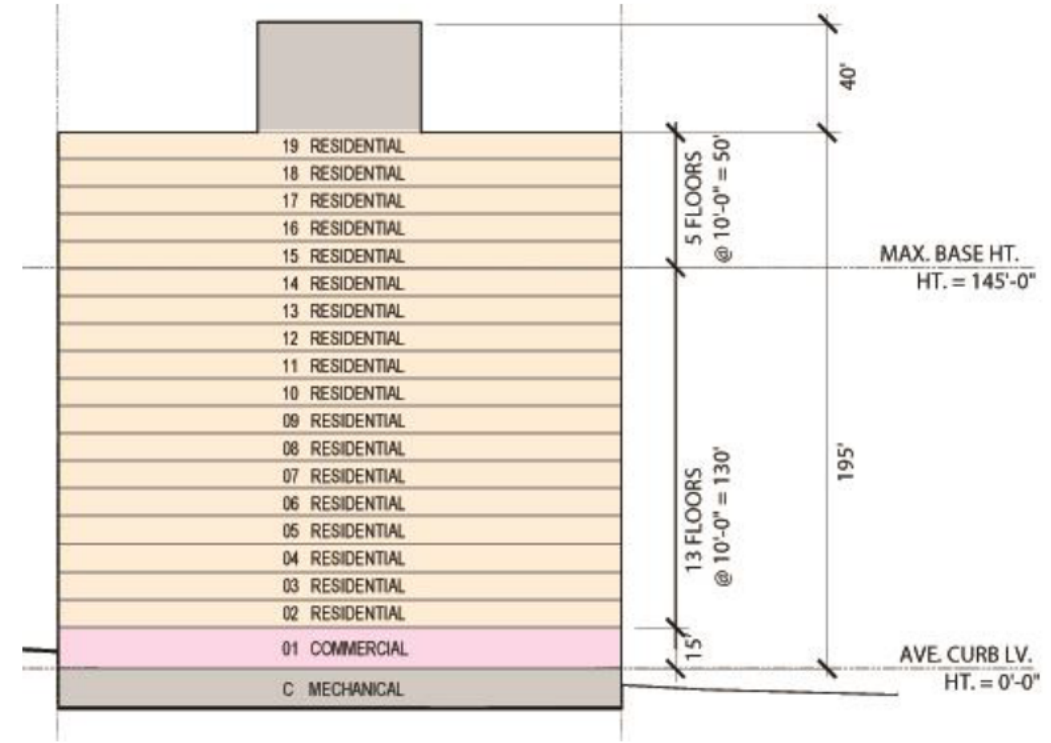
- It has a base height of up to 145 feet and a building height of up to 195 feet in a Mandatory Inclusionary Housing District
- FAR is permitted up to 9.7 FAR with MIH
- While quite large, it is still smaller than what wide street zoning would permit



A C1-8X building on this site can use all the floor area from only two neighboring lots (both multiple dwellings)

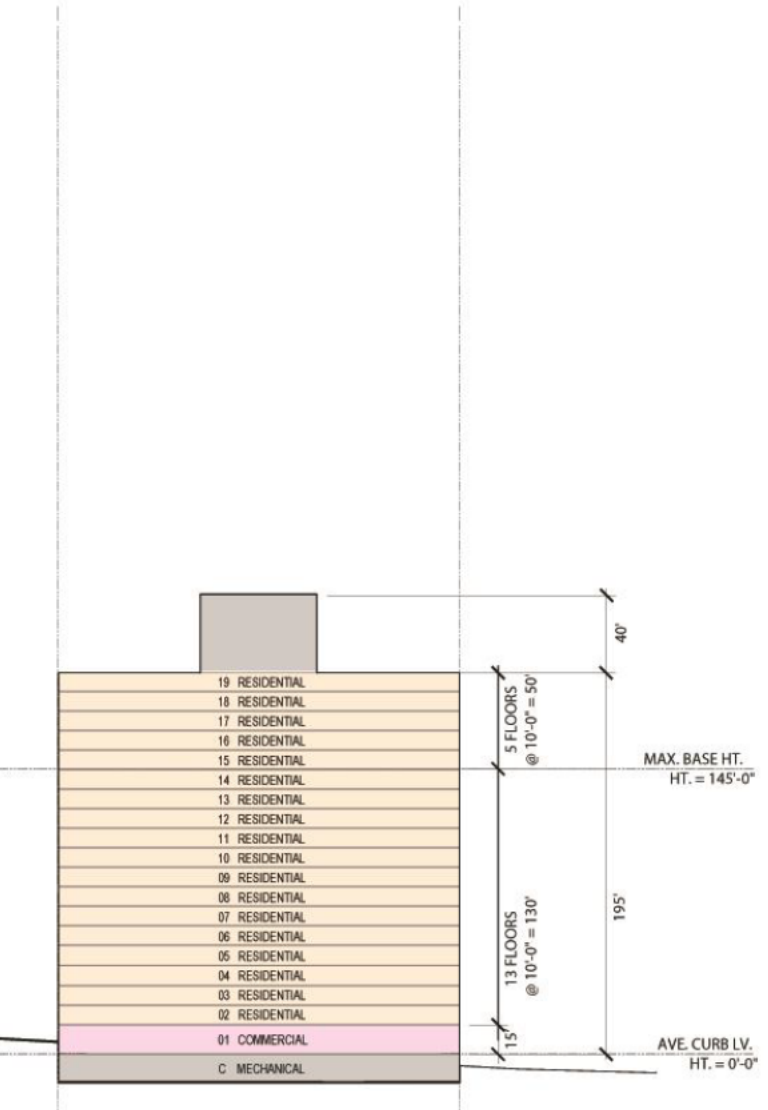


Plan view of C1-8X building

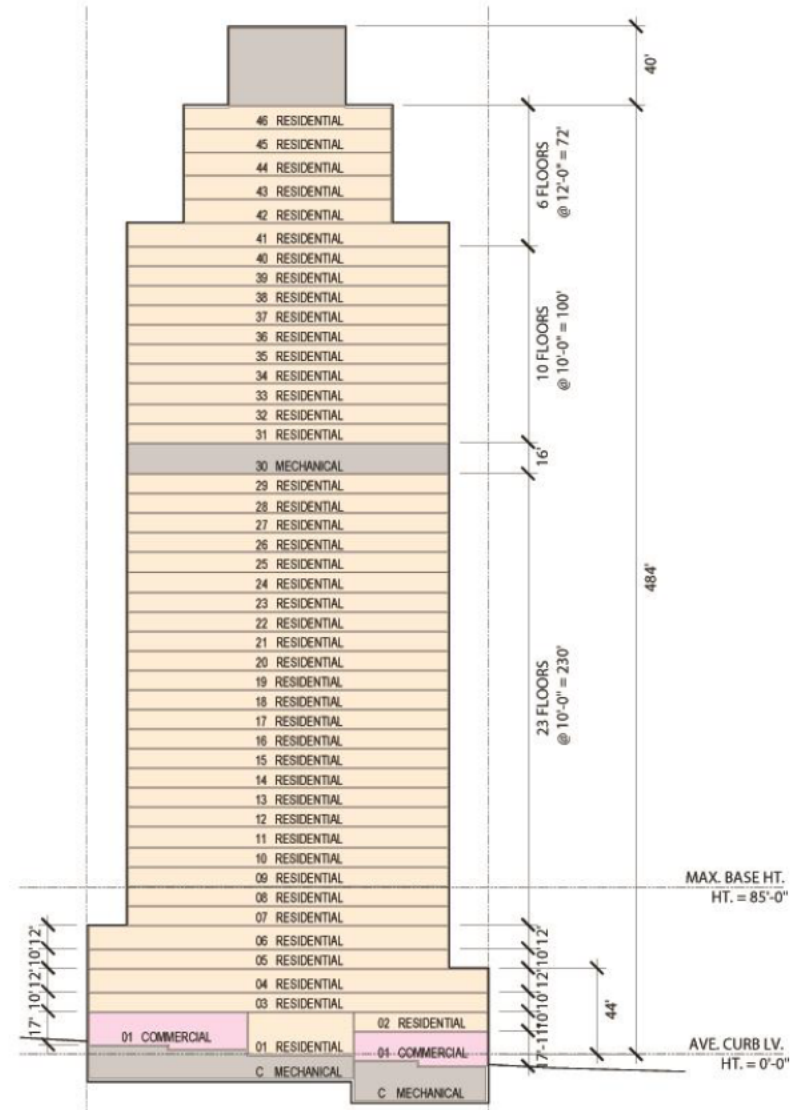


Section of C1-8X building

An C1-8X rezoning would keep highest density on the avenues, while still providing a substantial upzoning for MIH



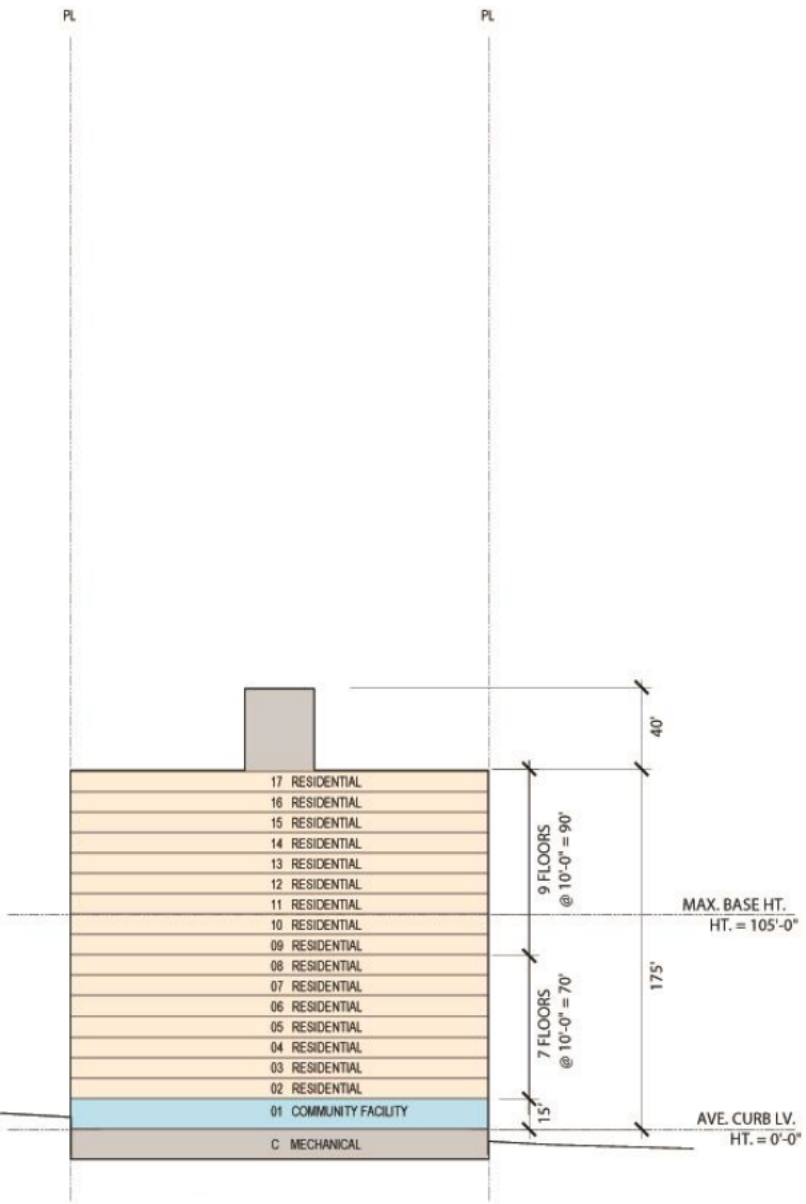
Section C1-8X Alternative



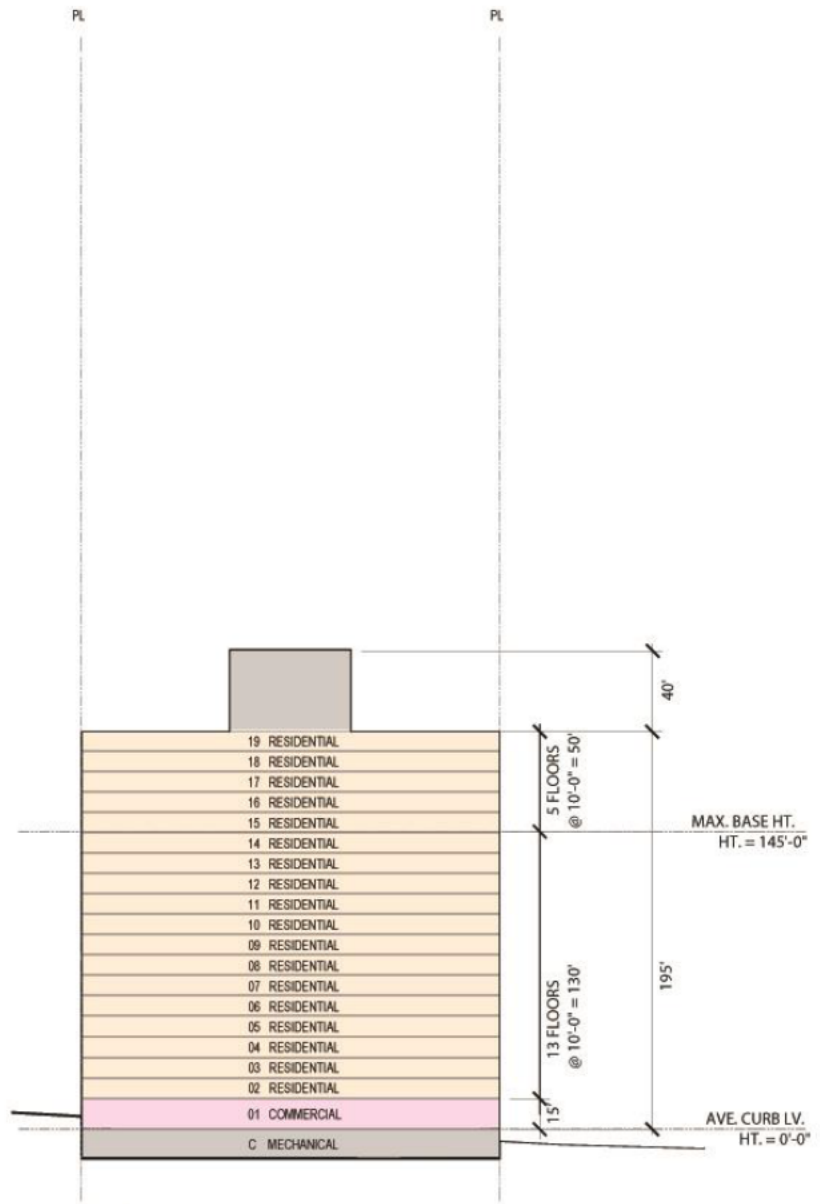
Section Proposed Project

	As proposed	C1-8X alternative
Building height (feet)	484	195
FAR	12	9.7
Residential GFA site	432,003	220,000
Residential GFA lot 6	-	103,500
Residential GFA lot 10	-	48,000
New residential GFA	432,003	371,500
Units	500	430
Max affordable units	150	129

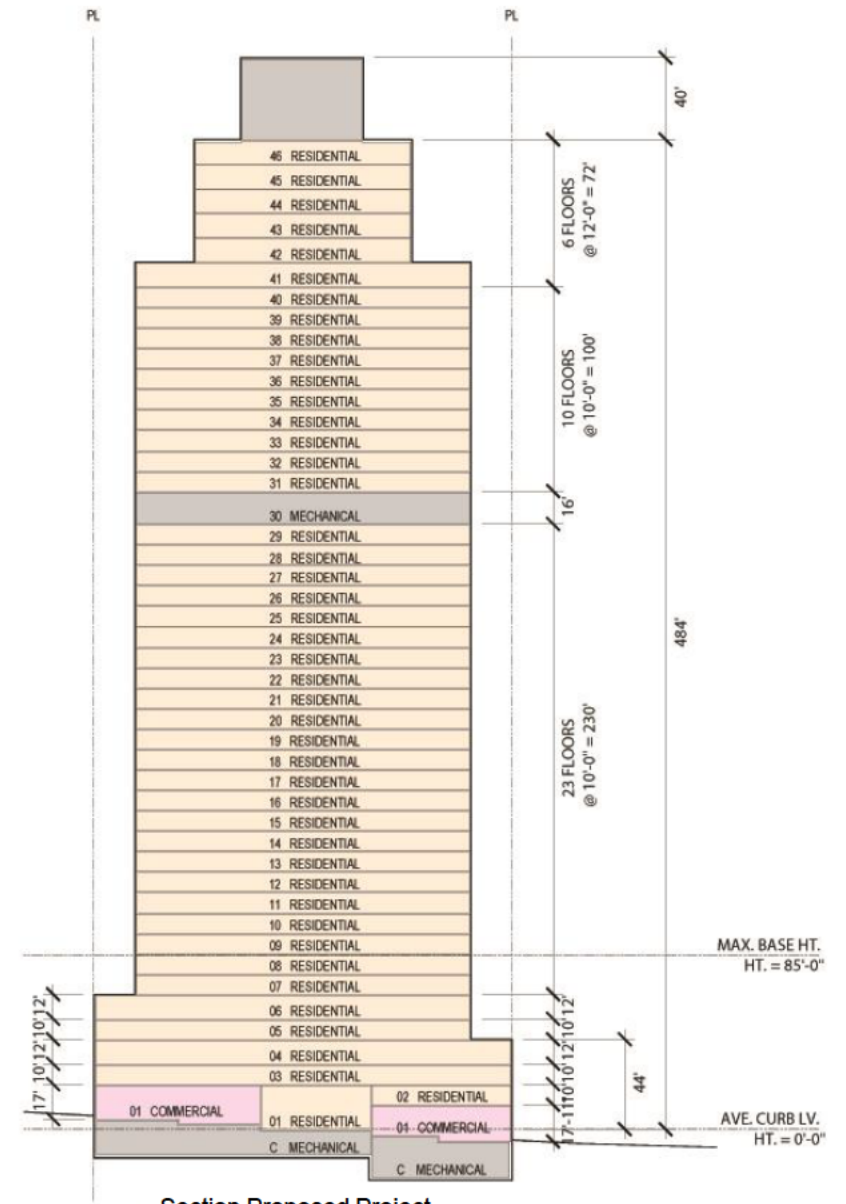
R8X and C1-8X buildings are much more affordable building forms in case HPD gets involved in a 50-50, or similar mixed income building



Section R8X Alternative



Section C1-8X Alternative



Section Proposed Project

Appendix: Floor area schedule for R8X alternative

243 East 94th Street Proposed Development (Lots 10,13,14,18,21, and 111)					
Story	Height	GFA/FL (sf)	Tot. GFA (sf)	Running Tot. GFA (sf)	USE
Cellar		20,603.38	20,603.38	20,603.38	Mechanical
GF	15'	20,603.38	20,603.38	20,603.38	Residential Lobby / Community Facility
2-8	85'	14,143.22	99,002.54	119,605.92	Residential
9-17	175'	11,075.72	99,681.48	219,287.40	Residential
Bukhead	215'	1,020.00	1,020.00	220,307.40	Mechanical
Existing Buildings	GFA to stay	Lot Area	Max FAR		
Lot 10	16,688	4,531	7.2		
Lot 13		2,491	7.2		
Lot 14		10,330	7.2		
Lot 18		7,775	7.2		
Lot 21	8,048	2,584	10		
Lot 111	10,085	2,491	7.2		
Total Existing	34,821				
Total GFA	255,128				
Total Lot Area	30,202.00				
Lot Area Coverage	23,656.00				
Max ZFA	224,689.60				
Total ZFA	223,570.82				
FAR*	7.2				
Coverage	70%				
*Assumes 6% deduction from non mechanical floors from proposed building					

Appendix: Floor area schedule for C1-8X alternative

243 East 94th Street Proposed Development (Lots 13,14,18,21, and 111)					
Story	Height	GFA/FL (sf)	Tot. GFA (sf)	Running Tot. GFA (sf)	USE
Cellar		20,603.38	20,603.38	20,603.38	Mechanical
GF	15'	20,603.38	20,603.38	20,603.38	Residential Lobby / Commercial
2-14	145'	14,143.22	183,861.86	204,465.24	Residential
15-19	195'	11,075.72	55,378.60	259,843.84	Residential
Bukhead	235'	1,800.00	1,800.00	261,643.84	Mechanical
Existing Buildings	GFA	Lot Area	Max FAR		
Lot 13		2,491	9.7		
Lot 14		10,330	9.7		
Lot 18		7,775	9.7		
Lot 21	8,048	2,584	10		
Lot 111	10,085	2,491	9.7		
Total Existing	18,133				
Total GFA	279,777				
Total Lot Area	25,671.00				
Lot Area Coverage	23,656.00				
Max ZFA	208,227.30				
FAR*	9.65				
Total ZFA*	245,411.44				
Coverage	70%				
*Assumes 4% deduction from non mechanical floors from proposed building					



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221-243 East 94th Street Proposal

Andrew Ellis Spoken Testimony

Subcommittee on Zoning and Franchises

ULURP Applications C230241ZMM and N230242ZRM

February 26, 2024; 2:00PM

Good afternoon, I am Andrew Ellis and I have lived in Yorkville for 12 years.

I am addressing you this afternoon in support of rezoning East 94th Street and increasing our affordable housing stock. However, I am in opposition to the East 94th Street Rezoning applications under review, as the application is seeking C2-8 and C4-6 zoning to enable a completely out of character 484' 46 story luxury rental tower in the mid-block, with only a 25% affordability component, where a more appropriate R8X or C1-8X zoning for the whole block would provide for the same much needed housing benefits whilst still being characteristic with the neighborhood.

In other words, this rezoning is simply a “bad deal” for the city and the neighborhood; does not do enough for affordable housing; and gives up too much in return.

1) First, it does not do enough for affordable housing. 25% at 60% AMI produces 113 units or 30% at 80% AMI produces 135 units. These are the bare minimum required to build. We are in a dire situation, why aren't we fighting for a higher percentage? This is a ‘bad deal’ for affordable housing.

2) Second, what are we giving up for this minimum amount of affordable housing? We are giving up our light and our air. The 484' 46 story luxury tower in the mid-block is simply unprecedented as it will be surrounded by low-rise 5-6 story buildings. You are receiving written testimony that includes an analysis of all buildings in the neighborhood which will show you what a “bad deal” this is for the mid-block and that a building of this type belongs on an avenue.

3) Third, what are we gaining for giving up our light and air? There has historically always been a trade-off between height, affordable housing, and open space. In this instance, there is absolutely no open space or green space being created for the neighborhood in return, unlike other developments. Why are we allowing such a “bad deal” to happen?

In conclusion, you will also receive written testimony that includes a proposal that puts the neighborhood into context, and outlines a proposal for how an R8X or C1-8X could meet the same affordable housing goals, whilst fitting into the neighborhood, alleviating Community Board 8's concerns.

I urge City Council to review this proposal and turn a “bad deal” into a “good deal.” I would welcome the opportunity to work together to make this happen.

Thank You.



Andrew W Ellis

From: [Joe Hochberg](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] East 94th St Redevelopment ULURP C230241ZMM and N230242ZRM
Date: Wednesday, February 28, 2024 9:22:06 PM

In reference to: East 94th St Redevelopment ULURP C230241ZMM
and N230242ZRM:

My name is Joe Hochberg and I have been a resident of the upper east side for 12 years. New construction of a high rise will always impact immediate neighbors. Every other high rise on the upper east side has mitigated this impact through a combination of building on an avenue / 4 lane street / building all the way through the block (to reduce the number of immediate neighbors impacted) and providing a park / green space for the local community. This development would be the only one to do none of this, and they also want to build the tallest tower in the upper east side.

I live in a rear facing unit on 95th Street. Like the rest of the buildings on the block, we have a deck and a yard that we've put time and money into making a bit of a haven. In some building these are private, in others they are shared by the entirety of the coop. All of this will be turned into a no-sunlight air tunnel and extremely impacted, and this is not something the residents should be expected to experience given the norms of living in a mid block. This will negatively impact far more existing residents than will benefit from the affordable units. I'm sure building 350 luxury apartments out of a defunct parking garage would be an incredibly profitable endeavor for the developer who scooped it on the cheap, but it is not reasonable for them to realize such benefits at the expense of everyone else. They should have found somewhere where they could build all the way to an avenue or through the block. Thank you for taking the time to read this and I hope this project does not move forward.

Best,

Joe Hochberg



From: [Amber Milt](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Urgent Concerns Regarding Proposed Rezoning on 94th Street
Date: Tuesday, February 27, 2024 9:14:22 AM

**East 94th St Redevelopment
ULURP C230241ZMM and N230242ZRM**

Dear Councilwoman Julie Menin,

I hope this letter finds you well. I am writing to you as a concerned homeowner regarding the proposed rezoning on 94th Street. I believe there are critical points that need to be addressed before moving forward with this development.

Firstly, I would like to express my disappointment with the current proposal's approach to affordable housing. While it is acknowledged that the proposal meets the minimum requirements for affordable housing, I find it troubling that we are settling for the bare minimum. The current plan, providing 25% at 60% AMI or 30% at 80% AMI, results in 113 and 135 units respectively. Given the urgency of our affordable housing situation, I strongly believe we should be advocating for a higher percentage to better address the needs of our community. It is crucial that we negotiate for a more substantial commitment, as the current terms are, in my opinion, a 'bad deal' for affordable housing.

Secondly, the trade-off for this minimum amount of affordable housing appears to be our light and air. The proposed 484' 46-story luxury tower in the mid-block is unprecedented in its scale, surrounded by low-rise 5-6 story buildings. I am submitting written testimony, which includes an analysis of all buildings in the neighborhood, illustrating the incongruity of this proposal for the mid-block. This height and density are more fitting for an avenue, and the potential impact on the existing neighborhood character is a significant concern.

Thirdly, the lack of open space or green space in exchange for the loss of our light and air raises questions about the overall benefit to the community. Historically, there has been a trade-off between height, affordable housing, and open space in development projects. In this instance, it seems we are giving up valuable aspects of our neighborhood without gaining any compensatory open or green space. This raises the question: why are we accepting such a "bad deal" that doesn't contribute positively to our community's overall well-being?

Lastly, the safety concerns related to a mid-block building of this size cannot be ignored. A building of this scale may pose challenges for emergency services, hindering their access in case of a fire or other emergencies. This aspect needs careful consideration, and I urge you

to prioritize the safety and well-being of the residents in your decision-making process.

I implore you to carefully review and reconsider the current proposal in light of these concerns. Our community deserves a development that not only addresses our urgent housing needs but also respects the character and safety of our neighborhood. Thank you for your time and attention to this matter.

Sincerely,

Amber O'Connor

Resident of 

From: [Andrew H. Sullivan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] East 94th St Redevelopment ULURP C230241ZMM and N230242ZRM
Date: Tuesday, February 27, 2024 8:43:12 AM

Dear New York City Council and Representative Julie Menin,

As a long-standing resident of East 95th Street for the past 19 years, I am writing to express my profound concerns regarding the proposed construction of a 46-story mid-block building in our neighborhood. I implore you to carefully consider the detrimental impacts this development would have on our community and to take decisive action to prevent its erection.

First and foremost, I must emphasize that a mid-block development of this magnitude is entirely out of character with the existing fabric of our neighborhood. Our community has thrived on its unique charm and historical significance, and the introduction of such a towering structure would irreversibly alter its character. Buildings of this size should only be erected on Avenues or on wide streets. What happens if there is a fire? How do emergency personnel and vehicles access the building?

Furthermore, I am deeply troubled by the glaring lack of green space that would result from this development, as well as the permanent shadow it would cast over 95th Street between 2nd and 3rd Avenues. With the presence of Normandie Court already diminishing the available sunlight in the area, the addition of another towering building would exacerbate this issue and further diminish the quality of life for residents.

I was able to attend yesterday's hearing online and I was particularly impressed by the compelling arguments put forth by CB8 Chair Valerie Mason and Elizabeth Rose, CB8 Rezoning Taskforce Co-Chair. Their insights underscored the serious ramifications of proceeding with this proposal unchecked. Therefore, I urge you to reject this ill-conceived project outright or, at the very least, to collaborate with them in implementing the recommendations they have outlined.

It is imperative that our voices are heard and that the best interests of our community are prioritized above all else. I implore you to watch the recording of the CB8 meeting and to heed the wise counsel of those who have tirelessly advocated on behalf of our neighborhood.

Thank you for considering my concerns, and I trust that you will take appropriate action to

safeguard the integrity of our beloved community.

Sincerely,
Andrew Sullivan



New York, NY 10128

Andrew H. Sullivan
Pronouns: he, him, his
Principal
MS 258 - Community Action School
www.communityactionschool.org
154 West 93rd Street
New York, NY 10025
(212) 531-7352 phone

From: [Danielle Reed](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: East 94th St Redevelopment ULURP C230241ZMM and N230242ZRM
Date: Wednesday, February 28, 2024 10:19:52 PM

Dear New York City Council and Council Member Julie Menin:

As a Yorkville resident since 2000 - and an Upper East Side resident since 1970 - I am writing to express my opposition to the new development proposed on East 94th Street between Second and Third avenues. A 46-story tower, mid-block, will deprive its many neighboring buildings of all daylight. Furthermore, a tower of that magnitude in a mid-block location, on a narrow street, is not only a stark outlier in a more moderately tall skyline, but might well be hazardous. For instance, in an emergency, it could prove inaccessible to first responders.

Please consider the conditions recommended by CB8 and the testimony of those community board members, and neighborhood residents, who attended the recent land use hearing. We all want more housing in Manhattan, but it must be done thoughtfully and at a manageable human scale, keeping in mind the well-being of the entire community.

Thank you for all the work you do,
Danielle Reed

From: [Ethan Fedida](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] East 94th St Redevelopment ULURP C230241ZMM and N230242ZRM
Date: Wednesday, February 28, 2024 4:19:30 PM

Dear New York City Council and Representative Julie Menin,

As a resident of the Upper East Side for the past 7 years, I am writing to express my profound concerns regarding the proposed construction of a 46-story mid-block building in our neighborhood. I implore you to carefully consider the detrimental impacts this development would have on our community and to take decisive action to prevent its erection.

First and foremost, I must emphasize that a mid-block development of this magnitude is entirely out of character with the existing fabric of our neighborhood. Our community has thrived on its unique charm and historical significance, and the introduction of such a towering structure would irreversibly alter its character. Buildings of this size should only be erected on Avenues or on wide streets. What happens if there is a fire? How do emergency personnel and vehicles access the building? A mid-block building of this size would be an extreme exception to the layout of the neighborhood and frankly makes absolutely no sense.

Furthermore, I am deeply troubled by the glaring lack of green space that would result from this development, as well as the permanent shadow it would cast over the area. With the presence of Normandie Court already diminishing the available sunlight in the area, the addition of another towering building would exacerbate this issue and further diminish the quality of life for residents.

I was unable to attend the hearing on Monday online, but I watched the recording and I was particularly impressed by the compelling arguments put forth by CB8 Chair Valerie Mason and Elizabeth Rose, CB8 Rezoning Taskforce Co-Chair. Their insights underscored the serious ramifications of proceeding with this proposal unchecked. Therefore, I urge you to reject this ill-conceived project outright or, at the very least, to collaborate with them in implementing the recommendations they have outlined.

It is imperative that our voices are heard and that the best interests of our community are prioritized above all else. I implore you to watch the recording of the CB8 meeting

and to heed the wise counsel of those who have tirelessly advocated on behalf of our neighborhood.

Thank you for considering my concerns, and I trust that you will take appropriate action to safeguard the integrity of our beloved community.

E

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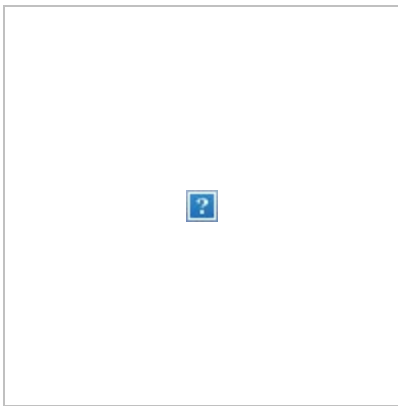
Co-Founder [Campfire Group](#)

ethan@campfiregroup.co

(c) 914-471-2075

@erfedida

Vanderbilt Alum



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 230 242 Res. No. _____

in favor in opposition

Date: 2/26/24

(PLEASE PRINT)

Name: JERRY JOHNSON

Address: 101 PARK AVE

I represent: LM E 94 LLC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 230 Res. No. 242

in favor in opposition

Date: 2/26/24

(PLEASE PRINT)

Name: Eric Kowalski

Address: 101 Park Ave NY NY

I represent: Applicant

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 294th Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kevin S. Hoke

Address: 395 Hudson

I represent: Carpenters

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. 230242 Res. No. 230241

in favor in opposition

Date: 2/26/24

(PLEASE PRINT)

Name: Andrew Ellis

Address: [REDACTED] E 95th ST [REDACTED]

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 230242 Res. No. _____

in favor in opposition

Date: 2/26/24

(PLEASE PRINT)

Name: JEFFREY L. CLAVE

Address: [REDACTED] E 95th ST NYC 10176

I represent: NEIGHBORHOOD GROUP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

230242

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jane Lindberg

Address: [REDACTED] 288

I represent: Self

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 1230242 Res. No. _____

in favor in opposition

Date: 2/26

(PLEASE PRINT)

Name: SARA PENNIBERG

Address: _____

I represent: 32B1

Address: _____



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**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: Christopher Leon Johnson

Address: [redacted] Buffalo Ave [redacted]

I represent: SELF

Address: _____



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

