



**TESTIMONY FROM ASSOCIATION FOR A BETTER NEW YORK (ABNY), INC.  
SUBMITTED TO THE NEW YORK CITY COUNCIL LAND USE SUBCOMMITTEE REGARDING  
ONE45Harlem**

May 10, 2022

Thank you for the opportunity to testify on behalf of the Association for a Better New York (ABNY). My name is Laura Colacurcio, and I am the Vice President of ABNY.

ABNY is a nonprofit organization dedicated to the healthy growth and renewal of New York City's people, businesses, and communities. We are a 50-year-old civic organization representing corporations, nonprofits, unions, government authorities, and educational, cultural, and health institutions. We strive to promote connections between the public and private sectors to make New York City a better place to live, work, and visit for all.

As ABNY seeks to move our city forward during the ongoing and evolving COVID-19 pandemic, we look toward transformative economic development projects that have the potential to improve communities and the lives of the people living within them.

The developers of the One45Harlem project have listened to local stakeholders to refine the proposed development. In direct response to input from the community, the number of housing units proposed has increased to 915, including an additional 150 affordable units, creating 367 new units of affordable housing in total—40 percent of the project. Among those affordable units, more than 90 will be reserved for Very and Extremely Low-Income seniors. Still more, 70 units of affordable Union-targeted workforce homes have been added to the project since certification.

One45Harlem will also serve its community by including 16,000 square feet of community facility space for local nonprofits, including House of Justice, as well as a World Headquarters for National Action Network. The project also endeavors to be New York City's first geothermal Green Energy District, creating emissions savings that will promote environmental justice.

Additionally, One45Harlem will create an estimated 1,200 jobs in the green energy sector, many of which will be available to local residents and union members. Moreover, One45Harlem is dedicated to sponsoring a fully-funded, year-round local youth empowerment, internship, and apprenticeship initiative. Further, the developers have committed to a weekly leadership seminar in partnership with The Mission Society; this seminar has been operating since March of this year.

The One45Harlem proposal will create a mixed-use development that will be home to a diverse group of tenants and represents a progressive urban environment that will serve as a model for other privately financed development projects across New York City.

The current lot is underutilized and presents an opportunity to better serve the community. ABNY supports this enhanced version of Department of City Planning (DCP)-certified and City Planning Commission (CPC)-approved One45 proposal to bring housing and job opportunities for Harlem and urges the process to move forward.

# Harlem Community Opposition Statement Against One45 LLC Project Rezoning

Today we are respectfully asking for you to support a NO vote on the rezoning proposal of the One45 Development for many of the same reasons Community Board 10 and Manhattan Borough President Mark Levine did.

When we look at the scope and scale of the proposed One45 development and rezoning plan as compared to the Lenox Terrace proposed development and rezoning plan, Lenox Terrace covered 3 city blocks and one avenue. George Janes, the well-respected urban planner called the scope and scale of the Lenox Terrace proposed rezoning “extraordinary” even by New York standards. The One45 development is nearly half the size of the Lenox Terrace proposal but in only one city block. If the Lenox Terrace proposal plans were extraordinary, this One45 proposed development is the Lenox Terrace development on steroids. The transportation infrastructure of that block – the subway, buses, and streets - do NOT support a project of this density, scope, and scale. The transportation corridor at Lenox and W. 145th is notorious for its problems in supporting the existing density of the neighborhood and the cross-town bridge to the Bronx. Adding a project of this scope and scale would add a juggernaut of dysfunction to these corridors and the quality of life of its residents.

In comparing this development to the East Harlem Community Rezoning – it is nearly one-third the amount of the East Harlem Rezoning which created 3500 dwelling units – and that was spread over 69 square blocks. As former Manhattan Borough President Gale Brewer said in her NO vote on the Lenox Terrace rezoning: “There are few instances where a development the scale of the one proposed can be viewed as responsible. The Proposed Project lacks the public and private investments necessary to make it a prudent exercise of planning for future growth.” And this project, the One45 development, is denser and of a larger scope and scale for the area than what was even proposed at Lenox Terrace.

As our community said during CB10’s public meetings, we are not against development. We are for contextual development. The developer’s representative says that if he does not get rezoning approval, he is threatening our community to build another storage unit. It is a bullying tactic that is an unfortunate reflection of the developer and his representative and the nature of their true feelings about this community – that of deep disrespect.

## Contextual Development That Benefits Everyone

In the One45 draft scope of work there is an alternative low-rise proposal that is less than 10 stories, which adds shops, office space, and housing as well as jobs and additional tax base that is within the context of what is sustainable for that parcel of land within the community. (See attached). This parcel of land, the transportation corridor on which it sits, and its connection to the Bronx, lends itself to this alternative contextual format. It still allows the National Action Network (an organization with a long-standing presence) a home, it supplies office and retail space as well as adding housing to the community. However, even though this alternate plan is part of the scope of work originally filed, the developer has adamantly refused to consider it. He even went as far as to say it was never part of the plan.

Additionally, they are proposing “some additional affordability.” The carrot of the previous civil rights museum and “some additional affordability” is just a cover for what they are really looking to do, build a market rate apartment complex of a scope and scale where the net results will be harmful to our community. And we should not forget, the Urban League complex is currently under construction where they are building office space, affordable housing and a Civil Rights Museum.

# Harlem Community Opposition Statement Against One45 LLC Project Rezoning

Developers dangle jobs and other carrots at our community as panaceas that will cure all the ills of the community when the damage the rezoning will do to the community negate any gains they purport and contribute more harm.

We should be clear, the One45 project is a market rate apartment proposal for the benefit of a manipulative developer. This project will be a detriment to our community in many of the same ways that were mentioned in the CB10 conditional resolution statement attached to CB10's NO vote on the Lenox Terrace proposal (<https://on.nyc.gov/3JtARbW>).

This development brings 630 market rate apartments that will not only add to gentrification in such a way that would put severe outward pressure on affordable rents in the surrounding community, but catapult AMI statistics directly correlating to "affordable housing" percentage metrics. This will cause irreparable harm to existing and future residents. We have bitter experiences watching as displacement happens throughout our communities. We think we are solving one problem, when in truth, we have created many more in the displacement of our moderate income neighbors.

In closing, this rezoning is not the precedent we want to set in our Harlem community in general, and specifically does more net harm to our community than good. Community Board 10 is beginning work on a Central Harlem Community Zoning Plan that will meet the needs of all of the members of our community. We owe them the opportunity to complete this important and valuable work. We respectfully ask that the members of the City Council Land Use committee, fellow City Council Members, and our elected officials vote against this rezoning project. A vote against this project is a vote for our community. Thank you for your continued support for the contextual development of our beloved historic Harlem.

Standing in solidarity,

142<sup>nd</sup> Street Block Association – Karen Horry,  
President

Bethune Towers – ML Tenants

Clayton Apartments – Shareholders

Dunbar Apartments – B. Jones, TA President

Hamilton Co-op – Ruta Shah, Board Member

Hillview Towers – Shareholders/Residents

Neighborhood Benches – Williams M. Evans

PR City Company – Patreinnah Acosta-Pelle

Riverbend Housing Co. – L. Parker,  
Shareholder/Board President

Savoy Park – Tenants/Residents

Woodstock Terrace – A. Testamark, Board  
President & P. Dais, Board Treasurer

146<sup>th</sup> Street Block Association – Paul Zigler,  
Vice President

Bradhurst Court - Shareholders

Co-op City –Shareholders/Residents

Esplanade Gardens – Board of Directors /  
Shareholders

Harlem River Houses –Tenants/Residents

Lenox Terrace – Savanna Washington  
Officer–Supportive Advocates for Lenox Terrace  
Former VP – LT-ACT, Tenant's Association

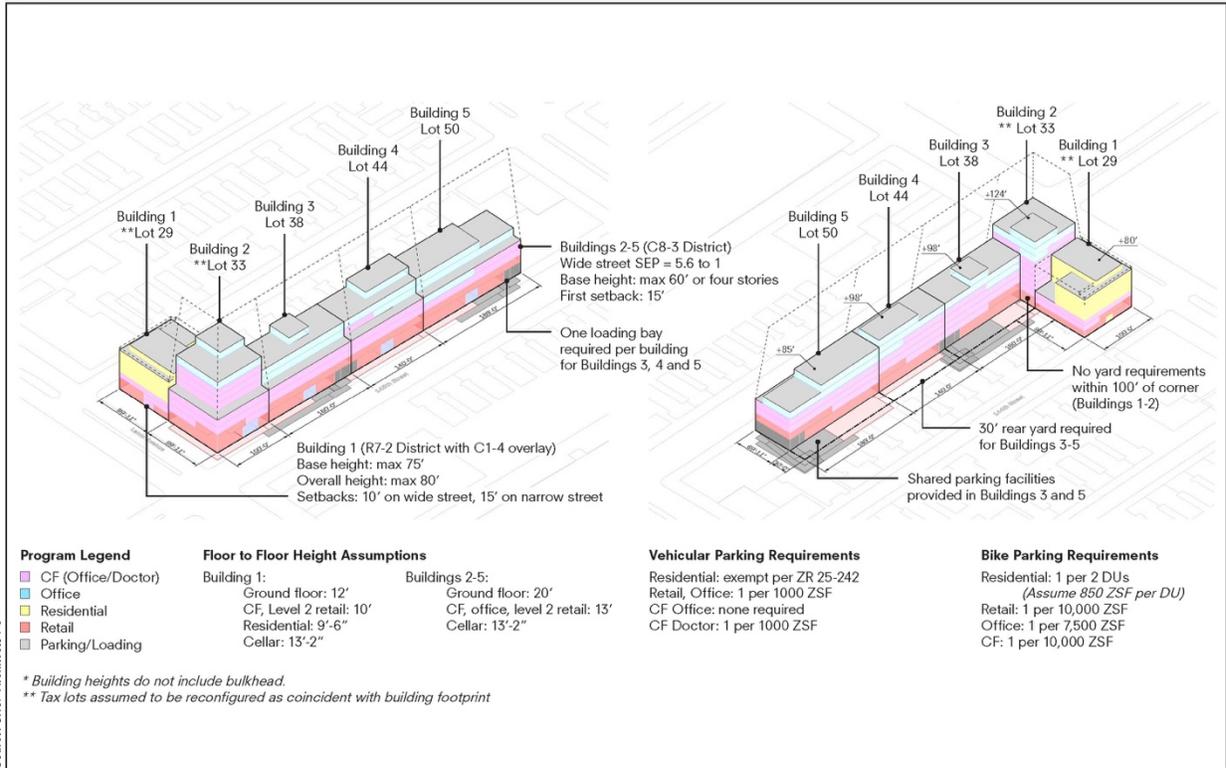
Polo Ground Towers – Tenants/Residents  
Project Drive – Greg Joyner, CEO

Riverton Square – Residents/Tenants

# Harlem Community Opposition Statement Against One45 LLC Project Rezoning

## One45 draft scope of work alternative low-rise proposal (Contextual Development)

12.7.20



ONE 45

No Action Building Sections  
Figure 8b

# FOR IMMEDIATE RELEASE

**Contact:**

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President, Board of Directors – Esplanade Gardens

LeClair Glover: 347-371-3181 or [leclairglover@gmail.com](mailto:leclairglover@gmail.com)  
Esplanade Gardens, One45 Committee Member

Patreinnah Acosta-Pelle: 914-768-3220 or [prcity@nycmail.com](mailto:prcity@nycmail.com)  
Esplanade Gardens, One45 Committee Member

Savanna Washington: 646-522-8140 or [sw101@AardvarkAlleyFilms.com](mailto:sw101@AardvarkAlleyFilms.com)  
Officer - Supportive Advocates for Lenox Terrace (SALT)

## **Over a dozen Harlem tenants' groups and leaders side with Community Board 10 against the One45 rezoning proposal**

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*Proposed rezoning will adversely affect multiple Council Member districts as well as Harlem.  
Residents seek "contextual development" for the proposed site.*

**(Thursday, May 5, 2022 —New York, NY)** Today, over one dozen prominent Harlem tenant groups and leaders came out against the proposed One45 rezoning plan. In a letter sent to the City Council Land Use Committee, City Council Members, and Mayor Eric Adams, the Harlem community opposition letter echoes [a rejection of the plan by Manhattan Community Board 10](#) in January and Manhattan Borough President Mark Levine.

Residents, tenants' associations, community groups, and leaders who signed the letter are opposed to the outsized scope and scale of the project which they stress will have a deleterious effect on the community. They include Esplanade Gardens, Bethune Towers, Clayton Apartments, Hillview Towers, Savoy Park, Riverbend, Dunbar, Riverton Square, and Lenox Terrace, among others.

Their letter compares the One45 project to the rezoning proposal at Lenox Terrace that was soundly defeated in March 2020, which every Central Harlem politician opposed along with the City Council. In the letter, the community groups states, "When we look at the scope and scale of the proposed One45 development and rezoning plan as compared to the Lenox Terrace proposed development and rezoning plan, Lenox Terrace covered 3 city blocks and one avenue. George Janes, a well-respected urban planner called the scope and scale of the Lenox Terrace proposed rezoning 'extraordinary' even by New York standards. The One45 development is nearly half the size of the Lenox Terrace proposal, but in only one city block. If the Lenox Terrace proposal plans were extraordinary, this One45 proposed development is the Lenox Terrace development on steroids."

Former Manhattan Borough President Gale Brewer and current City Council representative of Manhattan District 6 stated her opposition that a project of this size will 'cast a structural shadow and deprive natural sunlight to residents on 144<sup>th</sup> Street' as well as to Brigadier General Charles Young Park located at 145<sup>th</sup> and Lenox Avenue.

Esplanade Gardens President Moiré Davis, one of the organizers of the opposition, also mentions the problems this complex will have on other City Council Districts if approved, not just Council District 9 in Central Harlem. "This project sits at a pivotal point of traffic convergence that affects W. 145<sup>th</sup> Street

cross town bridge traffic to Yankee Stadium in the Bronx, Harlem River Drive traffic to Council Districts on the Upper East Side and Upper West Side, as well as all transportation down Lenox Avenue.”

She also highlighted and stressed the dangers of pedestrians being hit and killed on 145<sup>th</sup> Street during the May 10, 2021 webinar, several Land Use meetings hosted by Community Board 10, and during the City Planning Meeting held in January 2022. On March 28<sup>th</sup>, 2022, a 38-year-old mother and her 6-year-old son were critically injured while walking on the sidewalk of 145<sup>th</sup> Street and Lenox Avenue. “Unfortunately, the mother passed away from her injuries and the 6-year-old is still fighting for his life! This has devastated our community, especially since she was a resident of Esplanade Gardens.”

In their unanimous “NO” vote, (sans recusals), Community Board 10 also echoed those concerns, “The project will add two buildings with at least 28 residential stories each, (363 feet, equivalent to 36 stories) taller than any building in the surrounding area. Based on the number of residential units (850), it is estimated that 1900 to 2600 new residents will be added to this area. This increased density will severely impact the existing public transportation systems in the area, let alone the health and safety of the community as it is located at the juxtaposition of both Harlem Hospital and Lincoln Hospital. Currently, the BX 19 bus runs from Riverbank State Park to the Botanical Gardens in the Bronx. The IRT#3 train station at 145<sup>th</sup> Street and Lenox Avenue is an abbreviated station that only affords 5 subway cars to open up on the platform. The existing transportation hubs are not equipped to support the increased density.”

The proposed rezoning will also add over 175,000 square feet of commercial space with its unavoidable truck service deliveries in what residents already call a “dysfunctional corner.” The 145<sup>th</sup> Street bridge is a toll-free entrance/exit to the Major Deegan thoroughfare that motorists use to enter Manhattan and the Bronx, go to the Bronx Terminal Market (a major shopping hub) and Yankee Stadium. Additionally, The Mother Clara Hale MTA bus depot on Lenox Avenue is between 146<sup>th</sup> and 147<sup>th</sup> Streets, adding to the congestion by buses that should be parking inside the terminal but park and idle on Lenox Avenue.

Davis adds, “This also causes a detrimental impact to the health and environment of our neighborhood. This ostentatious addition to the already strained community of a non-cohesive development in the residential neighborhood is not only detrimental to the health and wellbeing of its citizens, but an outright danger to all who walk its streets.” Transportation Specialist, Elizabeth Harper adds, “There needs to be a comprehensive look at how these developments affect a community in total, not piecemeal.”

Another proposal would be to have one 40-story building along Lenox Avenue and several commercial and residential short-story buildings along 145<sup>th</sup> Street which could be done without rezoning approval. Davis states, “We take exception to any structure of that height being built in our community.”

Harlem community leaders and residents are proposing “contextual development” for the site. In their letter they state, “As our community said during CB10’s public meetings, we are not against development, we are for contextual development that benefits everyone. In the One45 draft scope of work there is an alternative low-rise proposal that is less than 10 stories, which adds shops, office space, and housing as well as jobs and additional tax base that is within the context of what is sustainable for that parcel of land within the community. This parcel of land, the transportation corridor on which it sits, and its connection to the Bronx, lends itself to this alternative contextual format.”

As part of the Uniform Land Use Review Process (ULURP), the rezoning application is currently at the City Council for review.

*Harlem Community Opposition Statement Against One45 LLC Project Rezoning – Attached*

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**Martin, William**

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**From:** Jared Davis <djared92@gmail.com>  
**Sent:** Tuesday, May 10, 2022 10:26 AM  
**To:** Land Use Testimony  
**Subject:** [EXTERNAL] One45 Testimony - Jared Davis

**Categories:** Favor

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to [phish@cyber.nyc.gov](mailto:phish@cyber.nyc.gov) as an attachment (Click the More button, then forward as attachment).

**I've lived in Harlem all my life. And the one thing I don't seem to understand is the aggression or hate towards change and progression, especially within underutilized and undeveloped areas. This project is NOT a threat. We are getting well over 365 units of affordable housing, the rest may be market rate, but all housing is good housing. Think about it: 365 units for 365 families. No residents are being displaced. And just looking at the list of facts on their website, I can say, as someone who usually opposes gentrification of predominantly Black neighborhoods, this project is offering literally the most I've ever seen in a single project. We will be getting the largest art installation in America, a green energy district (the first of its kind), youth empowerment, over a thousand jobs, community space, the list goes on. I can't logically comprehend why anyone would be against a project of this scope. There's this stigma that every development that comes to Harlem is an automatic sign of gentrification and should be immediately knocked down. Maybe that stigma is justifiable in some of the developments we've seen sprout up in the area. However, let's not forget those 360 plus affordable units. And let's not**

**forget the as of right plans. Pushing this project away just may lead to further gentrification. Why? The as of right plan is either a market rate building, or it can be another soulless storage facility building, both things we do not need in the place of hundreds of affordable apartments.**

**So what is it? 360 plus affordable apartments or nothing at all.**

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*Jared Davis*

**From:** [mathew taylor](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] One 45  
**Date:** Monday, May 9, 2022 7:42:31 PM

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The development is too tall for the mid block of 145 st between Lenox ave and 7th.Ave. A aprox 30 story tower will block sun light to the shorter 7 story residential buildings directly across street from proposed development. Mid block should have aprox 7 to 11 story building average hight to allow air, sun light in to the residential buildings across street . Lenox avenue may accommodate a tall 30 story tower as avenues hold taller buildings in N.Y.C. Affordable apartments should have rents aprox 800.00 per month for studio, one bed, 1,200.00 to ? For two bedrooms. Three bedroom based on occupancy standards and medium income for Harlem residents. Thanks.  
Matthew 646-606-4115

Sent from my iPhone

Michele P. Potillo  
2541 Adam Clayton Powell Jr. Blvd #15A  
New York, NY 10039  
[Penraw856@gmail.com](mailto:Penraw856@gmail.com)

September 6, 2021

Committee on Land Use  
250 Broadway  
New York, NY 10007

Attn: Rafael Salamanca Jr., Chair

Re: One45 Project LLC

Dear Mr. Salamanca:

I am writing to express my objection to the pending project for my community. I live literally two blocks away from the planned construction of this project and am very concerned about the proposed Civil Rights Museum.

Firstly, I'd like to point out that there is currently a Hip Hop Museum under construction less than 700 feet away from this intersection. The traffic along this major thoroughfare is already a nightmare during any hour of the day. The Hip Hop Museum, though in another zone is coterminous with this proposed site. The transportation system (subways and buses), vehicular and pedestrian traffic can only have a negative impact on our residential community. I'd like to also state that the neighboring Yankee Stadium is already attracting several thousands of people, per game, during baseball season.

Secondly, an assessment of the environmental impact would indicate that the air quality from idling tour buses and additional vehicular traffic would grossly exacerbate the respiratory, asthma and other health issues facing an already immuno-compromised and health-deficient community.

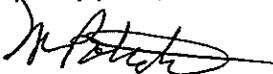
Thirdly, the projected "museum" may adversely affect the water distribution and sewer system in the area. An exceptionally large demand of water could result in low-water pressure and increase waste sewage, overburdening our resources.

Currently, the proposed project is in a C8-3 zone that does not include multi use of the property. I strongly oppose the desire to rezone this area to a C4-6 that would allow the proposed multi-purpose museum and a much greater height for residential buildings. The Urban League is opening a new museum on 125<sup>th</sup> Street. We don't need or want any such museum or cultural center on 145<sup>th</sup> Street.

To summarize, the character of the neighborhood, the noise, the risk of increased vehicular and pedestrian accidents, the transportation, the air quality (emissions of carbon dioxide (CO<sub>2</sub>), the congestion, the displacement of our local "mom and pop" businesses, added strain on our natural resources, amount of energy, water and sewer infrastructure and street parking are factors to consider when bringing a structure of this magnitude to any community. Certainly, not to this community!

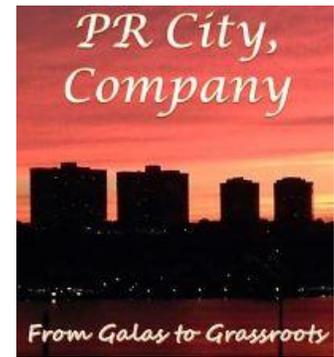
This project is a testimony of one individual, who by the way does not live in this community, while negatively impacting the thousands and thousands of families and residents who do reside in this community. Let me also remind you that this is a large community of registered voters. Our voices must and will be heard.

Very truly yours,



Michele P. Potillo

December 15, 2021



One45 Committee  
c/o Esplanade Gardens  
Board of Directors  
2569 7<sup>th</sup> Avenue  
New York, NY 10039  
VIA EMAIL: [One45Committee@gmail.com](mailto:One45Committee@gmail.com)

Dear One45 Committee:

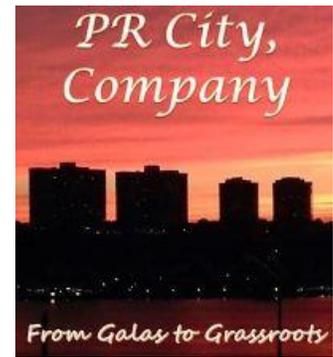
My name is Patreinnah Acosta-Pelle, and I am a shareholder of Esplanade Gardens since 2014, as well as a public relations professional in the community. I was born in East Harlem and grew up in the South Bronx at Michelangelo Complex across the 145<sup>th</sup> Street bridge on 149<sup>th</sup> Street. I spent my entire teenage years in Harlem and Esplanade, practically growing up here. I have watched the neighborhood transform from dilapidated buildings, empty lots, drug infested structures to an up-and-coming neighborhood also hit by gentrification.

I write this letter in opposition to the One45 Project slated for construction across the street on 145<sup>th</sup> and Lenox Avenue. As a public relations professional with over (20) twenty-years' experience in the public relations field, I find this project to be deceptive on many levels. Having seen various construction projects as well as working with construction professionals, the parties involved intentions seem of ill-will and there may be an underlying unknown reason to cause this uproar about a development project.

This statement is being made by the mere fact that the developers never initially came to community with the project. There were plenty of opportunities to be transparent and they were not. The first I heard of any development at the site was through various rumors in the community in 2018, however nothing came to fruition. It was only through an article from [Urbanize New York](#) on April 14, 2021 that it was a definitive project in the works (8 months ago).

During a shareholders community meeting with Esplanade Gardens on Monday, December 6, 2021, developer Bruce Teitelbaum appeared to be accommodating, however at times a bit confrontational and frustrated with the shareholders. Constantly using "as of right" whenever he pleased. It gave me the impression that he felt "entitled" to build whatever he wanted no matter how the community at large expressed their grievances against the project.

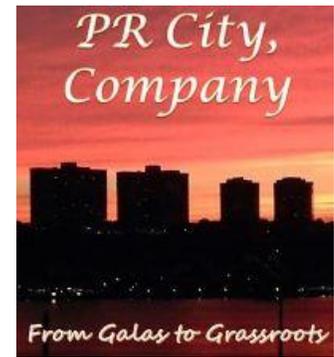
It is pure disregard and disrespectful for outsiders that never have to live and work here every day to be insensitive to the needs of those that do. I've been working virtually for over 20 years and know the importance of solitude and the need of a peaceful home/work environment.



This project intends on completely turning our residential neighborhood into a high foot traffic area with high tourism and attractions. Unlike 42<sup>nd</sup>, 125<sup>th</sup> or 181<sup>st</sup> Streets, our River-to-River corridor is highly residential. We have no BID or routinely scheduled sanitation for commercial pick-up. Our area has a high number of senior citizens that will surely feel the impact of such a cultural shift.

In addition to the above concerns, I have outlined several others, I would like the committee to consider:

1. **Brownfield Site Cleanup** - A Brownfield Opportunity Area (BOA) site cleanup is no easy task. It must ensure that the any signs of former waste have been eliminated and posing no threat to people, community, and businesses alike. Since this project is being built on a former gas station, laundry/dry cleaners it is considered a BOA site. When asked during our December 6<sup>th</sup> meeting, Mr. Teitelbaum and his team only answered that they would clean up the site. Having worked on a BOA project and with urban planners, it takes some time to clean up the site and they are slating construction completion by 2024/2025? That is a very quick turnaround time, which leads me to believe that clean up will either cut corners or will never happen.
2. **Carbon Emissions** – Having worked with the New York City on several green projects relating to reducing our carbon footprint, its needless to say a project of this size will emit more carbon dioxide in the atmosphere as well as increasing air pollution.
3. **Light and Noise Pollution** – A project of this size will bring other elements into a highly residential community. The community is already experiencing an overloading of construction development, late night construction causing noise pollution, and these are projects that do not penetrate air space! With this project, our cooperative development will experience an enormous amount of light pollution that will emanate and cause interference with existing residents in the area as well as to the new ones that will occupy the One45 space.
4. **Transportation** – What is the contingency plan especially with a civil rights museum coming to 145<sup>th</sup> Street? This was a question posed to the construction developer committee and The National Action Network (NAN). There was no plan from the development team or even thought of by them! This area is a transportational hub that experiences daily traffic from 3pm to 8pm MAYBE except Sundays. The traffic increases during the holiday season boosting the noise pollution with horns, people yelling and screaming, carbon emissions among other concerns. During the 12/6/21 EG shareholders meeting, NAN said the traffic would be the same.

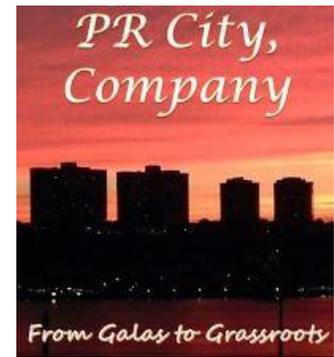


This is ridiculous as people will want to promote the museum as well as procure the services of charter buses for tourism and NAN events. On top of the museum construction and apartment building, NAN is an internationally known organization that will draw more attention due to this development. Therein causing a non-commercial corridor that has been residential all its life---**An extreme culture shock!** The number 3 train on 145<sup>th</sup> Street only opens five out of the ten cars. With the increase of over nine hundred residents, additional vehicles, foot traffic, tourism among other undesirable activities, this will most definitely make this community more unnecessarily congested, and extremely uncomfortable for existing owners and residents alike.

5. **Height of Project** – The height is an issue. It will affect the aesthetics of the community and it is misleading that the developer Mr. Teitelbaum says to the community the two towers will have approximately twenty-three floors when, it is projected to have thirty-six floors in **HEIGHT APPEARANCE** – **Taller than Esplanade Gardens!** It obstructs EG shareholders already existing view, and it will cause the light pollution that was mentioned earlier to EG shareholders as well as to the residents in the projected building! It makes for congestion and unhealthy living conditions.
6. **AMI Falsity** – The developers of the project wanted to emphasize that the project will be marketed as affordable housing with a zip code of 10030 instead of 10039 taking the AMI. I worked on the 2020 Census and know that Harlem faced challenges in completing the 2020 Census during self-response. All the data they speak about trickles down as census data. Currently, the AMI in NYC is over \$100K. When we speak about AMI, we need to be cognitive as to WHOM will be able to qualify for the new term of “affordable.” This will of course change the trajectory of the neighborhood removing it from HUD’s “underserved” list where funding and programming is set aside for these areas. In the African American Community, in this district particularly, the AMI is between \$15K to \$40K which means people from the neighborhood that would want to apply would be disqualified.
7. **Rise of Property Taxes** – Esplanade Gardens is a cooperative development. We pay taxes through our cooperation via maintenance charges. When an area is rezoned that effects businesses, owners and of course residents. Our development is also in the middle of a major capital improvement project facing our own internal affairs. Even though this is an external project, the implications because of its development will affect our fiscal operations in turn leading to additional increases where our development has a high senior citizen population that live on a fixed income. This project will displace residents exponentially, creating homelessness and other undesirable snowball affects.
8. **Sale of Project** – A few years ago, I attended a community board meeting in Brooklyn for a client to promote a project. While at this meeting, I witnessed something so appalling that it was unbelievable. In short, a developer was summoned to the community board meeting by a stop work order (**only way they were able to get them to show up**) to make him appear after

Patreinnah Acosta-Pelle, Public Relations Specialist ✦ 99 Macomb’s Place, Unit 981 ✦ New York City 10039

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the project was sold to a new developer. The previous developer had sat down with the community and created a plan for affordable housing and the project overall. It was a plan that everyone felt comfortable. Based on that plan, the project received approval from city council, the community board and all parties involved. During the construction process, the developer sold the project to a new developer who reverted to the original plans that community protested. The new developer made it clear that they were not bound by that original agreement created with the previous developer. And they would not consider **ANY** of the agreed amenities in that previous agreement either. He made sure to let the community board know that they were private developers and now that they had approval, they could build and do what they desired.

This project is no different. I can see the same thing happening in Harlem. We would get a “feel good” experience about the agreements made and then, the project is sold to a new developer that is unwillingly to adhere to the prior agreement.

In conclusion, I would like to site an article I recently read from [Patch \(Harlem\)](#) that identified, if the One45 project is denied, the developers are prepared and ready to build five, ninety-eight feet story buildings. So, I ask, if there is another rendering for the space, why are we even entertaining a project that is highly disapproved by the community? The developer needs to move ahead with the second rendering that is more appeasable to the area.

In addition to the above concerns, there are already two museums in development: The Hip Hop Museum in the Bronx right across the 145<sup>th</sup> Street Bridge and (I believe) the Urban League is also building a civil rights museum in a more commercial district in Harlem. We do not need another museum, especially in a residential neighborhood. I am asking community board 10 to reject the One45 Project. The developers obviously know this would be a contentious issue which is why they have other renderings. I propose they move forward with the other rendering and keep the community a neighborhood.

Thank you

*Patreinnah Acosta-Pelle*

Patreinnah Acosta-Pelle  
Esplanade Gardens  
Shareholder  
Business Owner  
PR City, Company

**From:** [Aazia Knight](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] One45 project  
**Date:** Tuesday, May 10, 2022 10:56:28 AM

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I AAZIA A KNIGHT OF ESPLANADE GARDENS I VOTE AGAINST THE ONE45PROJECT THAT IS GREATLY AFFECTING OUR COMMUNITY  
Sent from my iPhone