

New York City Economic Development Corporation
New York City Council Subcommittee on Zoning and Franchises:
Landmark Colony
Nathan Gray
Vice President, Planning
January 12, 2016

Introduction

Good morning, my name is Nate Gray and I am a Vice President in the Planning Department at the New York City Economic Development Corporation. I'll be followed by the project architects, Vengoechea + Boyland, who will present the project. Other members of the team, including Ray Masucci, the applicant, are here to answer any questions that you may have.

Known to local residents as the Farm Colony, this site has a long history, which you will hear more about today, which culminated 40 years ago when the city moved the remaining residents off of the site and ceasing operations. Unfortunately, the Farm Colony has been vacant for almost 40% of its life and today the buildings are in complete disrepair and the site is overgrown with invasive species.

The City has been working for quite some time to activate this site. In the last decade, EDC released two unsuccessful Requests for Expressions of Interest or Request for Proposals to activate the site and each failed for various reasons. In 2012, we released an RFEI that encouraged a wide range of uses on the site with an emphasis on preserving buildings and responding to the site's unique character. We chose NFC Associates and Ray Masucci as part of that RFEI.

Needless to say, EDC is incredibly excited to be this close to transforming this long-neglected site into a vibrant, senior community. According to data from City Planning, Staten Island is projected to have the greatest relative increase of any borough in its senior population by 2020.

Today known as Landmark Colony, the site is located in the mid-Island region, across the street from the 200-acre Sea View Hospital campus, which is part of the Borough President's vision for a wellness campus and home to Park Lane, another senior-targeted housing development, adjacent to Seaview Senior Living and on the edge of the Staten Island Greenbelt.

We chose NFC Associates because they have a track record of successful development on Staten Island, having successfully developed the Tides, a 190-unit project. We also chose them because their project capitalizes on the site's key assets—it's historic character and landscape—to achieve many goals. Finally, Ray is from Staten Island. The project has received support from the Community Board and the Borough President.

This has been a very complicated project. The site has complicated zoning. The 46-acre site is quite overgrown with significant concentration of invasive trees. Additionally, the historic

buildings and supporting infrastructure are in severe disrepair, requiring a substantial upfront investment to bring the buildings back into productive use.

NFC Associates are investing almost \$100 million into the property to restore its historic buildings and native landscaping. The city is not providing any direct financial subsidy to the project. NFC's investment translates into almost 250 construction jobs and 40 permanent jobs. This project has numerous public benefits including:

- public open space on almost 25% of the site
- restoring five of the historic buildings
- stabilizing the oldest building on the site so that the public can access the building
- preserving and restoring an abandoned cemetery
- restoring the native landscape
- installing new site infrastructure including roads, drainage, sewers, and utilities
- providing parking for the adjacent DPR facility
- installing new sidewalks and curbs along the edge of the property
- providing senior housing, which is a key need given that seniors are the fastest growing segment of the borough's population

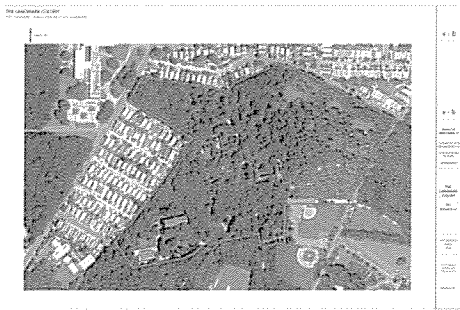
With the change in administration, the project team was tasked with taking a step back to see how they could add an affordable housing component to the project. They negotiated that a portion of the programming be dedicated to affordable homeownership, without any additional direct financial subsidy from the City and while also achieving all of the project benefits.

We truly believe that this project presents the best opportunity to transform an underutilized asset into a productive use that complements the surrounding community and preserves its valuable history for future generations, all while meeting key city priorities.

Thank you for your time and following the presentation, we are happy to answer any questions that you may have about the project.

Tuesday January 12, 2016

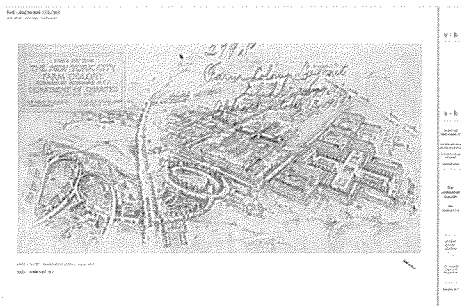
Draft Testimony to City Council Zoning Subcommittee - Tim Boyland, Partner, v+b
Architecture/Urban Planning, LLP



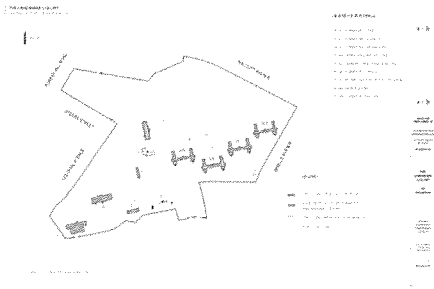
The former New York City Farm Colony is located within the Farm Colony-Seaview Historic District in Staten Island, on the west side of Brielle Avenue. The district also includes the Seaview Hospital campus, on the east side of Brielle Avenue.

The site is zoned primarily R3-2, with a small portion of R3-1 at the western edge, adjoining Forest Hill Road. It is located within the Special Natural Area District (NA-1) and within a Lower Density Growth Management Area.

The site is bordered to the north and west primarily by residential neighborhoods, developed in the 1960's. To the south is the Parks Department's Greenbelt Recreation Center.



Historically, the site has been an evolving Campus with various Master Plans – the earliest dating to 1909 – that are representative of the eras of development from which there still remain extant buildings. Collectively, they illustrate that there was a continual history of master planning and development strategies, which proposed new construction and additions with a mix of building retention and demolition.

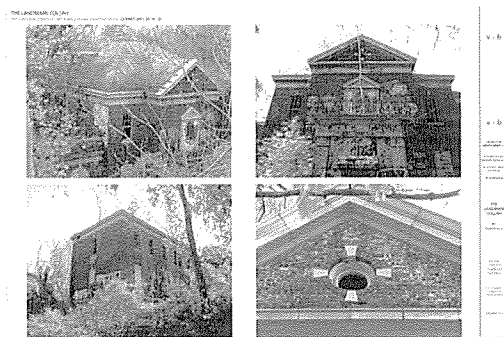


Working together, the architects, the structural engineers and historic preservation consultant and material specialist, documented the condition of all significant structures on site.

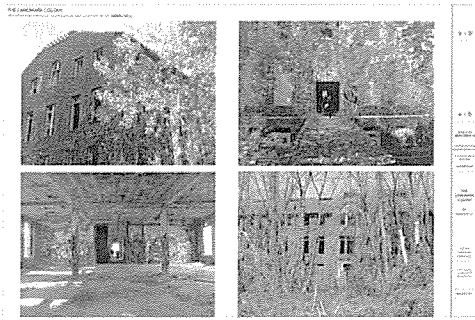
These assessments identified the extent of building deterioration and assisted in the development of the Preservation Strategy & Master Plan.

Our PRESERVATION AND ADAPTIVE RE-USE STRATEGY consists of:

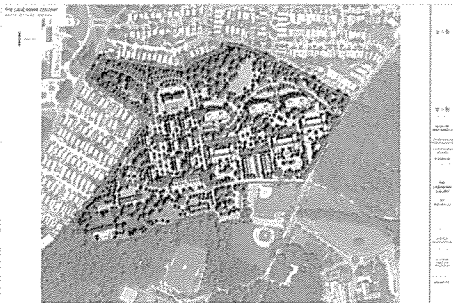
- Repurposing of six (6) existing structures
- Reuse of materials in the landscape and existing/proposed structures
- Dismantling of ruins in critical condition



These photos illustrate conditions our team encountered. Here we see the former 9 A, 9C and 9D Dormitory Buildings, which will be rehabilitated and enlarged for residential occupancy.



The Dining Hall will also be rehabilitated for residential occupancy. Our intent is to restore the façade of this building, informed by the original architect's 1912 drawings.



Our proposed MASTER PLAN and DEVELOPMENT PROGRAM for this next era of the Campus includes:

A vibrant mix of building styles and residential typologies

- 344 residential units spread throughout Carriage Houses and Cottages, Lofts, and Flats
- Accessory structures such as the Clubhouse and restored Storage Building
- Over 19,000 square feet of new commercial and community facility space
- Over 11 acres of publicly accessible open space
- Residents' community garden

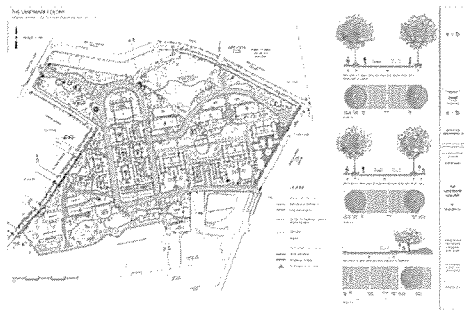
A park-like setting

- connective tree canopy
- common green core and green edges
- Arrested Ruins
- Seating Knoll built with salvaged stones

Dedicated vehicular and pedestrian circulation that proposes new roads and pathways to supplement existing historic infrastructure where it can be utilized.

Required Accessory Parking provided for both residential and commercial uses, within buildings and unenclosed in compliance with the Lower Density Growth management regulations.

Additional parking spaces are also provided adjacent to the Knoll/Arrested Ruins and Potter's Field for use by members of the public wishing to visit those locations, and 15 parking spaces have been provided at the southern edge of the site for use by Parks Department visitors.

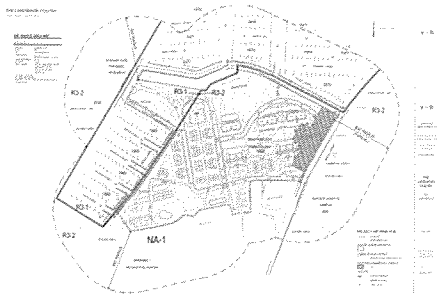


The circulation system introduces new connections east-west and to the north, and connects the site with the Greenbelt to the south.

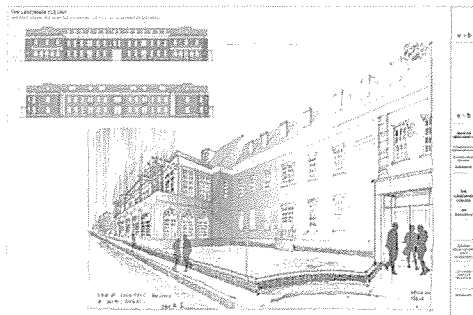
The vehicular circulation system has been approved by FDNY for emergency vehicle access and entrances will have signage informing the public that they have access from dawn to dusk.

A mix of pedestrian and bicycle paths are provided utilizing both new and preserved infrastructure.

Some paths meandering through the green edges and occasionally connecting to the green core will be designed in a manner consistent with nature trails.



A proposed C1-3 commercial overlay adjacent to the Brielle Avenue edge will facilitate the new commercial and community facility uses. Local/convenience retail for residents and the adjacent neighborhoods and possible medical offices are envisioned.



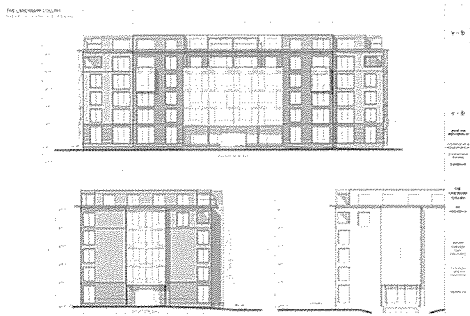
These drawings illustrate our design for rehabilitating the former 9 A, 9C and 9D Dormitory Buildings which we saw photos of earlier.

- These buildings will be rehabilitated for residential occupancy
- Complimentary horizontal and vertical additions are proposed

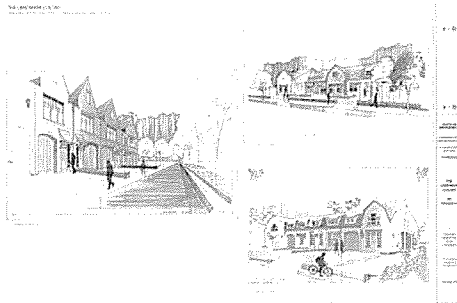


Above are proposed elevations of the former Dining Hall, photos of which we also saw earlier in the presentation.

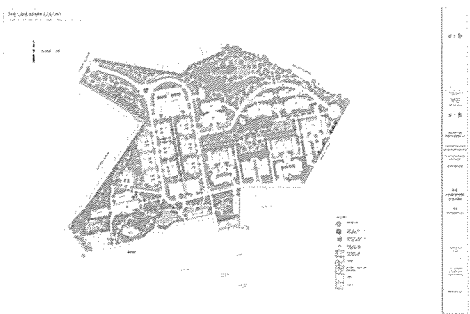
This building will also be rehabilitated for residential occupancy. Our intent is to restore the façade of this building, informed by the Architect's original 1912 drawings.



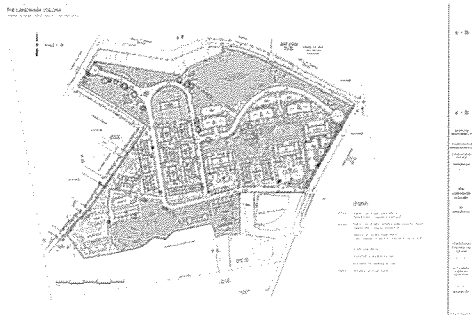
Our three Flats buildings are located on the northern side of Olmsted Green. The architecture of these 6-story multiple dwellings is informed both by extant structures within the Historic District and designs of buildings no longer present.



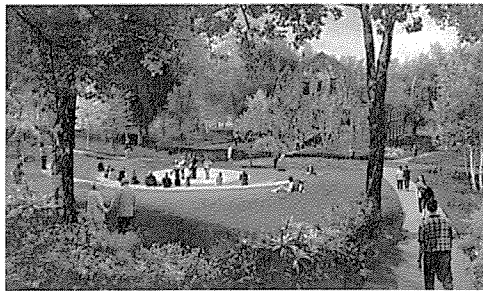
The designs of our Carriage Houses and Cottages are also very closely anchored to the historic precedents found within the site today and in records of past structures.



The Landscape Plan illustrates the team's strategy for the site's botanic environment. Our comprehensive approach for rehabilitation of the site includes removal of damaged and invasive trees, substantial new tree plantings, and a mix of shrubs, perennials, bio-swale grasses, lawn and other groundcover.



This diagram illustrates our strategy for retaining a variety of open spaces, programmed and un-programmed, as part of this era of Master Planning of the campus.



This open space includes the green edges, the preserved Potter's Field, which we refer to as Colony Meadow, the centrally located green core, Olmsted Green, and, at the southern edge, adjacent to Parks Department property, our Arrested Ruins (oldest extant structure) and Knoll, as we see in the rendering.

DEPARTMENT OF INFORMATION TECHNOLOGY & TELECOMMUNICATIONS
TESTIMONY BEFORE THE CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES
MOBILE TELECOMMUNICATIONS AUTHORIZING RESOLUTION RENEWAL
TUESDAY, JANUARY 12, 2016

Good morning Chairman Richards and members of the Zoning and Franchises Subcommittee. My name is Alphonso Jenkins, and I am the Deputy Commissioner for Telecommunications Planning for the Department of Information Technology and Telecommunications, or DoITT. With me is Stanley Shor, DoITT's Assistant Commissioner of Franchise Administration. Thank you for the opportunity to testify today to discuss proposed Authorizing Resolution 935-2015.

The resolution before you would renew DoITT's authority to grant franchises to allow for the installation and use of telecommunications equipment and facilities on, over, and under the inalienable property of the City of New York in connection with the provision of mobile telecommunications services. Authorized franchisees are allowed to install their telecommunications equipment within City rights of way, including certain City-owned light poles and, with approval of the utility companies, privately-owned utility poles located on City streets. These Mobile Telecommunications Franchises (MTFs) enable companies to use this equipment to enhance existing services or to provide new wireless services, including cellular and broadband Internet access. Proposed Resolution 935 would succeed three earlier resolutions previously adopted by the Council for the same purpose: Resolution 191 of 2010, Resolution 519 of 2004, and Resolution 957 of 1999.

Pursuant to the previous resolutions, the Franchise and Concession Review Committee (FCRC), has approved 12 such franchises since 2004 – 10 of which are still active. The benefits of allowing franchisees to use the City's inalienable property to install mobile telecommunications equipment are twofold. The first benefit is increased coverage, capacity, and competition; the second benefit is increased City revenue.

Granting access to City street poles creates an opportunity for wireless companies to provide their services where other sites are not available or practical, while enabling the City to foster increased competition in the mobile telecommunications market and generate City revenue. Carriers are also able to supplement areas of weak coverage, improving capacity and service in previously underserved areas of the city. These franchises can also provide a practical alternative to the installation of larger antennas typically seen on building rooftops.

The ability to offer City property for the siting of mobile telecommunications equipment has proven to be an attractive and effective method of increasing capacity and providing reliable coverage for mobile telecommunication companies. Telecommunications equipment has been installed on existing poles throughout the five boroughs, benefitting many areas of the city. The City's franchise with Citybridge, for implementation and maintenance of the LinkNYC network, also leverages the ~~MTF authorizing resolution; as does our franchise with MTA contractor Transit Wireless, to install and operate fiber optic cables and related equipment for wireless transmission of voice and data service in all 279 underground subway stations by 2017.~~

As a result of the franchise, a new "low cost" cellular provider entered the New York City market in 2008, partnering with a mobile telecom franchisee and ultimately building-out its cellular network from the ground up – predominantly using poles. Additionally, major wireless carriers often partner with mobile telecommunications franchises to identify usable poles on which they may install their equipment to address coverage deficiencies within their networks, or to expand capacity in response to the public's ever-growing increase in mobile device usage. The use of a "distributed antenna system" installed on pole tops continues to address the challenges associated with providing ubiquitous coverage in a dense urban environment such as New York City.

In addition to improving wireless coverage for the public, the franchises generate millions of dollars in general fund revenue each year. Approval of this resolution and the subsequent granting of prospective franchises would increase competition and potentially generate additional annual revenue.

If adopted by the Council, this authorizing resolution would permit DoITT to issue a Request for Proposals for new franchises similar in nature to those are currently active. Pursuant to the evaluation criteria as described in the authorizing resolution, DoITT would then select one or more franchisees and enter into a written agreement with each one.

Any such franchise agreements would be subject, pursuant to the City Charter, to approval by the FCRC and the separate approval of the Mayor, a process followed by each of the current franchises.

The current franchise agreements include the following provisions:

- o Equipment installed on light poles must conform to particular size limitations and only one installation per pole is allowed. Since there are multiple franchises, the agreement details a process for competing requests, rollout, and concentration of facilities.
- o Franchisees must fully comply with Federal Communications Commission (FCC) rules and requirements regarding radio frequency energy exposure and in the operation and maintenance of their telecommunications equipment.

Now that I have detailed some of the benefits of the proposed resolution, and of the City's mobile telecommunication franchises in general, I would like to highlight some of the resolution's pertinent terms and conditions. In drafting this resolution and in negotiating the existing agreements with the franchisees, DoITT's primary concern was to protect the interests of the City and the New Yorkers we serve. To achieve these ends and grant the most effective franchises possible, the resolution includes the following terms:

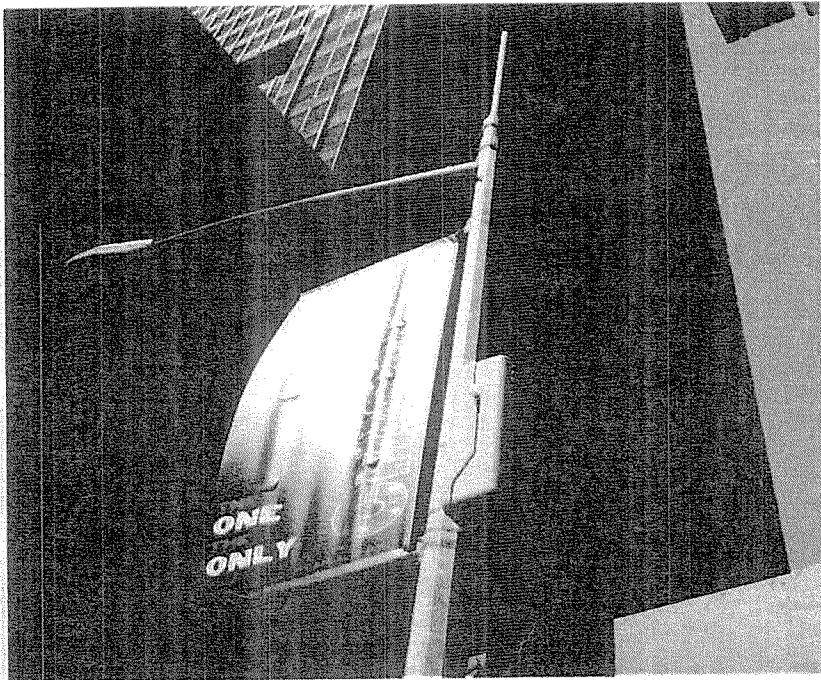
1. The term of any franchise granted pursuant to this authorizing resolution franchise will not be longer than 15 years;
2. The compensation to be paid to the City will be adequate and may include monetary or in-kind compensation or both;
3. The franchise may be terminated in the event of the franchisee's failure to comply with the terms and conditions of the agreement;
4. A security fund will be established to ensure the performance of the franchisee's obligations under the agreement;
5. The City will have the right to inspect the facilities of the franchisee and to order the relocation of facilities as appropriate;
6. There will be adequate insurance and indemnification requirements to protect the interests of the public and the City;
7. There will be provisions to ensure access by the City to books and records of the franchisee to review and/or enforce compliance;
8. There will be provisions to ensure quality workmanship and construction methods in the use of the City's property;
9. There will be provisions relating to collective bargaining and other matters;
10. The franchisees will be required to comply with City laws, regulations, and policies related to, but not limited to, employment, purchasing, and investigations;
11. There will be provisions to restrict the assignment or other transfer of the franchise without the prior written consent of the City, and provisions to restrict changes in control of the franchisee without the prior written consent of the City;
12. There will be remedies to protect the City's interest in the event of the franchisee's failure to comply with the terms and conditions of the agreement;

13. All franchisees will be subject to review under the City's Vendor Information Exchange System ("VENDEX");
14. Franchisees will be required to hold any applicable licenses and permits required by the New York State Public Service Commission and the FCC;
15. The City will reserve the right to perform public works or public improvements in and around those areas subject to the franchise;
16. Franchisees will be required to protect the property of the City, and the delivery of public services that utilize the property of the City, from damage or interruption of operation resulting from the construction, operation, maintenance, repair or removal of facilities, equipment or other improvements related to the franchise;
17. Provisions designed to minimize the extent to which the public's use of City streets are disrupted in connection with franchise construction improvements will be included;
18. Prior to installation of a wireless antenna on any pole (whether City or utility-owned) on a City street where the pole is less than 10 feet from an existing building, DoITT will provide at least 15 business days' notice of – and opportunity to submit written comment regarding – the proposed installation to applicable Community Board.
19. Provisions that offer incentives to the franchisee to serve areas beyond the core business districts of Manhattan south of 96th Street will be included.
20. Each franchisee will be required to comply on an ongoing basis with the FCC's maximum permitted levels of radio frequency energy exposure; with all FCC rules and requirements regarding the protection of health and safety with respect to radio frequency energy exposure; and, at the direction of the City, pay the costs of testing such facilities for compliance with these rules and requirements.
21. There will be provisions designed to encourage the franchisee, in selecting contractors who will perform work affecting City facilities, to choose entities that are qualified Minority-owned and Women-owned business enterprises, and emerging businesses enterprises;
22. Provisions requiring franchisee to provide maps and other information – including resiliency information – regarding locations of facilities placed on, over, or under City property will be included.

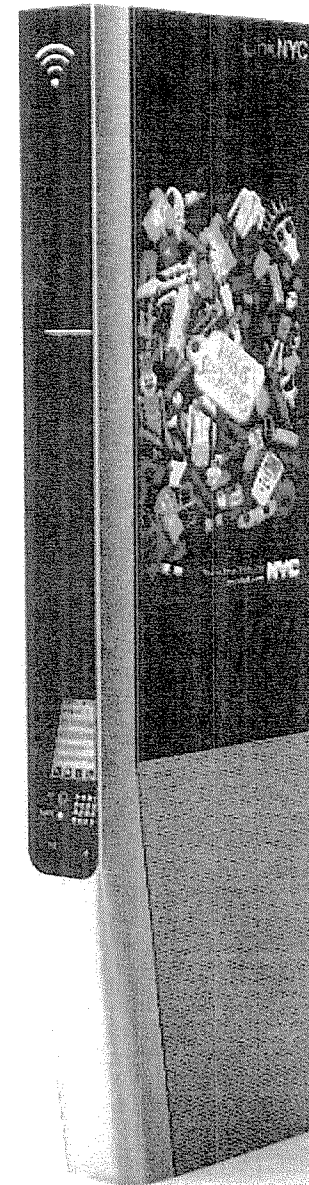
This concludes our prepared testimony. Thank you once again for the opportunity to address this Subcommittee on proposed Authorizing Resolution 935.

We will now be happy to answer any questions you may have.

Thank you.



Department of Information Technology & Telecommunications
MTF AR Renewal / Intro. 935 Hearing – January 12, 2016









Information
Technology &
Telecommunications

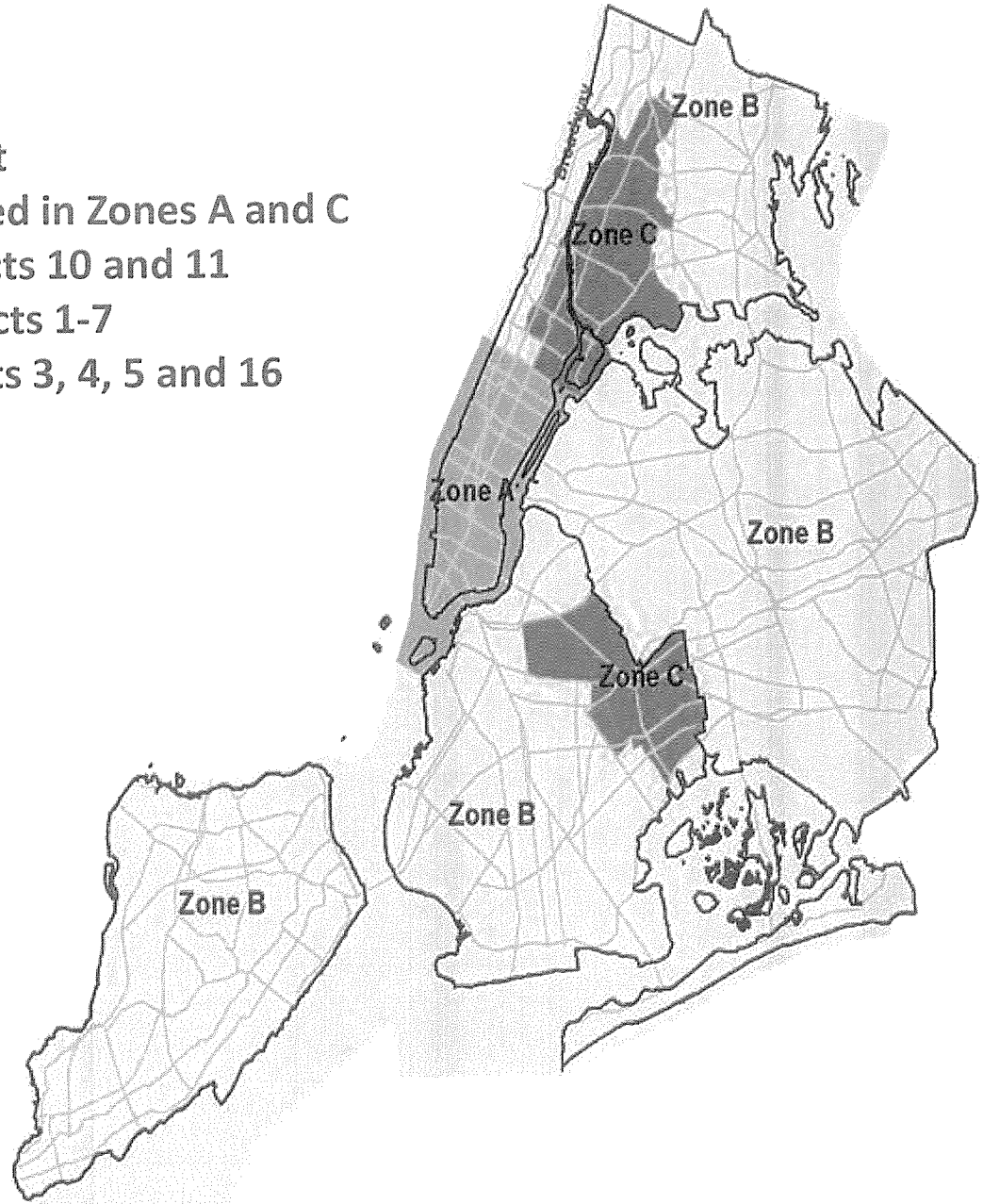
Zone A – Manhattan south of 96th Street

Zone B – Sections of the City not included in Zones A and C

Zone C – Manhattan: Community Districts 10 and 11

The Bronx: Community Districts 1-7

Brooklyn: Community Districts 3, 4, 5 and 16



4N Corp
D/B/A: The Blind Pig
233 East 14th Street
New York, NY 10003

1/11/16

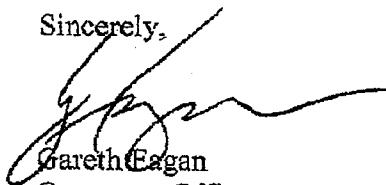
Honorable City Council Member Mendez
250 Broadway
New York, NY 10007

Dear Council Member Mendez,

Please accept this letter as confirmation that as per our agreement, we have removed all planters, umbrellas, and a frame from in front of our establishment. We will not put them back in the future.

If anything else is required, please contact my representative, Michael Kelly, at (914) 632-6036.

Sincerely,



Gareth Egan
Corporate Officer
(212) 209-1573

La Meridiana ILTD
D/B/A: Numero 28
176 2nd Ave
New York, NY 10003

1/11/16

Honorable City Council Member Mendez
250 Broadway
New York, NY 10007

Dear Council Member Mendez,

Please accept this letter as confirmation that as per our agreement, we have removed all umbrellas and picnic tables from in front of our establishment. We will not put them back in the future.

If anything else is required, please contact my representative, Michael Kelly, at (914) 632-6036.

Sincerely,

Remo Biamonte
President
(917) 865-9278

A handwritten signature in cursive script that reads "Remo Biamonte". The signature is written in dark ink and is positioned below the typed name and contact information.



Haru Gramercy Park Corp.
220 Park Avenue South
New York, NY 10003
646-428-0989

Re: Unenclosed Sidewalk Café Permit Renewal/ License 1191870-DCA

Dear Council Member Mendez & Members of the Land Use Subcommittee on Zoning and Franchises:

I am writing regarding the above referenced sidewalk café renewal. I wanted to inform Council Member Mendez as well as the other Committee members that we will operate our café in adherence to what was approved by Community Board 5 and the DCA, 12 tables and 24 seats. In addition, we will remove our umbrellas from the service aisles.

Should there be any existing issues with our café we will immediately cure and operate as per our approved plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Seth J. Rose".

Seth J. Rose

Vice President of Operations

Seth.rose@harusushi.com

305-720-4829

**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: 11/2/16

(PLEASE PRINT)

Name: BRETT SIKOFF

Address: 2 MITCHELL DRIVE NY

I represent: NYC DOT

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 935

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Stanley Shor

Address: 2 MTC, 4th Floor, Brooklyn NY

I represent: NYC DOT

Address: Same.

**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: Alphonso Jenkins

Address: 2 MTC, 4th Floor, Brooklyn NY

I represent: NYC DOT

Address: Same.

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. 315 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Seth Rose

Address: _____

I represent: HARV

Address: 220 PARK AVE SOUTH

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 323 Res. No. _____

in favor in opposition

Date: 1/12/14

(PLEASE PRINT)

Name: TIMOTHY BOYLAND

Address: 152 STUYVESANT PLACE, S.F.

I represent: VTR ARCHITECTURE / URBAN PLANNING

Address: 152 STUYVESANT PLACE, S.F.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 323 Res. No. _____

in favor in opposition

Date: 1/12/16

(PLEASE PRINT)

Name: RAYMOND MASUCCI

Address: _____

I represent: NFC ASSOC.

Address: 45 MANHATTAN LOOP 10309

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. 321 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: ADAM KUTIKRUG

Address: 855 WATERMILL LANE GREAT NECK NY 11021

I represent: OWB

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: Susan Goldfinger

Address: 110 William St

I represent: NACEDU

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 322, 323, 324, 325 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Nathan Gray

Address: 110 William Street

I represent: NYC EDU

Address: 110 William Street

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

317

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

in favor in opposition

Date: 1/12/16

(PLEASE PRINT)

Name: Robert Callahan

Address: 136 Waverly Rd Scarsdale, NY 10583

I represent: Y N Corp

Address: 233 E 145th NY NY 10003

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

316

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

in favor in opposition

Date: 1/12/16

(PLEASE PRINT)

Name: Robert Callahan

Address: 136 Waverly Rd Scarsdale NY 10583

I represent: La Meridiana I LTD

Address: 176 2nd Ave NY NY 10003

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