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LEGISLATIVE OFFICE BUILDING
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THE SENATE
STATE OF NEW YORK
ALBANY

CHILDREN & FAMILIES

COMMITTEES:

AGRICULTURE

CRIME VICTIMS CRIME & CORRECTION

EDUCATION

FINANCE

HEALTH

RULES

February 23, 2018

Hon. Eric L. Adams
Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon St.
Brooklyn, NY 11201

Marisa Lago
Chairperson
NYC City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Proposed rezoning of 142-150 South Portland

Dear President Eric L. Adams and Chairperson Marisa Lago,

I am writing you today to respectfully request that you reject the recent ULURP Land Use Review Application 180096 ZMK, 180097 ZRK, submitted by the South Portland LLC and Randolph Day Care Center, INC regarding the proposed rezoning of 142-150 South Portland Avenue.

In 2007, Fort Greene/Clinton Hill was rezoned in an effort to protect and preserve the predominantly brownstone character of the neighborhood's residential core. The block in question is a part of the contextual re-zoning area. **If this ULURP is approved, it will impose non-contextual height and density and open the door to further such applications in the area moving forward.** A large number of constituents have raised concerns as to why MDG Construction didn't apply for a variance but instead applied for a rezoning which would not be limited to the proposed development site (Lots 30-33 and 37). **This approach seems to be indicative of a larger agenda that extends past developing 142-150 South Portland Avenue.** My constituents have expressed that approving this application would betray the trust of Fort Greene/Clinton Hill residents who fought to acquire the contextual rezoning of 2007.

Lastly, I am well aware of the church's longstanding history with the Fort Greene community and the good work they have done in the area. It occurs to me that there has to be a better way for the Seventh-Day Adventist Church of Hanson Place to expand their community services, provide affordable housing and develop their property without rezoning the entirety of the block in question. Partnering with a reputable non-profit who specializes in developing affordable housing would be a good place to start.

I join Community Board 2 and its residents in voicing my strong disapproval of this proposal and hope you take our concerns into consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Velmanette Montgomery".
Senator Velmanette Montgomery
25th Senate District

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Zoning Subcommittee
L. U. No. 110

South Portland Avenue

May 30, 2018

Article XI

{**Cumbo**} **L. U. No. 110** consists of proposed Article XI tax benefits for an exemption area known as **142-150 South Portland Avenue**, which is privately-owned land located **Block 2003, Lot 37** in Brooklyn Council District 35. The Sponsor for the project currently has before the Zoning Subcommittee a zoning text amendment and establishment of a Mandatory Inclusionary Housing (MIH) area related to Land Use Items 108 and 109.

Summarizing the South Portland Avenue project, the Sponsor will construct one thirteen-story building with 100 residential units and two community facility units under HPD's Mix & Match program M2. It is anticipated that approximately 25 units will be permanently affordable under Mandatory Inclusionary Housing (MIH). In addition, another 15 units are anticipated to be permanently affordable as HPD will provide subsidy for the MIH units. In total, approximately 40 units will be permanently affordable. The overall project area will be approximately 105,749 square feet.

The proposed building will consist of 19 studio units, 41 one-bedrooms, 25 two-bedrooms (including one superintendent's unit), and 15 three-bedrooms. In accordance with the M2 program terms, the overall proposed affordability mix is as follows:

- 10 units at 40% AMI with rents under written at 37% AMI
- 15 units at 60% AMI with rents under written at 57% AMI
- 30 units at 130% AMI with rents under written at 100% AMI
- And 44 units at (or up to) 165% AMI with rents under written at 130% AMI
- Plus the super's unit for a total of 100.

With regard to the community facility spaces, one will be owned and operated by the church. The second unit will be a medical facility, operated by a third party health care provider. Both community facility units will be excluded from the exemption area. As mentioned, HPD is before the Council seeking approval of an Article XI tax exemption for a term of forty (40) years that will coincide with the regulatory agreement in order to assist with facilitating long term affordability. The projected cumulative tax benefit is approximately \$8,134,432 (the net present value is \$81,344/DU).

85 MERCER STREET
(between Spring and Broome)
(Block 485, Lot 25)

1. SPECIAL PERMIT APPLICATION FILED WITH THE NYC DEPARTMENT OF CITY PLANNING TO CONVERT THE REAR OF THE GROUND FLOOR AND CELLAR TO 3,624 SQUARE FEET OF RETAIL SPACE:

Special Permit pursuant to ZR §74-781 filed with the Department of City Planning (“DCP”) to develop a duplex (two-story) Use Group 6 retail store in existing five (5) story building at 85 Mercer Street (M1-5A zoning district and within the Soho-Cast Iron Historic District since 1973):

- Rear of cellar - 2,308 square feet of retail space (from JLWQA storage);
- Front and rear of first floor - 3,642 square feet.

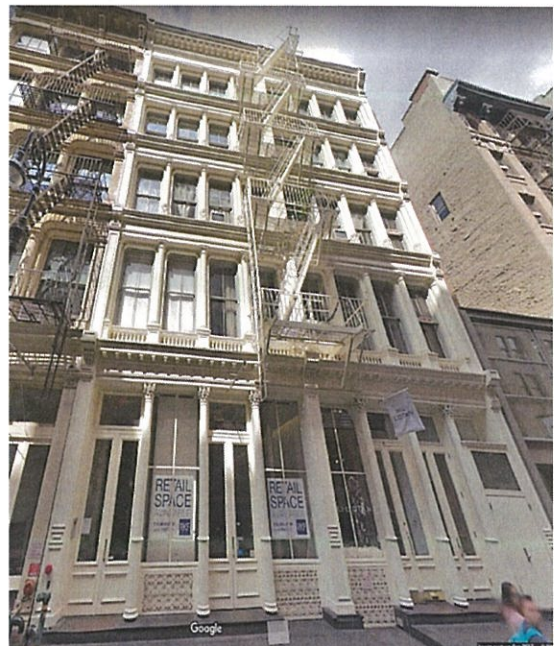
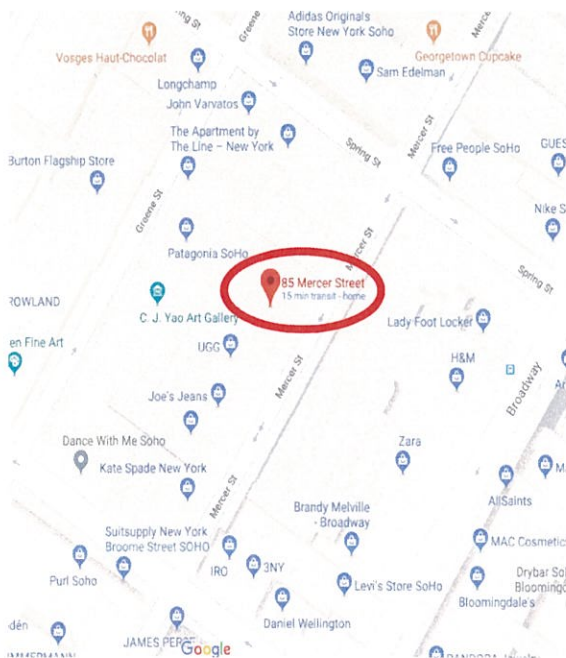
2. REASON FOR SPECIAL PERMIT: *Under ZR §42-14D(2)(a), such use is not permitted by right in the subject M1-5A district below the second floor of buildings on lots larger than 3,600 square feet. The site contains 5,017 square feet of lot area.*

3. ADDITIONAL WORK TO BE COMPLETED IN THE BUILDING THAT IS NOT SUBJECT TO SPECIAL PERMIT:

- A staircase will be added to connect retail on cellar and first floor;
- First floor mezzanine will be removed.

4. EXISTING BUILDING:

- 23,245 zoning square feet (28,570 gross square feet) (4.63 FAR);
- 1,707 square feet of vacant space designated for retail uses – the retail stores were approved by the NYC City Planning Commission in June 1985 (left side) and May 2000 (right side). “Enchanted Forest”;
- 5,325 square feet of JLWQA uses in the cellar;
- Cooperatives on first floor proposed to be converted to retail have been vacant since 2013. The Luskers lived there.



**TO NO AVAIL, GOOD FAITH MARKETING EFFORTS HAVE BEEN
MADE SINCE JUNE OF 2013 TO RENT THE SPACE TO
CONFORMING USES**

I. Brokers Who Have Marketed the Site Since 2013:

1. Corcoran Group (David Graff);
2. Compass;
3. Cushman & Wakefield (Brandon Singer);
4. Kalmon Dolgin.

II. Citywide and Local Advertisement Since 2013:

- | | | |
|---|----------------------|-----------------------|
| 1. Weekly advertisements
in the New York
Times; | 3. Chelsea Now; | 7. Gay City; |
| 2. Village Voice; | 4. Downtown Express; | 8. Manhattan Express. |
| | 5. East Villager; | |
| | 6. The Villager; | |

III. Advertisement in Manufacturing Publications:

- | | | |
|--------------------------------|--------------|--------------------|
| 1. Kalmon Dolgin's
website; | 2. MLS; | 4. Property Shark; |
| | 3. Loop Net; | 5. Costar. |

IV. On January 13, 2016, February 15, 2016, and October 15, 2016, Kalmon Dolgin Sent Letters to the Following Citywide Organizations Asking for Assistance in Renting the Unit:

- | | | |
|---|--|--|
| 1. NYC EDC; | 6. Lower Manhattan
Development Corp.; | 9. The NYC
Environmental Justice
Alliance; |
| 2. Soho Broadway
Initiative; | 7. Pratt Center for
Community
Development; | 10. Evergreen Local
Development Corp.; |
| 3. Noho Business
Improvement District; | 8. The Association of
Neighborhood
Housing Developers; | 11. Workers United; |
| 4. Chinatown District
Management
Association; | | 12. Unit Here; |
| 5. Hudson Square BID; | | 13. Garment Center BID; |
| | | 14. Downtown Alliance. |

V. Asking Prices (reduced based on discussions with the Borough President's office regarding the good faith marketing guidelines and enclosed letters from Brandon Singer of Cushman & Wakefield):

1. **June 2013 - November 2015: \$150/SF;**
2. **December 2015 to March 2016: \$80/SF;**
3. **From March 2016: \$70/SF** – See enclosed Letter from Brandon Singer of Cushman & Wakefield, explaining why the site must ask for \$70/SF (which will eventually be negotiated to \$50/SF).

HISTORY OF USES IN THE BUILDING

- I. **As of January 15, 1975**, the permitted uses at the Premises were as follows:
 - Cellar - storage for the Use Group 6 art gallery.
 - First floor - Use Group 6 art gallery,
 - Second to fifth floors - Use Group 9 loft spaces occupied as art studios,
- II. **On or around February 3, 1984**, the tenants of the Premises formed a co-op corporation, 85-87 Mercer Street Associates, Inc.
- III. **In June 1985**, the DCP approved, pursuant to CPC 850211ZCM, a change use of Unit 1S (located at the southwest corner of the building, at the street) to JLWQA and allowed Use Group 6 retail at Unit 1N.
- IV. **In December 1988**, DCP approved, pursuant to CPC 831962ZCM, the legalization of units which converted the JLWQA units 1R, 2F, 2R, 3F, 3R, 4R, 4F, 5F and 5R on floors 1-5 to JLWQA.
- V. **On May 11, 2000**, DCP approved, pursuant to CPC N00209ZCM, a change of use of Unit 1S (located at the southwest corner of the building, at the street level) from JLWQA to Use Group 6 retail.
- VI. Over the years, the JLWQA units were sold. The owner of unit 3F is an original owner. All other units have been sold at least once since the closing date of February 14, 1983.
- VII. **In 2010**, the Certificate of Occupancy was issued to the Premises, which converted the JLWQA units 1R, 2F, 2R, 3F, 3R, 4R, 4F, 5F and 5R to residential use, pursuant to Article 7C of the Multiple Dwelling Law. Prior to the issuance of the Certificate of Occupancy in the 2010, the building was registered as an Interim Multiple Dwelling ("IMD"). An IMD is a building that is registered as being occupied by residential uses at the Loft Board.



85 Mercer Street

Special Permit Request pursuant to ZR §74-781:

Convert Use Group 2 JLQWA to Use Group 6 retail on the cellar level & first floor of existing five (5) story building

AGENDA

1. Special Permit Request (slide 3);
2. Special Permit Justification and Site Information (slides 4-5);
3. Existing, five (5) story building (interior and exterior) and adjacent buildings (slides 6 - 10);
4. Proposed conversion of cellar level and first floor to UG 6 retail space (slides 11-13);
5. Applicant meets the Good Faith Marketing Effort findings of the Special Permit (slides 14-17).

The Special Permit Request:
A Special Permit Pursuant to ZR §74-781
To Convert Use Group 2 JLQWA Unit to Use Group 6 Retail on Cellar Level and 1st Floor



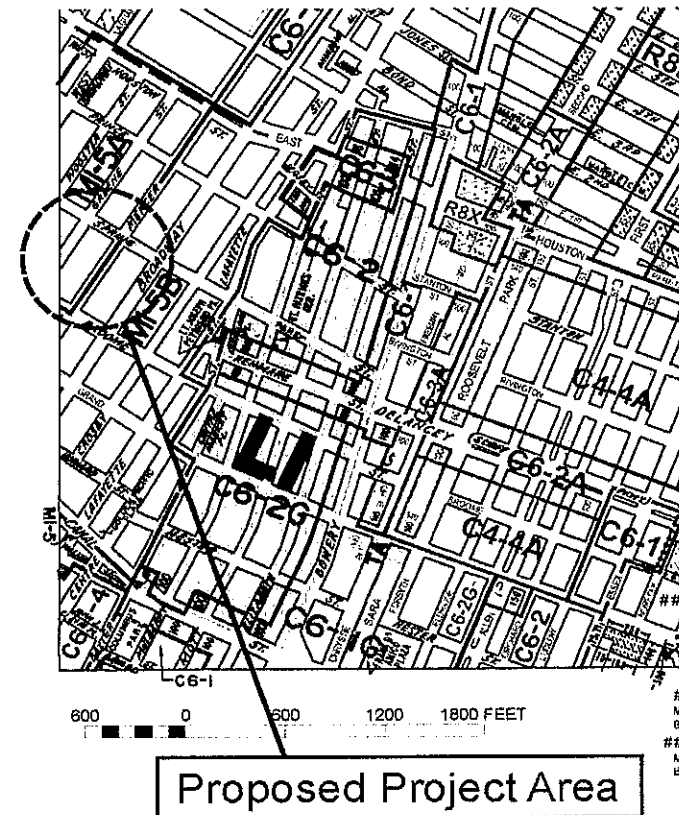
Special Permit Justification and Site Information:

The Site is Located in an M1-5A Zoning District Proposed UG 6 Retail Space is Prohibited on the Cellar Level and First Floor

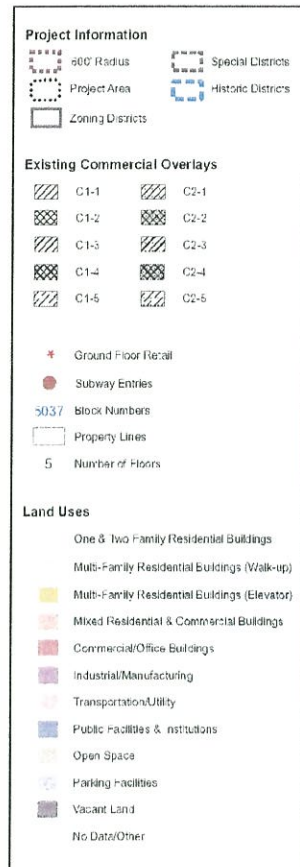
- *The Site is located within an M1-5A zoning district;*
- *Under ZR §42-14D(2)(a):*

“such use is not permitted by right in the subject M1-5A district below the second floor of buildings on lots larger than 3,600 square feet.”

- Site: The site contains 5,017 square feet of lot area.
- Block 485, Lot 25;
- Located on the west side of Mercer Street, between Broome and Spring Streets in the SoHo Section of Manhattan Community Board 2;



Area Map Showing the Site and Surrounding Uses



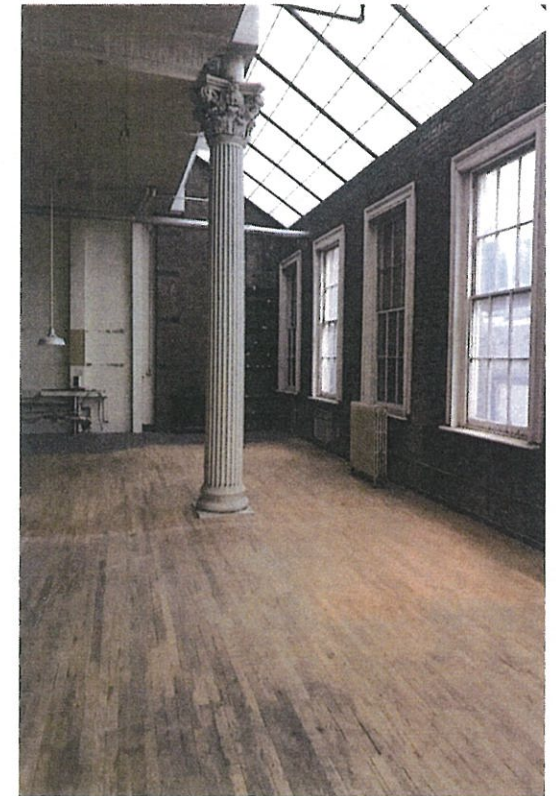
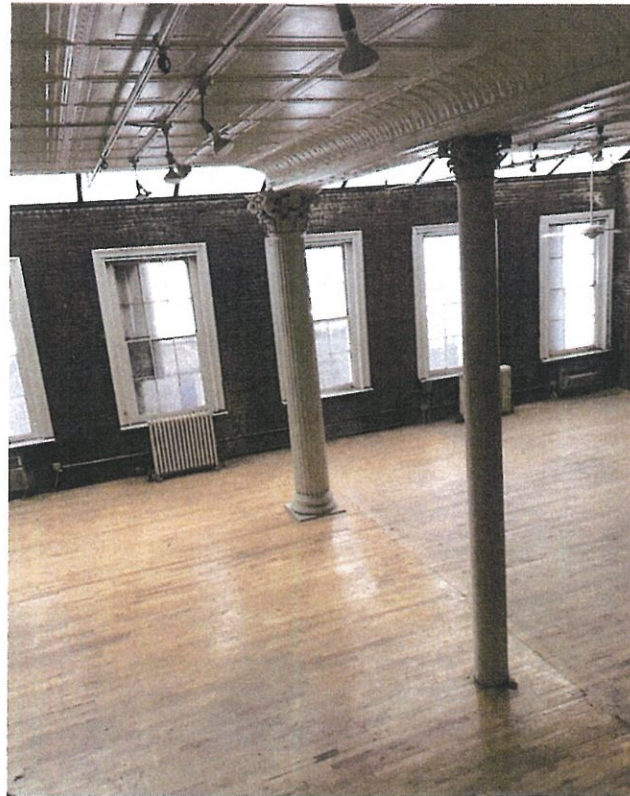
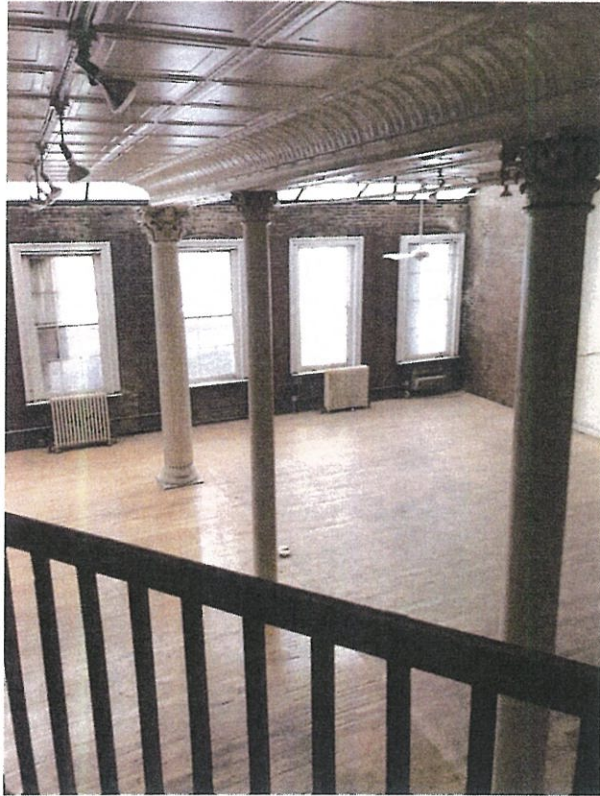
The Existing Five (5) Story Building

- **The Building:** 23,245 zoning square feet (28,570 gross square feet) (4.63 FAR);
- **Cellar:** 5,325 square feet:
 - JLQWA uses in the cellar (to be converted to UG 6 retail);
 - Accessory residential storage for the cooperative units.
- **First Floor:**
 - 1,707 square feet of vacant space designated for retail uses – the retail stores were approved by the NYC City Planning Commission in June 1985 (left side) and May 2000 (right side):
 - Previously occupied by a retail store, the “Enchanted Forest”;
 - JLQWA unit on first floor proposed to be converted to retail. Vacant since 2013.
- **Floors 2-5:** Residential Coop units.

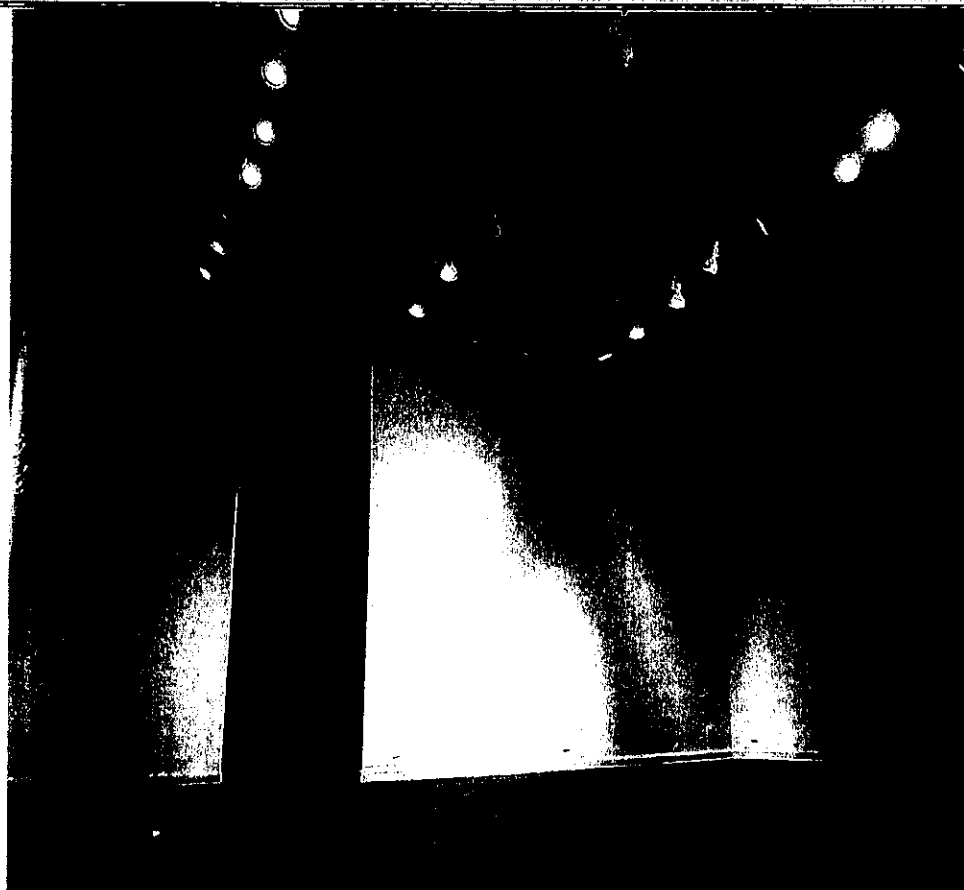
Photograph of 85 Mercer Street



**Photographs of the Interior JLQWA Residential Unit to be Converted to UG 6 Retail
Vacant since 2013**



**Photograph of the Front Retail Space to be Combined with Rear Unit
to Create 3,642 Square Foot UG 6 Retail Space
Approved by CPC in May 2000**



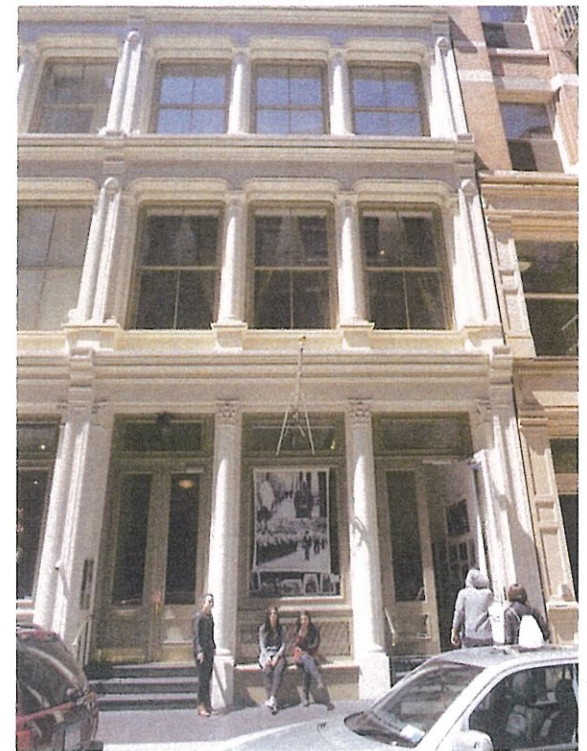
Photographs of Retail Space on the First Floor of Adjacent Buildings on Mercer Street



7. 71 Mercer Street (Block 485, Lot 32)



8. 75 Mercer Street (Block 485, Lot 7501)



9. 77 Mercer Street (Block 485, Lot 7501)

Proposed Conversion of Cellar Level and First Floor JLQWA to UG 6 Retail

- **Rear of Cellar Level:**

- FROM: 2,308 square feet of JLQWA storage;
- TO: 2,308 square feet of UG 6 retail.

- **Front and Rear of First Floor:**

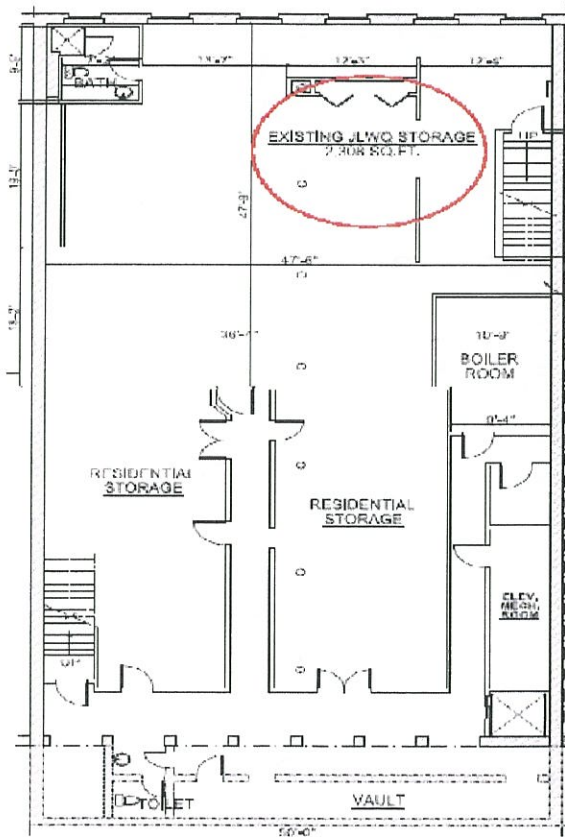
- FROM: 2,646 square feet of JLQWA residential unit;
- TO: 3,642 square feet of UG 6 retail.

(see next slides for juxtaposed existing and proposed conditions)

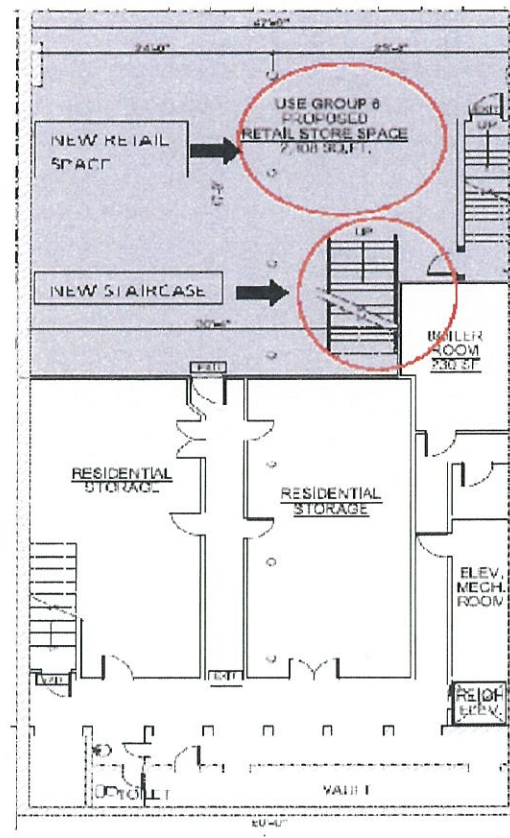
CELLAR LEVEL

EXISTING CELLAR	PROPOSED CELLAR
Existing J.L.W.Q. Storage (2,308 SF)	Retail Space (2,308 SF)
Residential storage	Residential storage will remain
	New staircase

EXISTING CELLAR FLOOR PLAN



PROPOSED CELLAR FLOOR PLAN

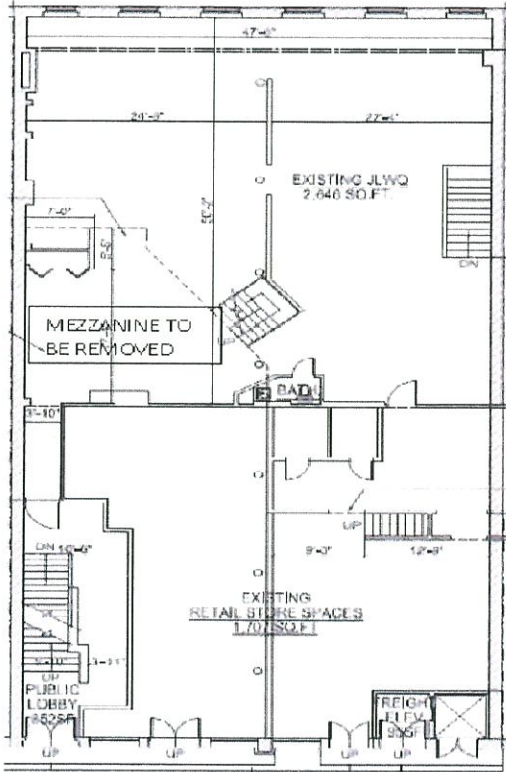


FRONT OF BUILDING

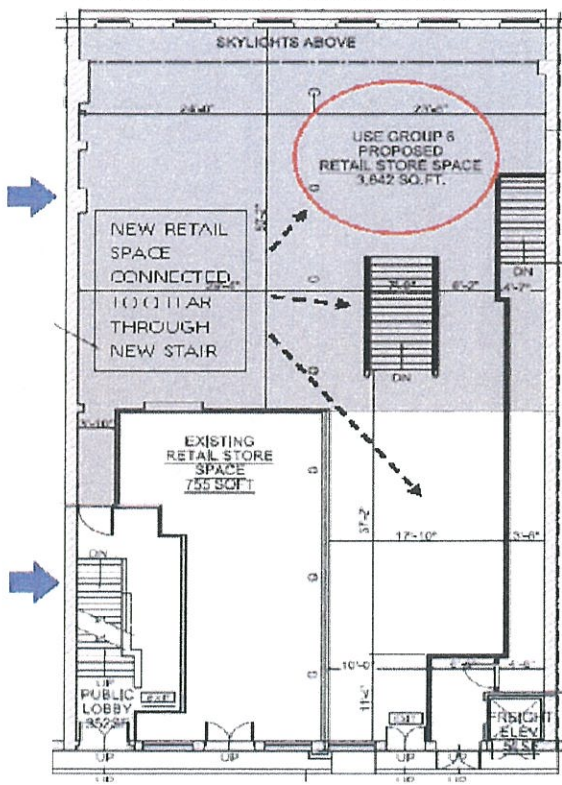
FIRST FLOOR

EXISTING FIRST FLOOR	PROPOSED FIRST FLOOR
2 Retail stores in the front (1,707 SF)	1 front retail store space will remain (755 SF)
2 Residential JLQWA cooperative units in the back (2,646 SF)	Proposed retail space (3,612 square feet)
	New staircase to connect cellar/ ground floor retail

EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



FRONT OF BULIDING

Applicant Meets the Good Faith Marketing Effort Findings of the Special Permit

Local Advertisements

- New York Times
- Village voice
- Chelsea Now
- Downtown Express
- East Villager
- The Villager
- Gay City
- Manhattan Express

Online Advertisements

1. Kalmon Dolgin's website
2. MLS
3. Loop Net
4. Property Shark
5. Costar

Brokers Who Marketed the Site

1. Corcoran Group (David Graff)
2. Compass
3. Cushman & Wakefield (Brandon Singer)
4. Kalmon Dolgin
5. Warwick Capital Management, LLC (Brandon Charnas)

Letters to Citywide Organizations Asking for Assistance in Renting the Unit

1. NYC EDC
2. Soho Broadway Initiative
3. Noho Business Improvement District
4. Chinatown District Management Association
5. Hudson Square BID
6. Lower Manhattan Development Corp
7. Pratt Center for Community Development
8. The Association of Neighborhood Housing Developers
9. The NYC Environmental Justice Alliance
10. Evergreen Local Development Corp
11. Workers United
12. Unit Here
13. Garment Center BID
14. Downtown Alliance

Asking Prices

1. June 2013-November 2015: 150/SF
2. December 2015 to March 2016: \$80/SF
3. From March 2016: \$70/SF

See enclosed letter within ULURP application from Brandon Singer of Cushman & Wakefield, explaining why the site must ask for \$70/SF (which will eventually be negotiated to \$50/SF).

**August 2017 New York Times Ad
\$70psf (Cushman & Wakefield)**

K SATURDAY, NOVEMBER 10, 2007 \$5.00 PER COPY NYT AUGUST 2007

THE NEW YORK TIMES MAGAZINE SERVICE IS BACK

COMMERCIAL REAL ESTATE MARKETPLACE

OFFICE SPACE
 Office Space
 \$49.95/SF
 2011 LEXINGTON
 2011 LEXINGTON

RETAIL PROPERTIES
 RETAIL
 \$39.95/SF
 2011 LEXINGTON
 2011 LEXINGTON

BIG DEALS
 BIG DEALS
 2011 LEXINGTON
 2011 LEXINGTON

CO-OPS & CONDOS MANHATTAN EASTSIDE
 CO-OPS & CONDOS
 MANHATTAN
 EASTSIDE

BROOKLYN PROPERTIES
 BROOKLYN
 PROPERTIES

DUTCHESS COUNTY PROPERTIES
 DUTCHESS
 COUNTY
 PROPERTIES

NEW JERSEY PROPERTIES
 NEW JERSEY
 PROPERTIES

DUTCHESS
 DUTCHESS

PUTNAM
 PUTNAM

Manhattan
 Manhattan

305
 305

COMMERCIAL & INDUSTRIAL
 COMMERCIAL &
 INDUSTRIAL

COMMERCIAL LOTS & ACREAGE
 COMMERCIAL
 LOTS &
 ACREAGE

INVESTMENT PROPERTIES
 INVESTMENT
 PROPERTIES

INVESTMENT PROPERTIES
 INVESTMENT
 PROPERTIES

Sotheby's
 Sotheby's

WESTCHESTER COUNTY
 WESTCHESTER
 COUNTY

NEW JERSEY
 NEW JERSEY

FLORIDA
 FLORIDA

VACATION & RESIDENTIAL PROPERTIES
 VACATION &
 RESIDENTIAL
 PROPERTIES

HOULIHAN LAWRENCE
 HOULIHAN
 LAWRENCE

New Digs
 New Digs

New CASA
 New CASA

Real Estate
 Real Estate

TO RENT TO BUY TO LOVE
 TO RENT TO BUY TO LOVE

Locally Recognized. Internationally Connected
 Locally Recognized. Internationally Connected

Still celebrating More than \$1.1 Billion in Sales
 Still celebrating More than \$1.1 Billion in Sales

Michele Kolkey Assaulty
 Michele Kolkey Assaulty

New Jersey
 New Jersey

Real Estate
 Real Estate

TO RENT TO BUY TO LOVE
 TO RENT TO BUY TO LOVE

SOHO – 85-87 Mercer Street. 5300sf first floor and cellar. Prime SOHO.

Manufacturing/
commercial space for
lease at \$70psf (M1-5A
UG 7/9/11/16/17).

No retail or office tenants.

Brandon Singer,
Cushman & Wakefield,
Inc.

**August 2017 Chelsea Now Ad
\$70psf (Brandon Charnas)**

85-87 Mercer Street

Approx. 5,000 sqft
First floor and cellar.

****Prime SOHO****

Manufacturing/commercial
space

For lease at \$70 per sqft

(M1-5A UG 7/9/11/16/17)

No retail or office tenants.

Brandon S. Charnas

[illegible]


MLS Listing at \$3,710 for 393 Days on the Market (Kalmon Dolgin)

Listings — NY State MLS Members Area Page 1 of 2

MLS #10298219 - 85-87 Mercer Street, New York, NY

85-87 Mercer Street, New York, NY 10012

1 Photo Edit



[View Large Photos](#)

List Price	\$3,710/month
Status	Active for Rent
Extended?	Yes
NYS MLS ID	10298219
Property Type	Commercial Lease
S/H	Rent
Original Price	\$3,300
Days on Market	393
Borough	Manhattan
School	OTHER
Parcel ID	8587

5,300 Square Feet 1st Floor + Cellar Prime SoHo Area Mfg/Commercial Space "L" train

Property Details

- 1 Story
- 1 Full Bath
- 5300 Sq. Ft. (approx.)
- Full Foundation

Interior Features

- Central A/C

Tax and Fee Information

No tax information provided.

Listing Information

- Listed on 03/09/2016
- Expires on 12/29/2017
- Broker Comm.: 7%

Broker Information

Neil Dolgin
Corporate Broker
KALMON DOLGIN AFFILIATES
INC
101 RICHARDSON ST
BROOKLYN, NY 11211

Office: (718) 388-7700
Phone: 718-388-2331
Fax: 718-702-3755
neil@kalmondolgin.com

List Price: \$3,710

Active for 393 Days.

Neil Dolgin
Kalmon Dolgin Affiliates



Thank You For Listening

Special Permit Request pursuant to ZR §74-781:

Convert Use Group 2 JLQWA to Use Group 6 retail on the cellar level & first floor of existing five (5) story building



May 30, 2018

**Subcommittee on Zoning and Franchises
Testimony in Support of 1568 Broadway Project**

Dear members of the Zoning and Franchises Subcommittee,

I am speaking on behalf of Tim Tompkins, the President of the Times Square Alliance, the business improvement district for the Times Square area. For 25 years, the Times Square Alliance has worked to improve and promote Times Square, thoughtfully cultivating the creativity, cleanliness, energy and edge that have made the area an icon of live arts, entertainment, culture and urban life for over a century. We represent the Times Square community and its stakeholders in our daily efforts.

The Alliance supports Times Square Hotel Owner LLC's redevelopment of the Palace Theater/DoubleTree Hotel, and the proposed amendment to the zoning resolution in order to construct a new sign structure at 1568 Broadway. The Alliance has had the opportunity to watch and review the design progress of the Palace Theater-Doubletree Hotel redevelopment over the last several years, and we believe the developer's commitment to make The Palace Theater a commercially viable development that also supports culture and the live arts is unwavering. The project will create hundreds of jobs in the arts, hospitality and retail sectors, and will help ensure the 120-year legacy of Times Square as a global cultural hub continues for years to come.

Signs and advertising are part of the distinctive character that makes Times Square unique, and this project will also bring yet another innovative sign to the area that will offer new and exciting entertainment. The developers are committed to working with the Alliance and surrounding community to program the sign and provide quality offerings that will enhance the experience of being in Times Square. This new sign structure, with terraces and balconies, will also create an opportunity to host distinctive events, with minimal impact on the plazas and pedestrian space.

Throughout this project, the development team has demonstrated that they are good civic partners. During past projects in the area, they sought to minimize any negative impact on the surrounding blocks during construction, and solicited our stakeholders for community input whenever possible. We have no reason to believe this will change in the future.

The development team's work will support the many constituencies that depend on the long-term viability of this cherished Broadway theater, and add critical creative and design elements with the sign and improvements to 42nd Street. We respectfully urge you to support this plan.

Thank you for your time.

Billy Richling
Times Square Alliance

DISTRICT OFFICE:
101 LAFAYETTE ST., SUITE 903
NEW YORK, NY 10013
212-587-3159
FAX: (212) 587-3158

CITY HALL OFFICE:
250 BROADWAY, SUITE 1762
NEW YORK, NY 10007
(212) 788-7259



THE COUNCIL OF
THE CITY OF NEW YORK
MARGARET S. CHIN
COUNCIL MEMBER, 1ST DISTRICT, MANHATTAN

CHAIR
AGING
COMMITTEES
HOUSING AND BUILDINGS
CONSUMER AFFAIRS
RULES, PRIVILEGES, AND ELECTIONS
STANDARDS AND ETHICS
YOUTH SERVICES
FOR THE RECORD

Testimony from Council Member Margaret S. Chin
Application No. C 180063 ZSM submitted by Madison 45 Broad Development LLC
Subcommittee on Zoning and Franchises
May 30, 2018

Good morning. My name is Council Member Margaret Chin, and I represent Council District 1 in Lower Manhattan, which includes the location where this application is located.

I would like to thank Chair Moya, my Council colleagues, and Council Land Use staff Raju Mann, Julie Lubin and Elizabeth Lee for helping guide this important conversation, and for ensuring that the voices of residents, workers and people with disabilities were heard as part of this process.

I am pleased and look forward to welcoming the transit improvements which will make the Broad Street J/Z station fully accessible. It is a sad reality that most subway stations in our city are completely off limits to thousands of disabled New Yorkers and visitors. At a hearing earlier this month, we heard the heartbreaking story of one New Yorker whose only recourse from being trapped on a subway platform was to wait for hours so that emergency personnel could get her out.

It is my hope that such scenes will one day be a thing of a past. Because it is clear that until we make every station fully accessible, we will continue to fail in our moral duty, as well as in our obligations under federal law.

This application clears the way for important upgrades to the Broad Street J/Z station, with the installation of two elevators that would make it one of only six accessible entry points along a subway line that stretches from my district in lower Manhattan to Jamaica, Queens.

As a result of this process, we have also won a commitment for fair wages and fair benefits for building service workers and their families.

We have also secured a promise to abide by a shortened period of after-hours work – a small, but important victory for residents of nearby buildings who have endured sounds of heavy construction in the early morning, the evenings and on Saturdays. While I appreciate the applicant's efforts thus far to address these important concerns, it is clear that we have a long way to go.

First and foremost, I want to put on the record – as I have done numerous times before – that the Financial District, despite its name, is now a predominately residential neighborhood. This is a place where young couples are choosing to raise their families, and where seniors grow old in a neighborhood surrounded by activity and vitality.

The issuance of After Hours Variances at such a rate where there are at least 3 active AHVs in one single block should not be allowed. I repeat my call for the Department of Buildings to heed our call for relief, and place the bar appropriately high for the issuance of such permits that cause so much misery for so many people.

Despite this ongoing conversation about AHVs, and because of the applicant's commitment to good jobs with benefits and vital transit accessibility improvements, I ask my colleagues to vote in favor of this application.

Thank you.

FOR THE RECORD

May 30, 2018

Public Comments submitted by Red Hook Residents regarding 280 Richards St.

L.U. NO. 83: 280 RICHARDS WATERFRONT AUTHORIZATION

APPLICATION NO.: 20180157 ZAK

Andrea Sanson, Red Hook Resident

May 24, 2018

To: City Council Subcommittee on Zoning and Franchises

250 Broadway, Floor 16

From: Andrea Sanson

206 Richards Street

Brooklyn, NY 11231

My name is Andrea Sanson, and I live on Richards Street in Red Hook. In addition to my own concerns, I'm writing on behalf of many neighbors who are impacted by the conditions at the Thor Equities site at 280 Richards Street.

These residents live on Beard, Van Dyke, Coffey, Dikeman, Dwight, Pioneer, Wolcott and Richards Streets and these are only those who've been in touch with me -- I'm sure there are many others distressed by the conditions at the Thor Equities site.

Here are a few of their statements:

Teresa and Greg Wakabayashi, Richards Street:

"We have noticed a fine layer of dirt all over our terrace, especially on the fabric of the furniture. There is no doubt that it started happening after the large mounds of uncovered dirt were piled on the site at the end of Richards Street. Since we have a child, we are especially concerned with contents of the dredged material given that it's location is the mouth of the Gowanus Canal, a superfund site. Also, my asthma has been worse since the exposed mounds appeared. We hope that the developer is required to cover or remove the mounds as soon as possible."

Melissa Cicetti, Beard Street regarding Beard Street Flooding and street condition:

"Basically where Richards Street dead ends into Beard Street has been a lake for the past 3-4 months. I think that your team should take a walk there and see yourselves how the road bed is suffering, how large amounts of silt and debris are being deposited, and how Beard Street between Richards and Dwight is making the old Willets Point look like Central Park South...

Once they put in the new bulkhead (but never finished it -- final fill and grading not complete -- , both the area in front of the entrance and spots on the site fill with water.

This is an absolute disgrace and a ecological disaster if you ask me."

Mary and Mike Howard, Van Dyke Street:

" Please know that we do not enjoy the possible health and air issues along with blowing dirt and debris from the giant dump of dirt that Thor has left sitting on Beard street for many, many months.

It is obvious to us that they had no intention of building a marina/shops development. But did they have to leave a giant pile of dirt and who knows what else a block from our house?

We stand with our neighbors in demanding that this be resolved, how can this be legal?"

...

I've been sent many photographs of both the dirt mounds and Beard Street flooding.

There are manifold concerns regarding this development site: community engagement and local employment, maritime integration, disruption of fish habitat, lingering eye-sore, irresponsible stewardship of a prominent waterfront location and local streets -- the intersection of Beard and Richards Streets is often impassable, rubble everywhere, destroyed street trees) but what urgently impacts the entire community now is the prolonged status of two outstanding environmental matters: the towering and un-contained mounds of dredged material -- particulates blown into the community by the prevailing winds -- and the serious flooding of Beard Street that **did not** exist prior to Thor Equities site work. Beard Street is a commercial truck route; as large commercial vehicles seek to avoid the now worsening street condition and pot-holes, they use residential streets. Additionally, as the City plans to eventually utilize this stretch of Beard Street as part of an Integrated Flood Protection System, it will probably be some time before the City addresses the condition of the street. In the meantime, as Beard Street continues to be undermined by Thor Equities and the new flooding conditions continue, the street condition can only worsen, having cascading consequences.

From this perspective, then, these two matters have to be addressed immediately before any approvals are granted.

The site has been abandoned in this state for a prolonged period of time. Please understand that this is no way to enter a community, to subject it to lingering harm, dust, flooding, vehicular and pedestrian disruption, and street damage.

Please insist on the remedy of these two environmental matters before approving any waterfront access plan modifications.

Thank you.

Andrea Sansom

Elinor Spielberg

Elinor Spielberg
178 Coffey Street
Red Hook, Brooklyn NY 11231

Red Hook should not sell its maritime birthright for a public toilet. The problem with the proposal is that it won't generate any true maritime activities or anything that interacts with the waters of Erie Basin. The current building site, as many know, has been, and remains, an eyesore, a lung-sore and an eco-sore, with piles of toxic dirt blowing around, flooding, and the creation of still pools of water, which are the perfect breeding ground for mosquitoes. I would like to revisit proposals that include maritime uses. We need to enhance this fabulous and precious resource of Erie Basin to enrich people's lives and activities, not the pockets of those who would create just another exclusive building with an expensive waterfront view.

Mark Natale

I've read material [is] not toxic or a health issue but perhaps a dirt/soul re-testing is warranted and dust effects as well. Wondering the [if the] site [is] "still" perhaps among one of the most blighted areas in N. America. Of all of the Richards st development plans over years and decades it was my feeling that this one made the least sense of all despite good efforts and intentions by all parties involved. My best hope for that site would be a Winter Olympics training facility an athletic complex, which of course open to schools, neighborhood etc "

Robert Berrios

My concern is the damage to Cobble Stones, Traffic, Bus Routes.

PortSide NewYork testimony to City Council Subcommittee on Zoning and Franchises

May 30, 2018

Re: Hearing, May 30, 2018, 280 Richards Street, former sugar refinery, owned by Thor Equities

Via email to Renae Widdison, Director of Land Use and Planning
Office of Council Member Carlos Menchaca

Dear Subcommittee members:

Thank you for this opportunity to comment on a poor idea from a bad actor.

PortSide NewYork is an award-winning, maritime non-profit located in Red Hook, Brooklyn founded in 2005.

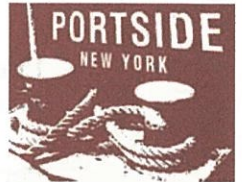
We find no cause to support any aspect of this proposal. 1) The “waterfront access plan” with no access to the water is disappointing. 2) The history of Thor Equities on this site is appalling.

Regarding 1) the proposed plan does NOT fulfill the values in the City’s own comprehensive waterfront access plan Vision 2020. It is not water-dependant in any way. It does not activate the waterways. The proposed design is a high-end version of the “esplanadia” that Vision 2020 sought to replace. Esplanadia is a term used by many to criticize pre-Vision 2020 waterfront designs of merely providing shoreline walkways and view corridors and no direct engagement with the water.

The work of the design firm Scape is elsewhere admirable. Here it feels like the deployment of a starchitect name to do a greenwashing exercise to distract from what’s missing (water dependant uses) and what’s appalling (Thor’s behavior on site).

The refinery site could be a Red Hook jewel and regional asset if it had water-dependant uses and maritime activation such as is recommended by Vision 2020, and it should be.

The greenwashing even focuses on the wrong parts of the site. The proposed plan harms the key asset of the property (docking potential) and proposes to tear down an offshore end of a pier where there is the deepest water and most boat traffic so as to introduce habitat. Introduce that at the inshore ends of the pier that are already silted up, where few boats can now dock as a result and where the horseshoe crabs are already breeding.



portsidenewyork.org
redhookwaterstories.org

PortSide NewYork, aboard the tanker MARY A. WHALEN
P.O. Box 195, Brooklyn, NY 11231, 917-414-0565, chiclet@portsidenewyork.org,
www.portsidenewyork.org, www.redhookwaterstories.org

Erie Basin is a regional maritime asset and addressing and evolving that maritime potential should be central to any responsible development of that property.

PortSide knows of many potential water-dependant uses of the site due to our years of planning and outreach.

- Many Red Hook and Brooklyn people over the years have told PortSide that they want boat experiences that could be on that property: fishing boat trips like Sheepshead Bay, whale watching tours, harbor tours, dinner boats, historic ships, boat building programs, marine training opportunities and more.
- We have also been approached by maritime operators seeking space for their boats. Put uses such as those above that on the water's edge, not another view corridor to the Statue - Red Hook has that view already in several places, all of which deliver that better than Thor's site.

Having starchitect planners make eye candy renderings is not a development plan; and as much as we admire the work of Scape and the oyster revival moment, the protected waters of Erie Basin are a rare asset that should be deployed for maritime uses.

Also, it is deeply cynical to rebrand, as a Thor presentation does, a decade of decay on site due to Thor's warehousing the property as an opportunity to interpret the exposed, collapsing waterfront infrastructure.

Lastly, Thor has been a destructive steward of that property and cold-shouldered all community suggestions to do better. They should not be rewarded by rubber stamping of their plan. Their community meeting of December 2016 was a tokenism exercise as they did not return to the community with substantive follow up, despite saying in that meeting "We are just coming out here, and we will be out here for months going forward" said Goodman. "This is the beginning of a process."

See article at <http://www.star-revue.com/community-pushes-back-thor-equities-plan-noah-phillips/>

Here is a summary of some of their negative history on site:

1. They destroyed historic and iconic structures.
2. They refused to allow PortSide to enter the property soon after purchase to document historic structures and seek small artifacts that could be removed and preserved. We know they existed on site.
3. They let the bulkheads decay and we have been concerned that the DEC would not re-permit docking infrastructure since they told many Red Hook property owners over the years "once it is 50% gone, you can't get it back."
4. Their rubble dirt pile is a nuisance and possibly a toxic hazard. They needed full court press by community and government agencies to begin to respond to

PortSide NewYork, aboard the tanker MARY A. WHALEN
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- obviously unsatisfactory conditions of letting mountains of dirt blow over a community.
5. Severe local flooding began after their groundwork and is surely associated with it.
 6. Local fishing has been impacted according to several local fishermen who claim that poor site / soil management are the cause.
 7. Their warehousing of the property has been an economic drag on the neighborhood.

Even if the dirt is not contaminated, the blowing grit is a nuisance and hazard.

Regarding 3, here is [2005 testimony](#) PortSide submitted to the City Council Waterfronts Committee that discusses the refinery site. The testimony proposes the concept of another EJ, economic justice:

“By now we are all aware of the argument which says that concentrating noxious developments in low income neighborhoods constitutes an injustice; the “DEC’s 50% gone rule” can create injustice by blocking good development in disadvantaged neighborhoods. Areas that have hit the skids and had their waterfront infrastructure collapse are penalized by a 50% rule that prevents pier rebuilding. Under the 50% scheme, future development is determined by an area’s economic low point. Can this be the best, fairest, most sustainable policy?”

And

“The adjoining parcel, also quite large, presents another vivid example. This is the former Revere/Sucrest Sugar Refinery. After the collapse of the Marcos dictatorship in the Philippines, this property remained in the hands of one of their cronies, a resident of New Jersey. Marcos-scale greed seems to have extended to the crony, as evidenced by an untouchably high for-sale price. This price kept the property from being purchased for many years. During this time, many of the piers collapsed beyond 50%. Is it reasonable to have a policy where our waterfront’s future could be determined by an out-of-state owner, the crony of a corrupt, foreign dictator?”

The water’s edge of their property should have the most maritime activation possible in line with the economic justice argument.

Full disclosure, PortSide approached Thor in August 2016 about having a home there, emailed talked and met once in 2017; but they never got back to us about what building space could be available. They were supposed to send us dimensions of their standard retail units so we could present plans for what we could do in a space sized to those increments. They did not.

As far as we are aware, they did not follow up with any community members who made proposals of how to insert community benefit spaces and activities into their proposal.

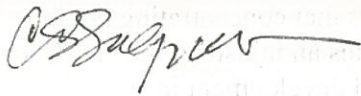
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PortSide is also concerned about the Community Board 6 approval of the proposal if a public toilet is granted. We are not aware of any community movement that wanted a public toilet and saw a toilet as sufficient give back for a plan of this scale and cost. That motion was made and approved without discussion at the meeting where it was made. We do not consider that vote to reflect the desires of the Red Hook community and the maritime community, the two communities that have the most investment in that site.

Thanks for your consideration.

Don't hesitate to call or write with follow up questions.

Sincerely,



Carolina Salguero
Founder & President
PortSide NewYork

Lucy Koteen
138 Lafayette Av
Brooklyn, NY 11238

Land-Use subcommittee hearing, May 30, 2018

This is a story about trust in words and in government. Don't be hoodwinked by shiny objects and words like affordable housing, church and good intentions. In 2007, our City Council member Tish James lauded a zoning that was established to protect the residents in Fort Greene and Clinton Hill from the impingement of Downtown Brooklyn. The Brooklyn Planning Commissioner celebrated the 2007 contextual zoning plan that then was certified by the full City Council..

Our esteemed State Senator Velmanette Montgomery said it best when she said "if this ULURP is approved, it will impose non-contextual height and density and **open the door** to further such applications in the area moving forward....This approach seems to be indicative of a larger agenda that extends past developing 142-150 South Portland Avenue." This is a door that must remain locked.

My question to you is, why should any citizen bother to get involved with, fight for, and demonstrate to protect their communities if in a few short years all their work will be invalidated. We know how skilled developers and their highly paid lobbyists are at bringing in supporters to speak for a project. This developer has spent over \$250,000 for two lobbyist. How many times have we seen that **supporters** who show up at hearings are actually paid or have been promised some reward. And when you dig deeper the "supporters" don't even understand what they are supporting.

We elect our representatives to have the best interest of the citizens of their districts, and the citizens through petitions and letters have made it very clear that an up-zoning is not in their interest.

The church can build 8 stories as of right and as there is money available for senior housing they could build 100% affordable senior housing. As I understand it, the church has had a long term goal to develop housing on their property. Why then, using the sweat equity of their own church members did they renovate the second floor of this four story building a year ago and lead their own members to believe that they would soon renovate other floors? There is much that does not smell right with this proposal.

Lucy Koteen

111 Willow Ave

Bronx, New York 10454

NYC Council Zoning-Land Use Hearing

May 15, 2018

1

 **ALTMARK**

JCAL 
DEVELOPMENT GROUP LLC



111 Willow Avenue



Willow Avenue Rezoning, Bronx



NYC Digital Tax Map

Effective Date: 04-05-2011 10:36:15

End Date: Current

Bronx Block: 2562



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

— Zoning District Line

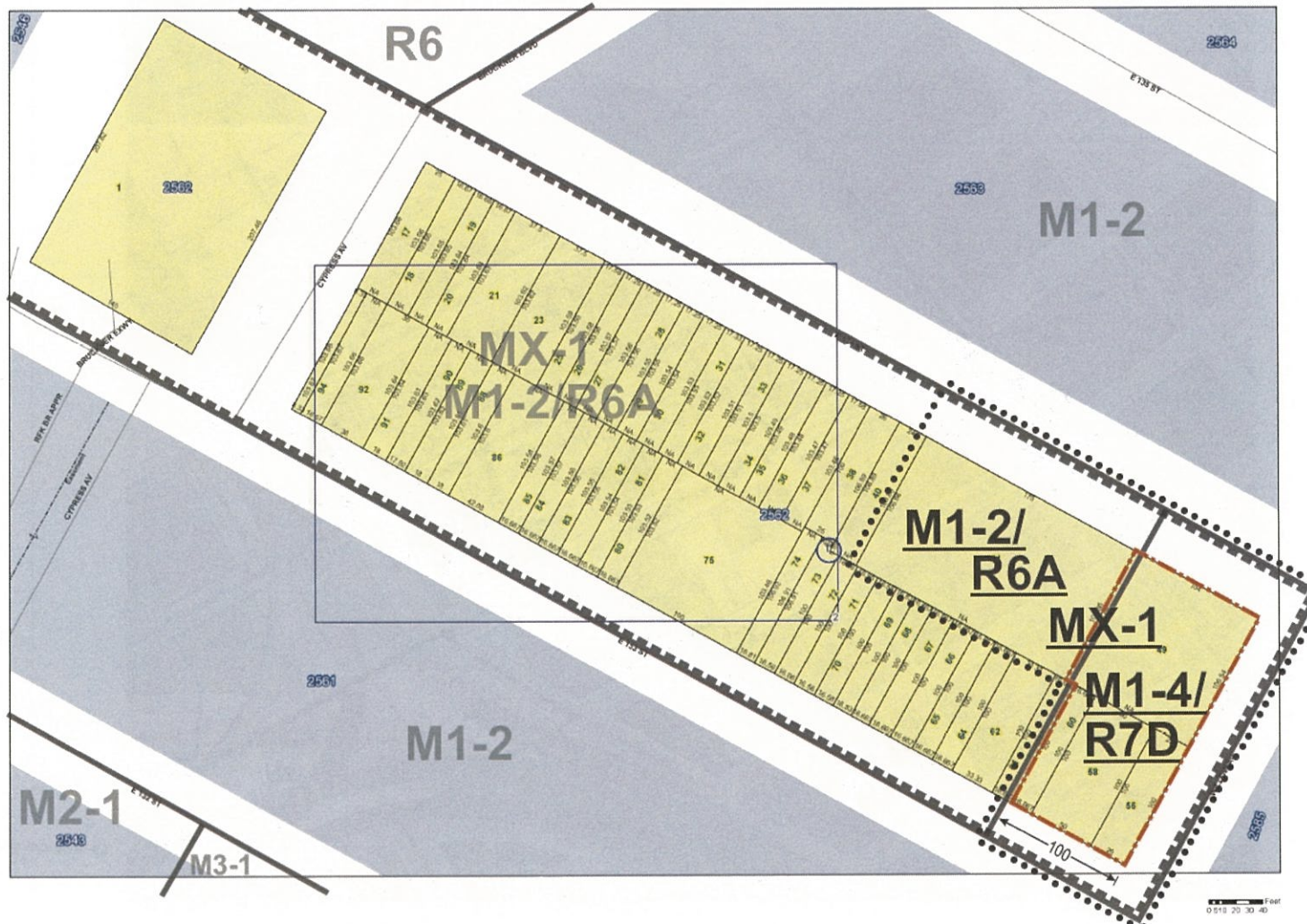
- - - Special District Line

- - - Development Site

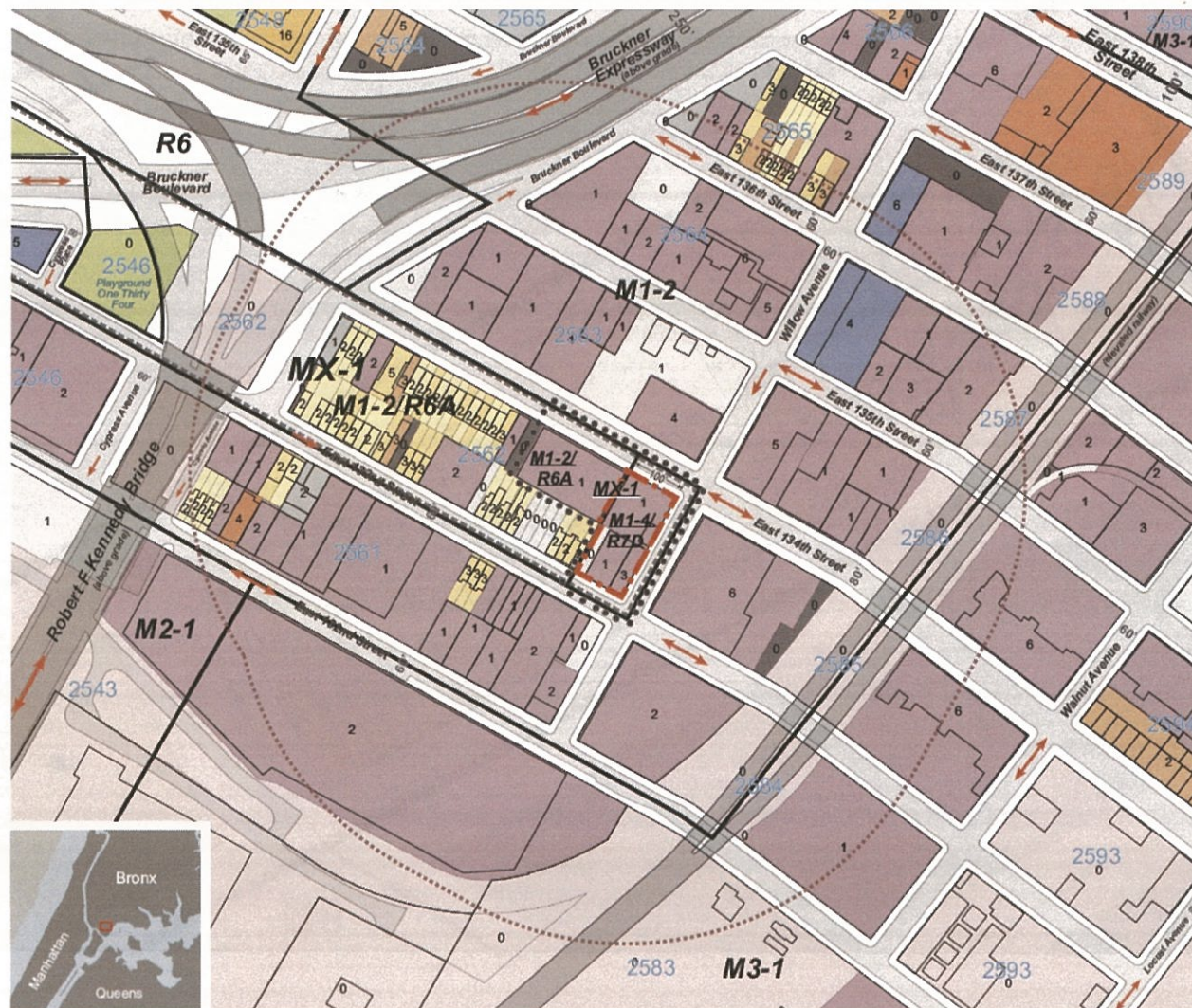
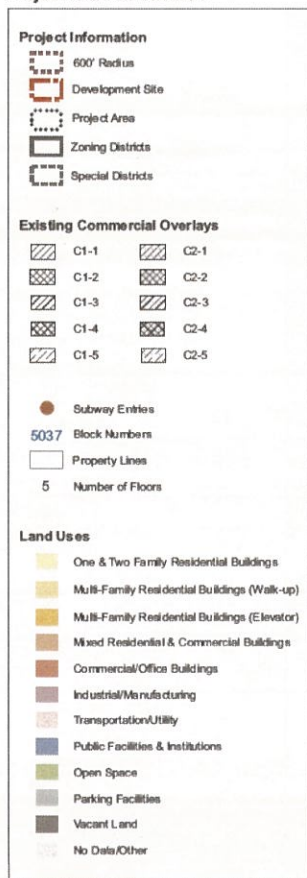
••••• Area Proposed to be Rezoned

M1-2 Existing Zoning District

M1-4/
R7D Proposed Zoning District

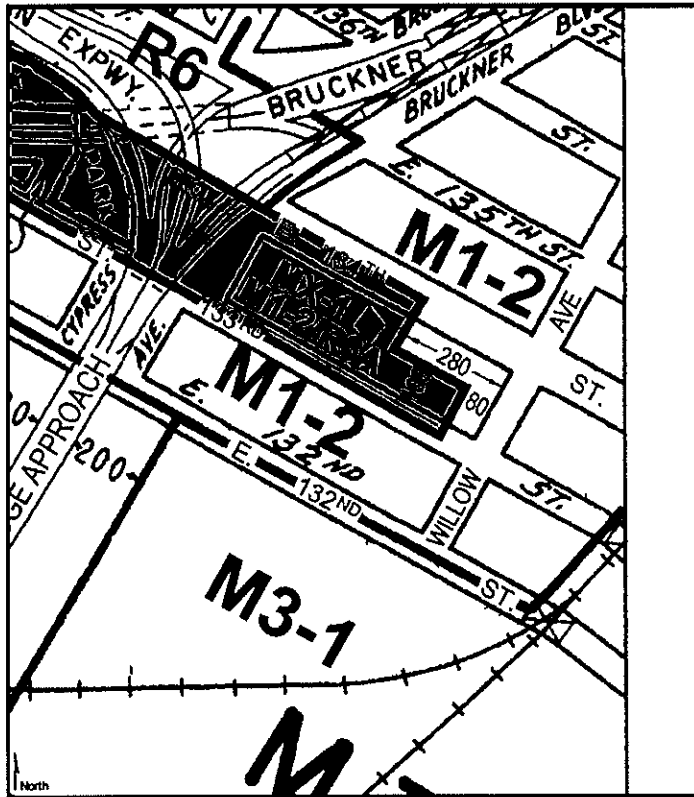


Willow Avenue Rezoning, Bronx
Block 2562, Lots 41, 49, 56, 58, 60 & p/o 40 & 61
Project ID # P2014X0401

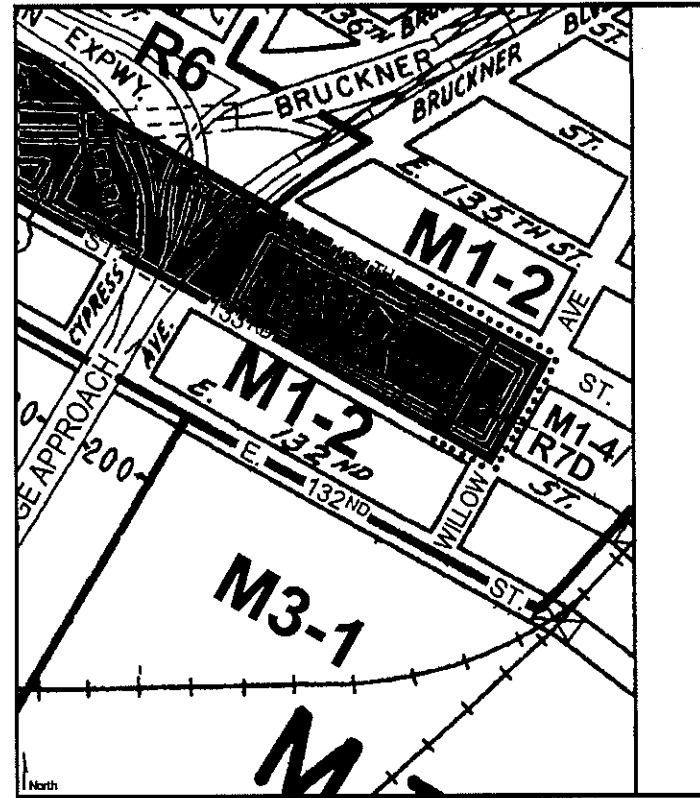


Prepared by Urban Cartographics October 2016

Zoning Change Map



Current Zoning Map (6b)

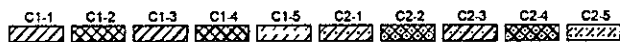


Proposed Zoning Map (6b) - Project Area is outlined with dotted lines

Rezoning from M1-2/R6A (MX-1) to M1-4/R7D (MX-1)

Rezoning from M1-2 to M1-2/R6A (MX-1)

Rezoning from M1-2 to M1-4/R7D (MX-1)



Residential Block







111 WILLOW AVENUE BRONX, NY

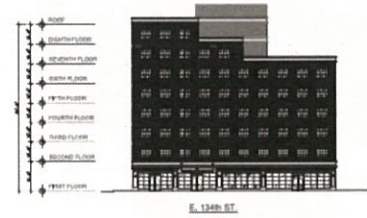
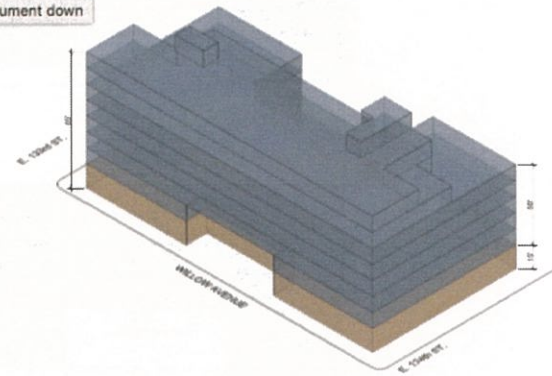
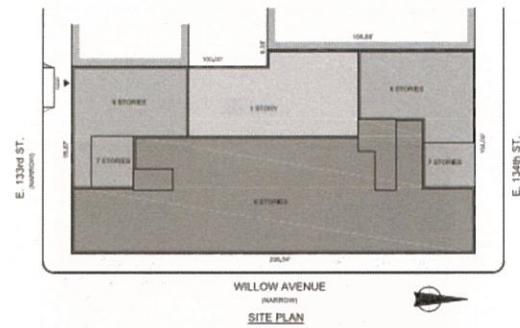
DATE: 11-01-17
JOB #: 17-61

ZONING FLOOR AREA SUMMARY R7D / M1-4

FLOOR	GROSS	RESIDENTIAL GROSS AREA		QUALITY HOUSING DEDUCTIONS	MECHANICAL DEDUCTIONS	RESIDENTIAL P.A.	COMMERCIAL	TOTAL P.A. (SF)	NO. OF DWELLING UNITS	S	1B	2B	3B
		NOT IN P.A.	IN P.A.										
CELLAR	20,847	20,847											
FIRST	16,750	2,275	14,475	1,100		13,375	16,750	16,750	16	1	10	1	2
SECOND	16,288		16,288	4,700	40	11,548	16,288	11,548	16	1	10	1	2
THIRD	17,175		17,175	888	84	16,410	17,175	16,410	21	4	10	3	4
FOURTH	17,175		17,175	888	84	16,410	17,175	16,410	21	4	10	3	4
FIFTH	17,175		17,175	888	84	16,410	17,175	16,410	21	4	10	3	4
SIXTH	17,175		17,175	888	84	16,410	17,175	16,410	21	4	10	3	4
SEVENTH	16,360		16,360	485	45	15,830	16,360	15,830	16	2	8	4	1
EIGHTH	17,275		17,275	842	80	16,453	17,275	16,453	21	4	10	3	4
TOTAL	146,750	23,122	123,628	8,000	332	100,477	146,750	100,477	138	18	68	22	19

UNIT MIX: 15.1% 82.4% 17.8% 15.1%

Scale document down



1" = 20' 0"

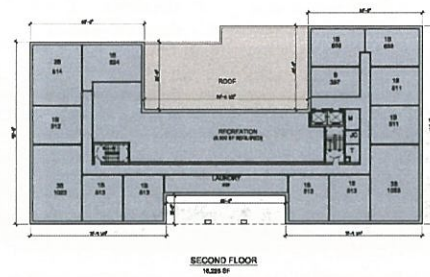
COMMERCIAL
RESIDENTIAL



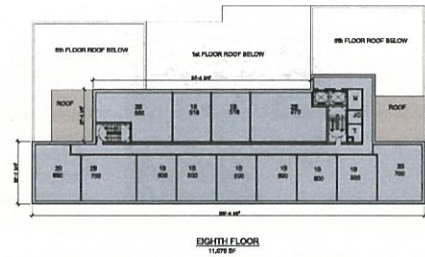
ARCHITECTURE + URBAN PLANNING
210 West Rogers Park • Cold Spring Harbor, NY 11724

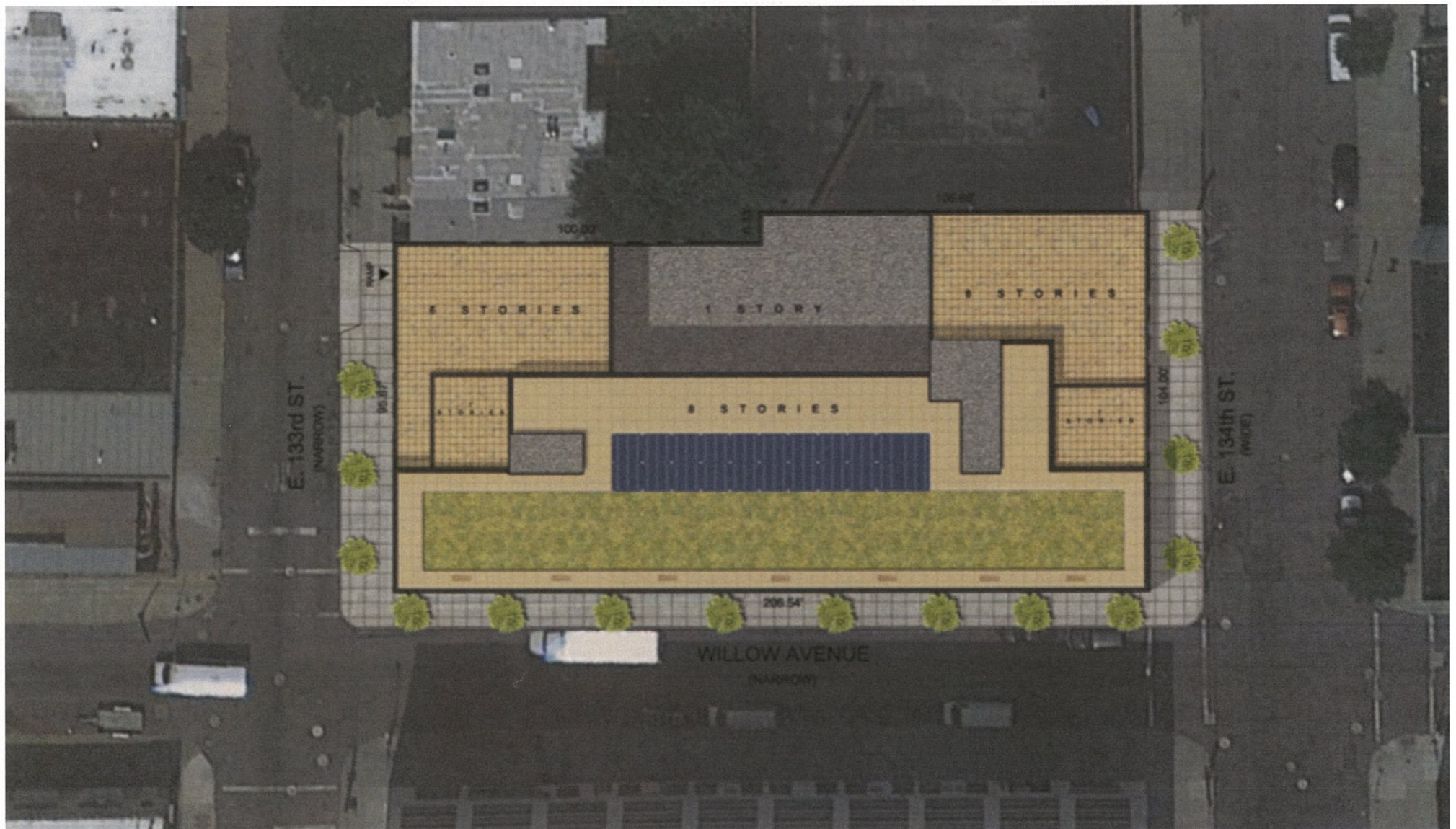
111 WILLOW AVENUE
BRONX, NY

DATE: 11-01-17
JOB #: 17-61



SECOND FLOOR
14,228 SF

















Unit Distribution

Unit Type	# Units	MIH Units
Studio	19	5
1 Bedroom	66	16
2 Bedroom	22	6
3 Bedroom	19	5
Total	126	32



Affordability Levels

AMI Bands	Initial Proposal	CB Presentation	City Planning	Council Briefing	Current Breakdown
Our Space		10% (12 Units)	10% (12 Units)	10% (12 Units)	15% (19 Units)
30		5% (6 Units)	7% (9 Units)	8% (10 Units)	10% (13 Units)
40	3.2% (4 Units)	5% (6 Units)	7% (9 Units)	8% (10 Units)	10% (13 Units)
50		5% (6 Units)	7% (9 Units)	8% (10 Units)	10% (13 Units)
60	22.4% (28 Units)	15% (18 Units)	14% (18 Units)	16% (20 Units)	4% (5 Units)
80	30.4% (38 Units)	25% (30 Units)	20% (25 Units)	18% (23 Units)	18% (22 units)
110		10% (17 Units)	20% (25 Units)	19% (24 Units)	16% (20 units)
120	44% (55 Units)	25% (30 Units)	15% (18 Units)	13% (16 Units)	16% (20 units)

Accessibility





Port Morris Context Map

Harlem River Yards
(FreshDirect, FedEx, WSJ/ NYPost0)

Randall's Island Connector
Gantry Park
132nd Street Pier

Port Morris Distillery & Tavern
Bronx Brewery
Silvercup Studios

Marketing Strategy

- Exceed CB1 50% community preference
- Intense local outreach to large area employers, nonprofits and local organizations
- Maintain pre-marketing notification list
 - Prospective tenants should email 111willow@jcaldevelopment.com
- Partner on workshops/training sessions with local stakeholders on successful applications and lottery process



Subcontractors & Suppliers

- Track record of using locally based, MWBE subcontractors and suppliers
- Electrician, plumbers, HVAC, carting and roofing locally-based
- Collaboration with local entrepreneurs that serve community



Retail Tenant Mix

- Serve local retail needs (building tenants and wider community)
- Locate locally-based M/WBEs that will compliment area
- Partner with local stakeholders to identify potential users
- Potential users: grocery/grab & go, healthy food, community services (daycare, nonprofit)





180 AVENUE OF THE AMERICAS REZONING
MANHATTAN, NEW YORK
ULURP No. C 180170 ZMM

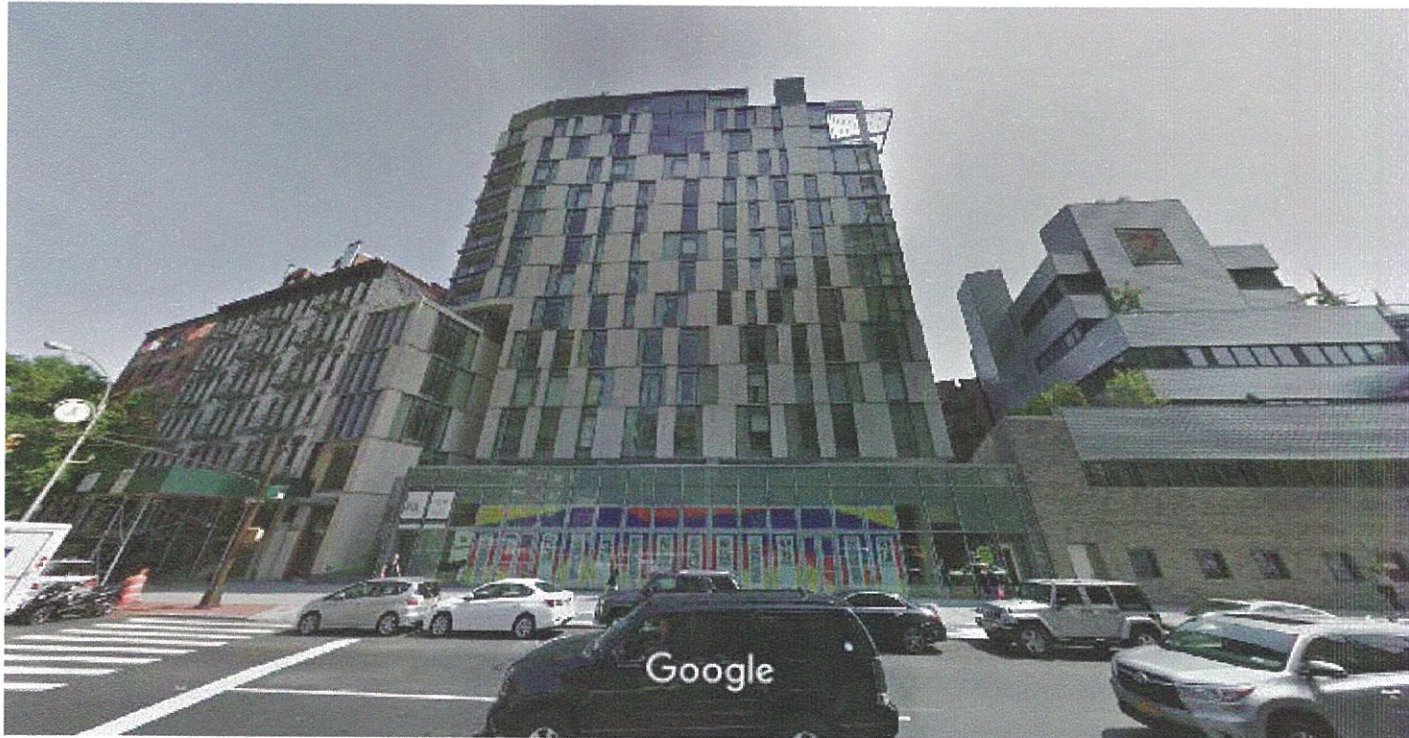
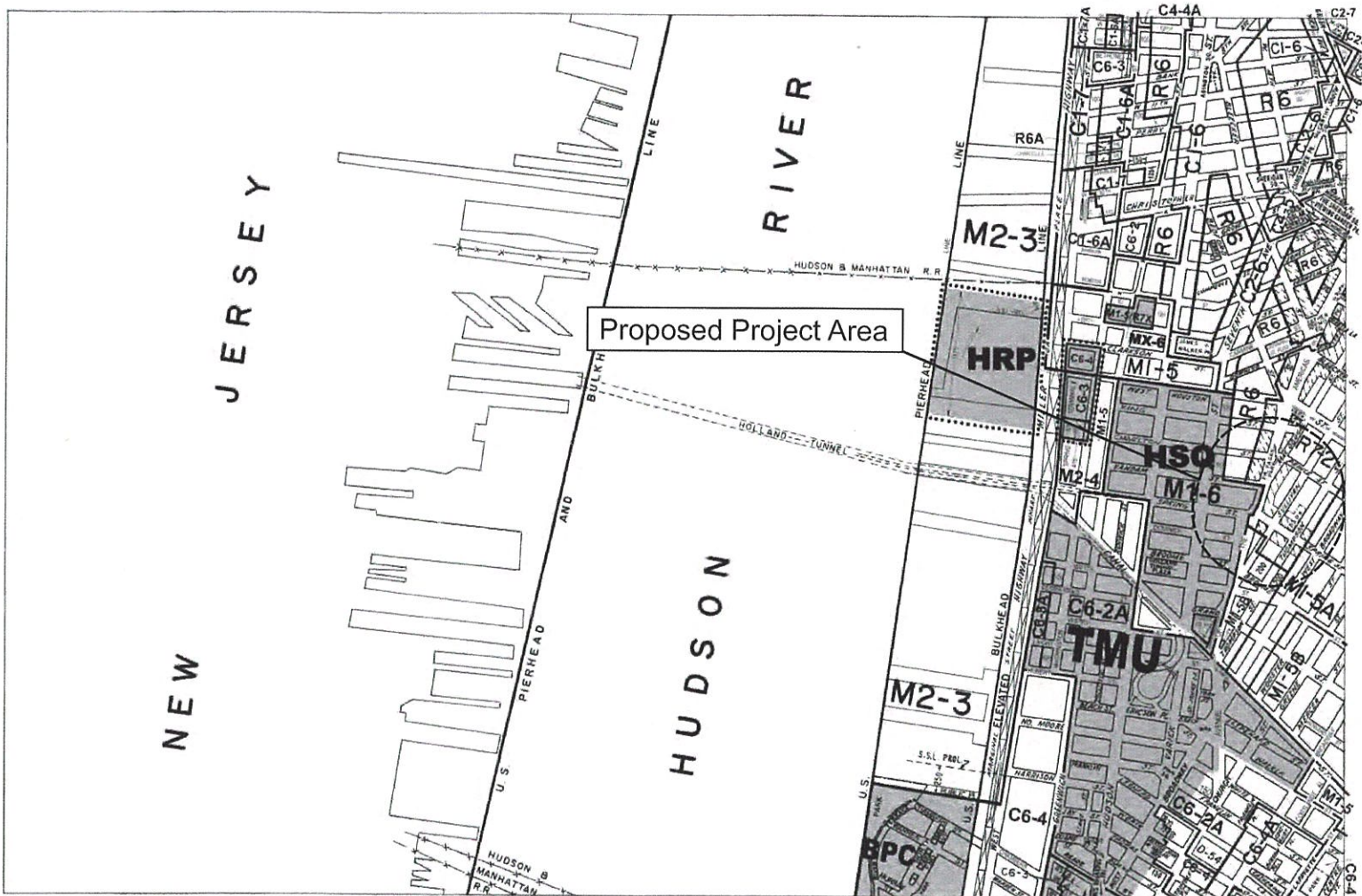


Image capture: Sep 2017 © 2018 Google

CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES - PUBLIC HEARING
MAY 30, 2018



600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
 NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows
 R, C, or M District designation indicates
 use, bulk and other controls as described
 in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
 The identifier within the district
 also describes the special purpose
 district as described in the text
 of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
 12-15-2016 C 160369 7MM

Special Requirements:
 For a list of lots subject to CEQR
 environmental requirements, see
 APPENDIX C.
 For a list of lots subject to "D"
 restrictive declarations, see
 APPENDIX D.
 For industry housing
 designated areas and Mandatory
 Industry Housing areas on this
 map, see APPENDIX E.

MAP KEY

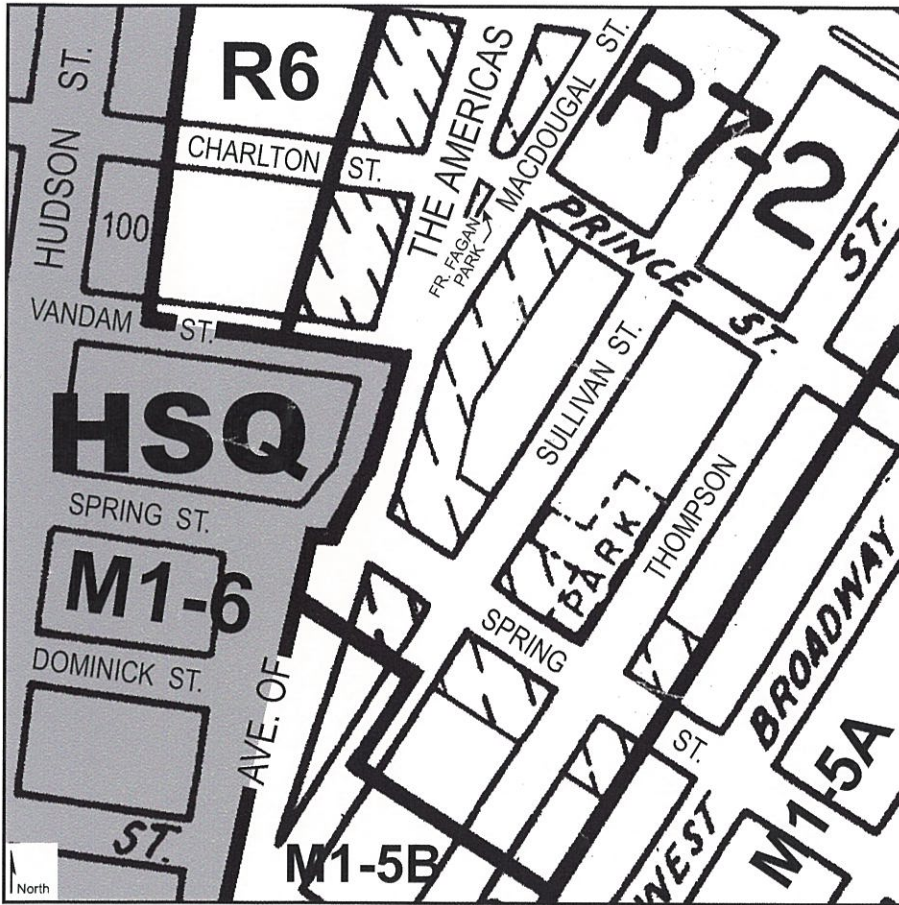
8b	8d
12a	12c
12b	12d

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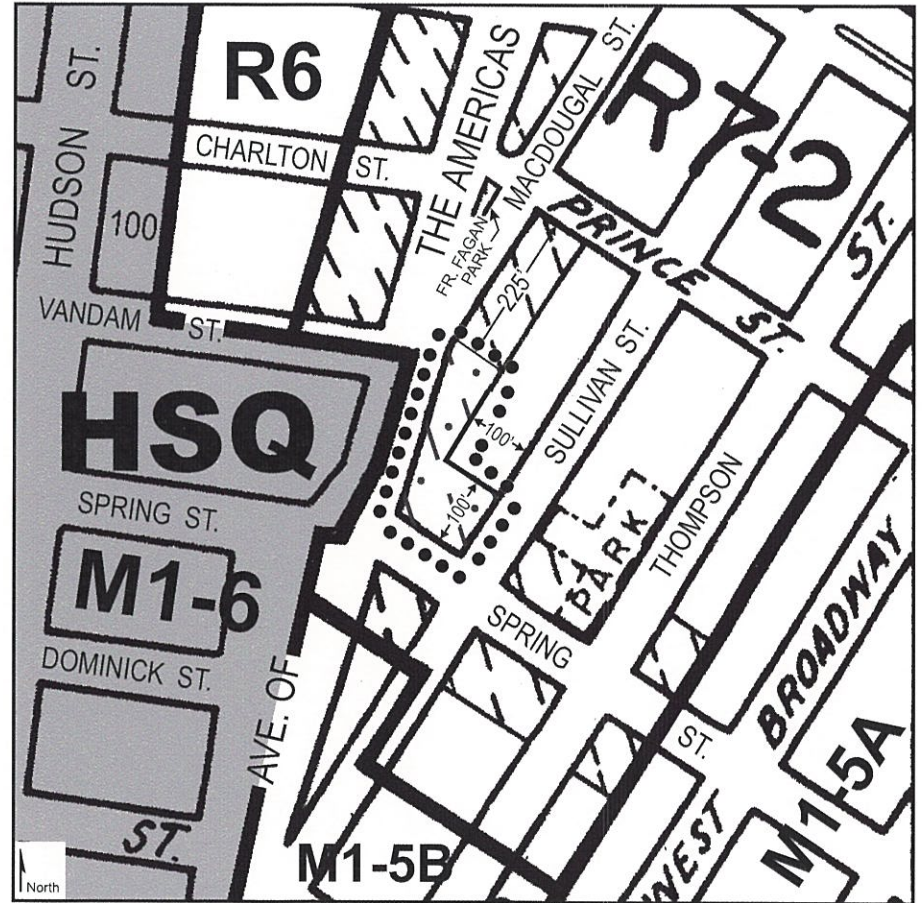
NOTE: Zoning information as shown on this map is subject to
 change. For the most up-to-date zoning information for this map,
 visit the Zoning section of the Department of City Planning website:
www.nyc.gov/dcp/planning or contact the Zoning Information Desk at
 (212) 720-3281.

ZONING
 MAP
12a

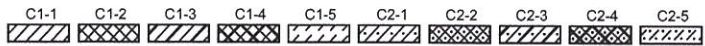
Zoning Change Map



Current Zoning Map (12a)



Proposed Zoning Map (12a) - Area being rezoned is outlined with dotted lines
Rezoning from R7-2/C1-5 to R7-2/C2-5 and from R7-2/C1-5 to R7-2





NYC Digital Tax Map

Effective Date : 01-08-2016 09:00:04

End Date : Current

Manhattan Block: 504



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

— Zoning District Line

- - - Special District Line

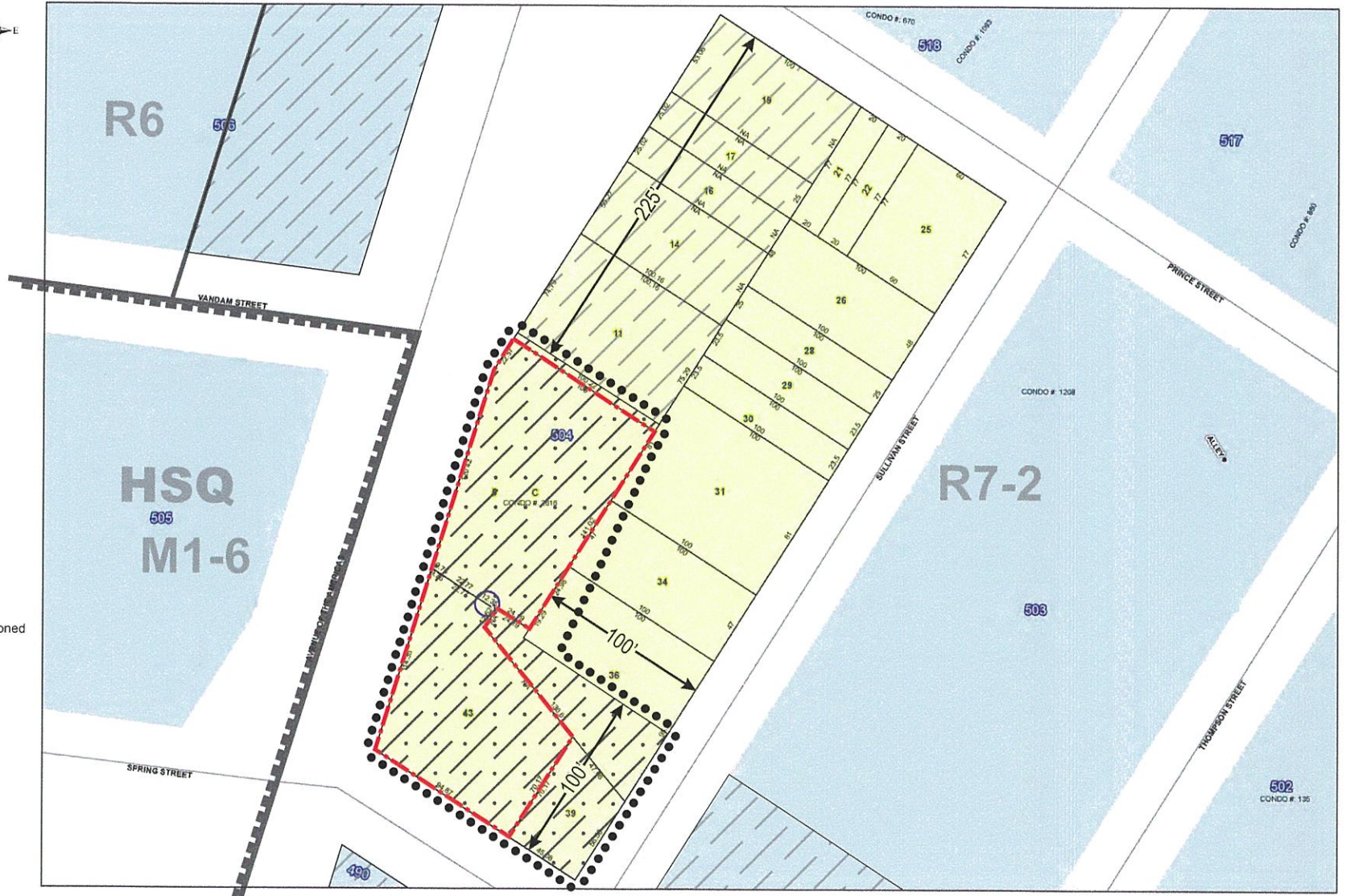
- - - Development Site

• • • • • Area Proposed to be Rezoned

M1-1 Existing Zoning District

Existing C1-5 Overlay

Proposed C2-5 Overlay



0 5 10 20 30 40 Feet

Area Map

Avenue of the Americas & Spring Street,
Manhattan

Block 504, Lots 7501, 43, 39, p/o 36,
p/o 34, p/o 31 and p/o 11

Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

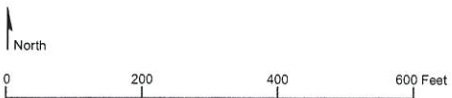
Existing Commercial Overlays

- | | |
|--|--|
| | |
| | |
| | |
| | |
| | |

- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other





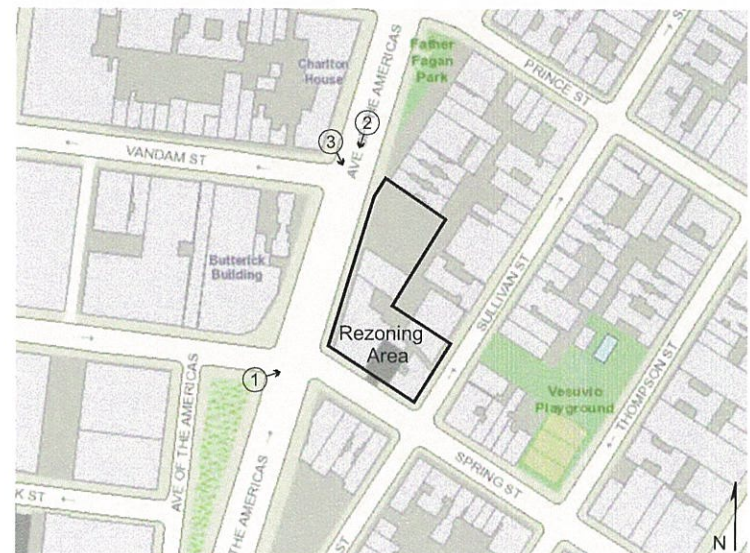
1. View of the Rezoning Area facing east from the intersection of Avenue of the Americas and Spring Street.

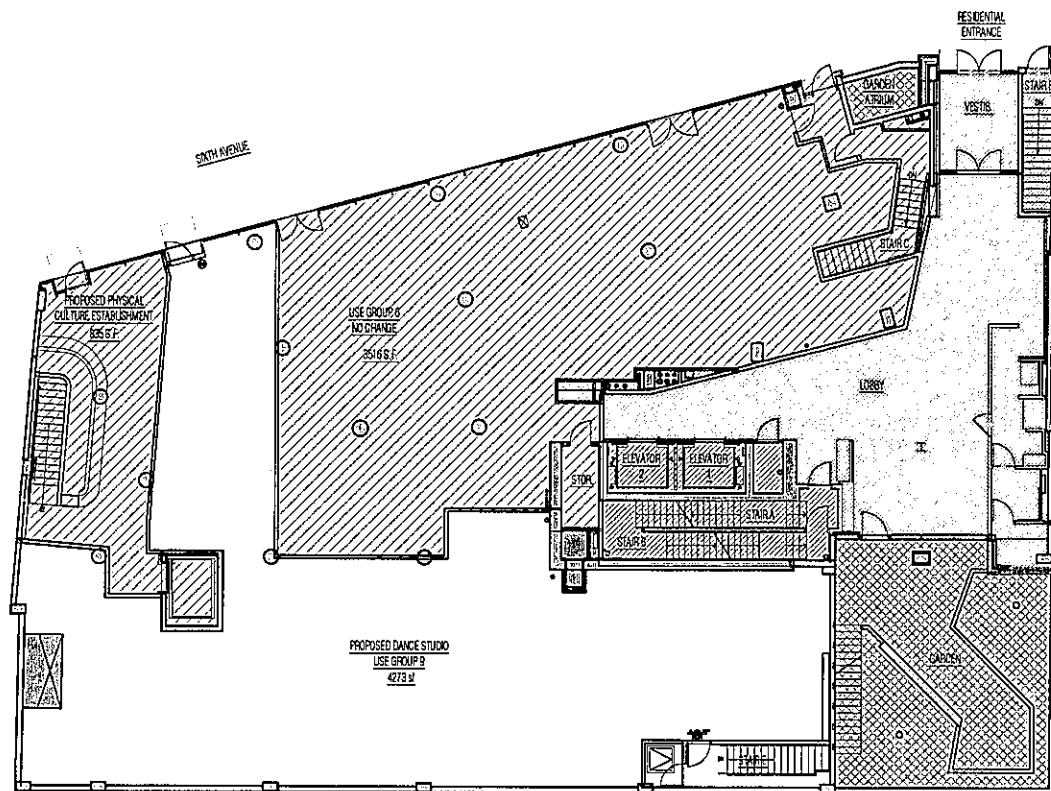


2. View of Avenue of the Americas facing south (Rezoning Area at left).



3. View of the Rezoning Area facing southeast from Avenue of the Americas.





1 GROUND FLOOR LEVEL
G109 N.T.S.



NO.	DATE	REVISION
1	10/19/2017	CONSTRUCTION

© 2017 GUARDIA ARCHITECTS

BLOCK 542, LOT 5

SEAL AND SIGNATURE

PROJECT

180 SIXTH AVENUE
NEW YORK, NY 10013

GROUND FLOOR
PLAN

SCALE: AS NOTED WHEN PRINTED ON 11/01/17

G-109.00

10 OF 17

GUARDIA ARCHITECTS 110 W 40TH ST SUITE 2405, NEW YORK, NY, 10018
212-244-1444 ag@guardiaarchitects.com

NO.	DATE	REVISION
1	10/10/2017	CONSTRUCTION

© 2017 GUARDIA ARCHITECTS

BLOCK 604, LOT 5

GUARDIA ARCHITECTS 110 W 40TH ST SUITE 2405, NEW YORK, NY, 10018
212-244-1444 sg@guardiaarchitects.com

SEAL AND SIGNATURE

PROJECT

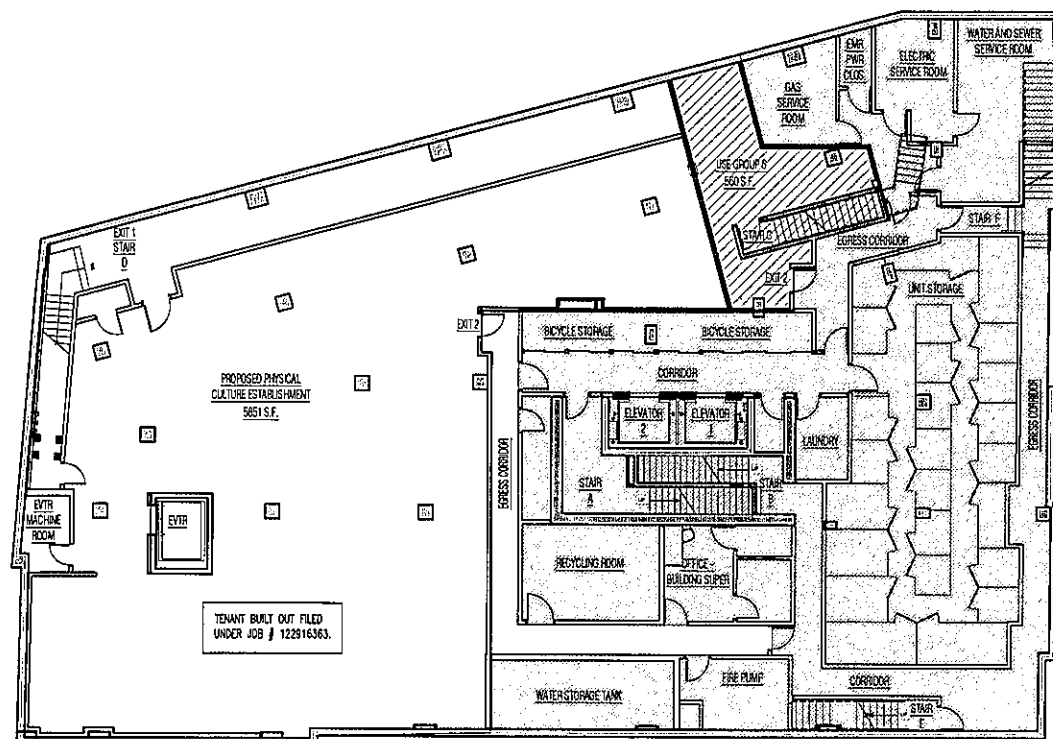
180 SIXTH AVENUE
NEW YORK, NY 10013

CELLAR FLOOR PLAN

SCALE AS NOTED WHEN PROVIDED ON 1/8"=1'-0"

G-108.00

9 OF 17



1
G108 CELLAR FLOOR LEVEL
N.T.S.



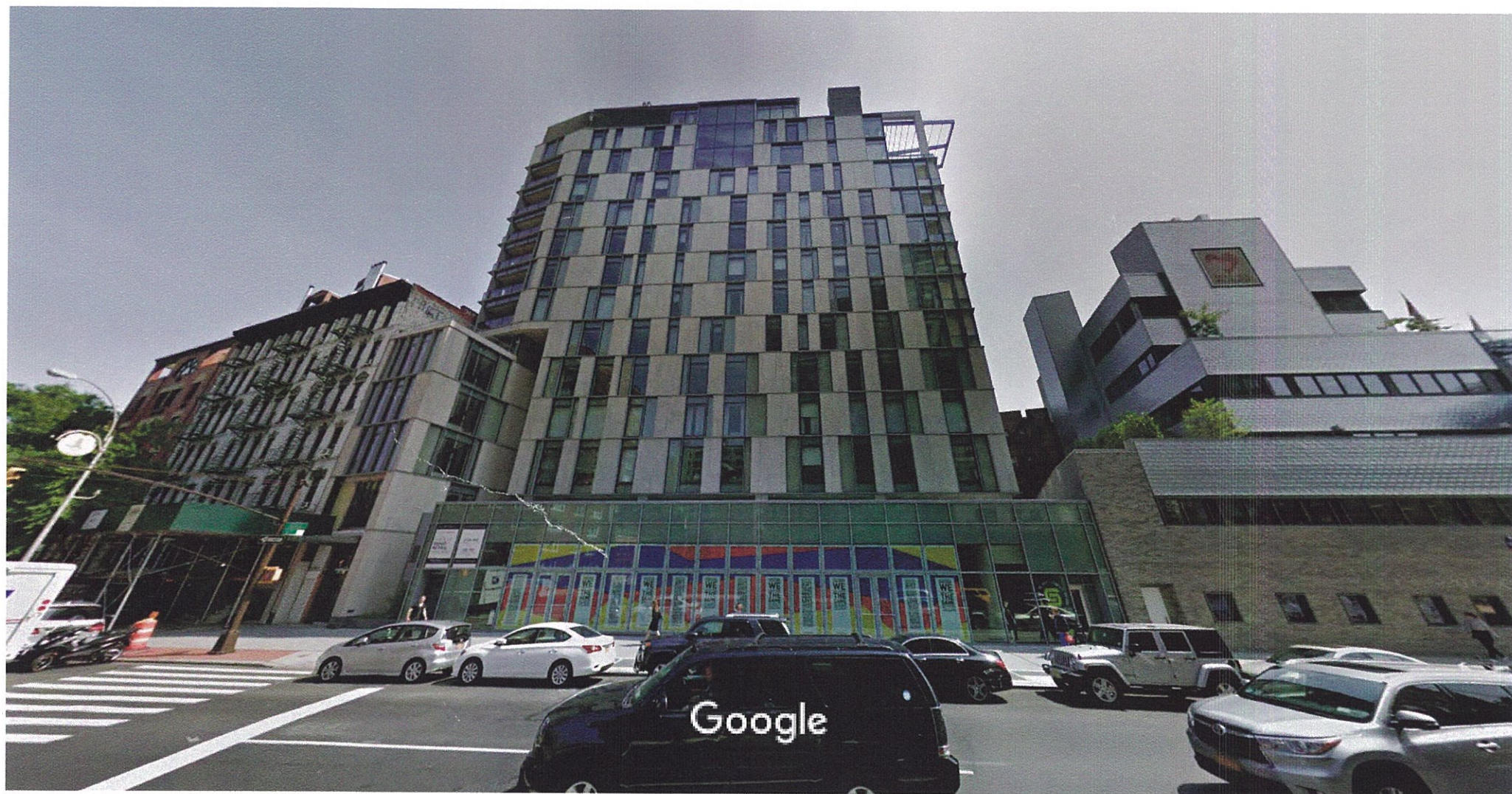
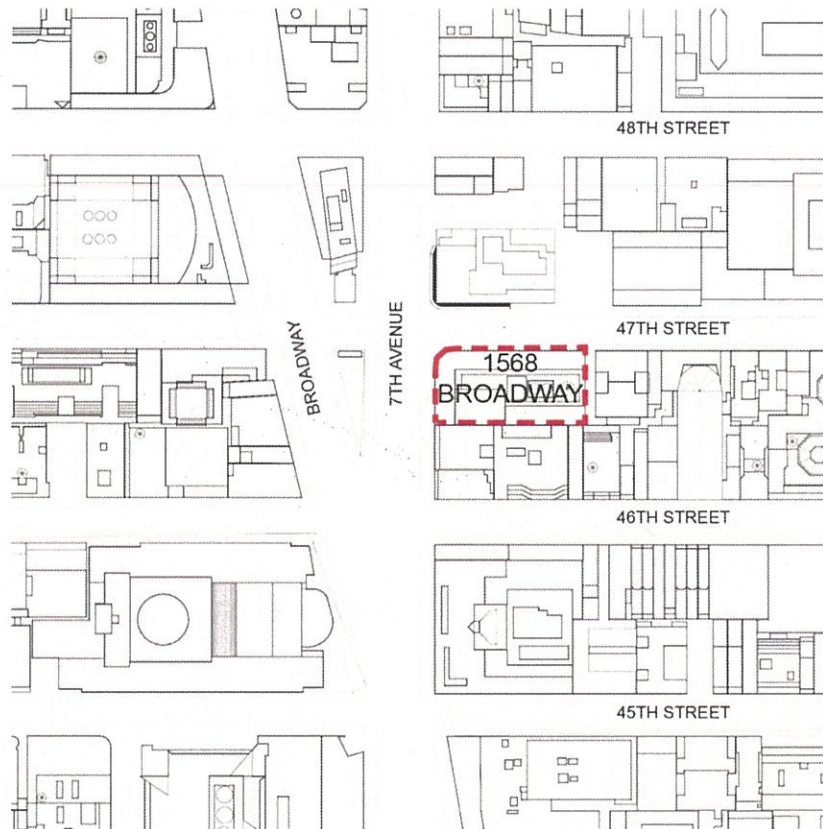
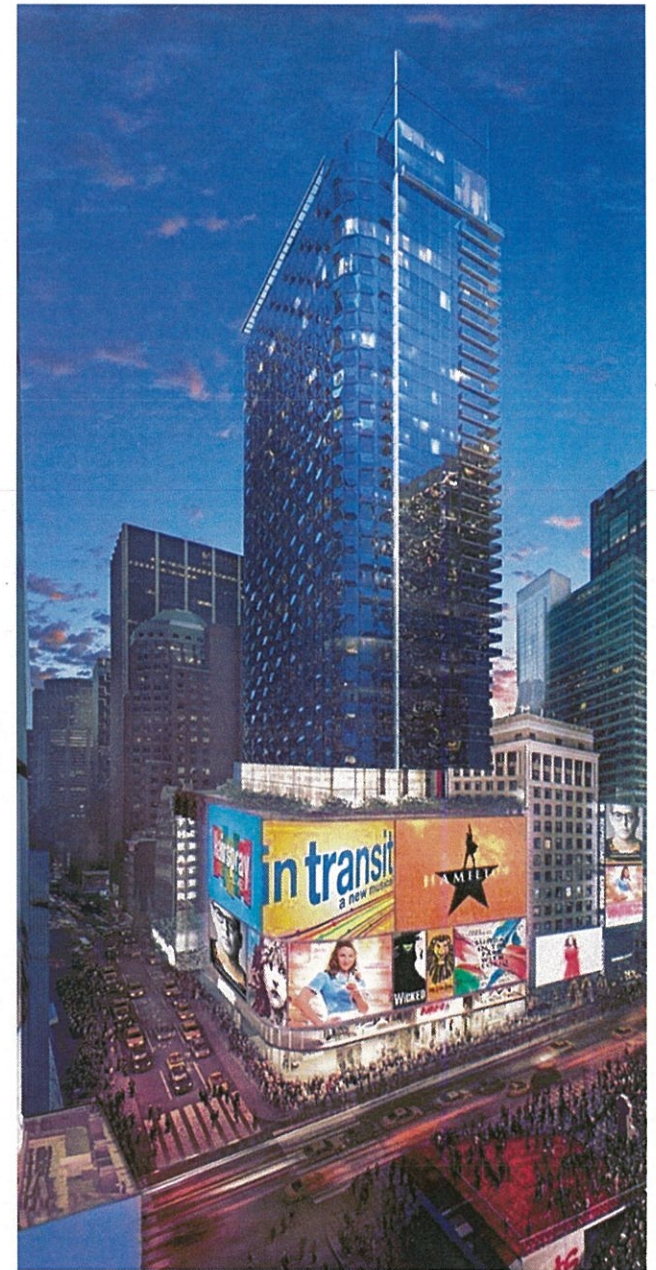


Image capture: Sep 2017 © 2018 Google

PALACE 1568 BROADWAY



TIMES SQUARE
NEW YORK



PALACE 1568 PROJECT APPROVAL HISTORY

PERMITTED AND PROCEEDING

- 2016: Landmarks Application Permitted
 - CB5 Landmarks Subcommittee Approval
 - CB5 Board Resolution Passed
 - LPC Permit Issued
- 2017: MTA and DOB Applications Permitted
 - MTA Permit Issued
 - HUB/DOB Alt1 Approval Issued
 - DOB Alt2 Approval Issued
- 2017: DOT Revocable Consent Certified and Approved
 - CB5 Transportation Subcommittee Approval
 - CB5 Board Resolution Approved
 - PDC Approval
 - DOT Certification of Application
 - DOT Certification referred out to all agencies
 - MBP Approval and Recommendation
- 2018: CPC Zoning Text Change Application Certified
 - CPC Certification of Application
 - CPC Certification Referred out to all agencies
 - PDC Approval
 - CB5 Board Resolution Approved
 - Manhattan BP Resolution of Approval and CPC Approval

ISSUE DATE: 02/17/17	EXPIRATION DATE: 11/24/2021	DOCKET #: 197623	COFA #: COFA 19-8915
ADDRESS: 1562-1564 BROADWAY <u>The Palace Theater</u> INTERIOR LANDMARK		BOROUGH: MANHATTAN	BLOCK/LOT: 999 / 63

Display This Permit While Work Is In Progress

ISSUED TO:

Nick Scavallios
Broadway Palace Theater Company
1501 Broadway, 14th Floor
New York, NY 10036

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 24, 2015, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on October 29, 2015, and as you were notified in Status Update Letter 17-9294 (LPC 17-7951), issued on November 25, 2015.

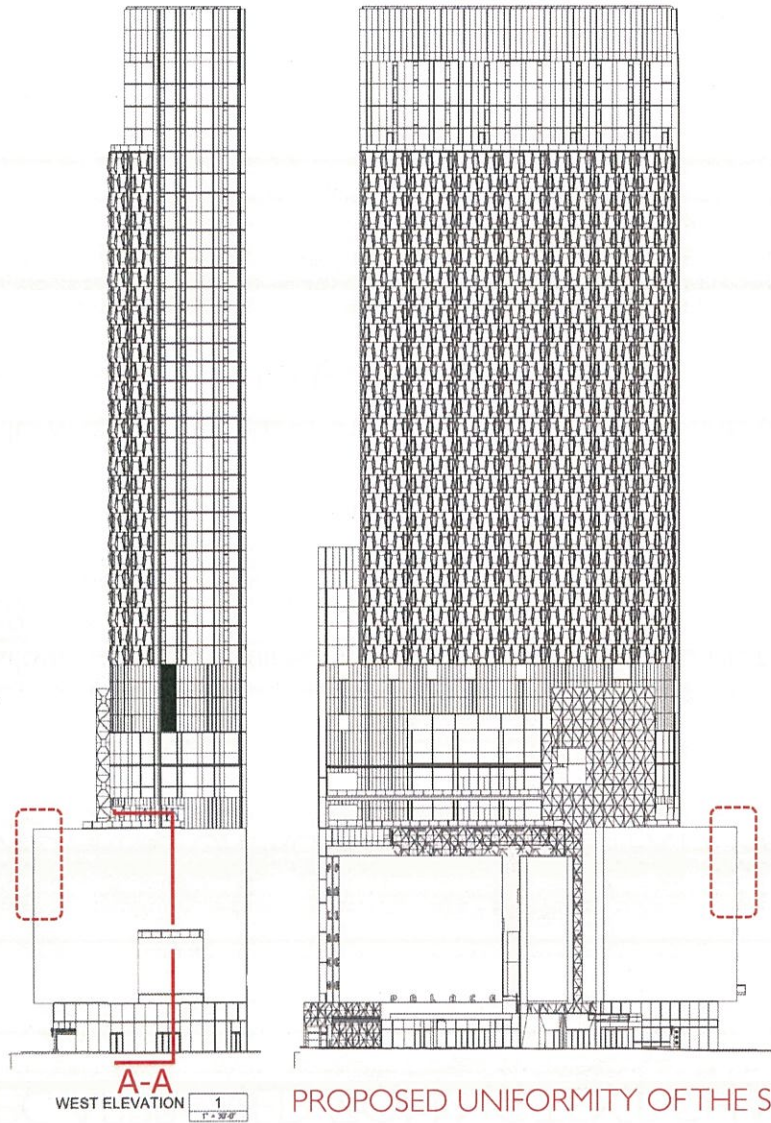
The proposal, as approved, consists of vertically relocating the theater approximately 29-feet above its current location; and work at designated interior spaces in two phases, including in Phase 1: removing the existing non-historic main lobby entrance doors and glass transom infill and installing four (4) pairs of paneled metal doors and mirrored glass transom infill to match the appearance of the historic doors; removing non-historic exit doors throughout the auditorium and balconies and replacing with wood paneled doors; installing painted panels over exit signs at select non-operable doors throughout the auditorium and balconies; removing the non-historic lighting booth and installing new seating at the second balcony; installing a follow spot booth with stage lighting installed behind removable painted panels with egg and dart borders to match existing at the attic; replacing existing seating throughout the auditorium while maintaining the historic configuration; rotating a portion of the marble knee walls, installing stairs, removing portions of the theater wall, and installing doors at the left and right sides of the front of the orchestra level; and installing an egress vestibule featuring double doors at the back of the orchestra level at the house right side; and in Phase 2: refurbishing and repainting aisle end rails; installing a lighting rail and decorative plasterwork at the first balcony fascia; at the auditorium ceiling, installing a chandelier at the center of the

CPC APPROVED ZONING TEXT CHANGE

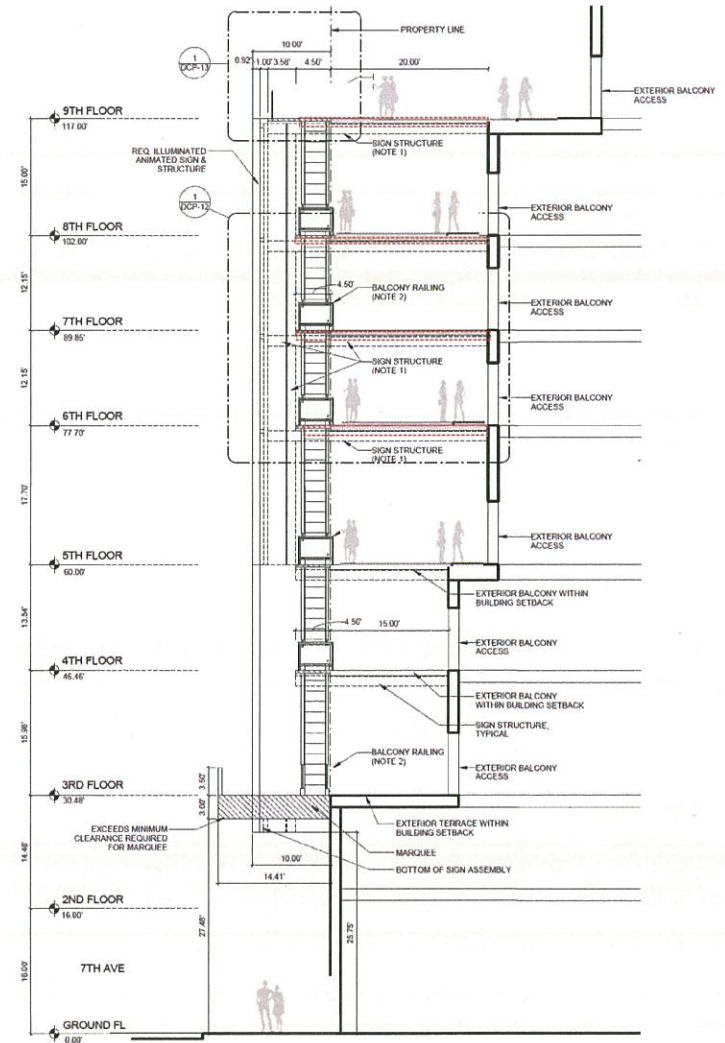
TWO AREAS OF PROPOSED ZONING TEXT CHANGE TO:

- Allow for the required Times Square Signage to be made up of a single sign element with a uniform profile (ZR Sections 81-732(a)(3) and 81-751(a)(3)(iii)); and
- Allow terraces behind the sign to be occupied and used for entertainment and related uses (ZR Section 81-751(a)(3)(iii)).

ZONE AFFECTED BY TEXT CHANGE



PROPOSED UNIFORMITY OF THE SIGN



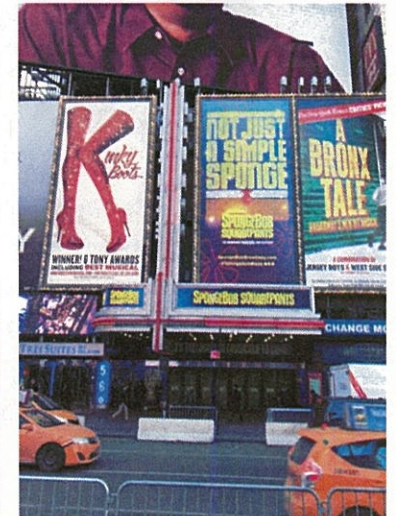
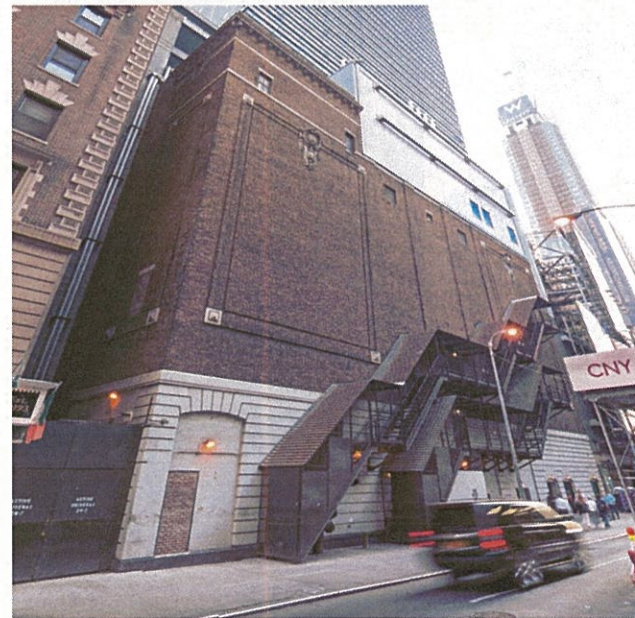
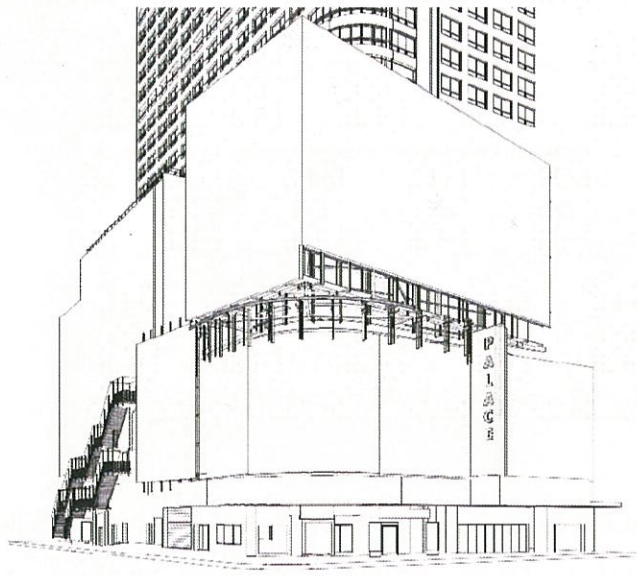
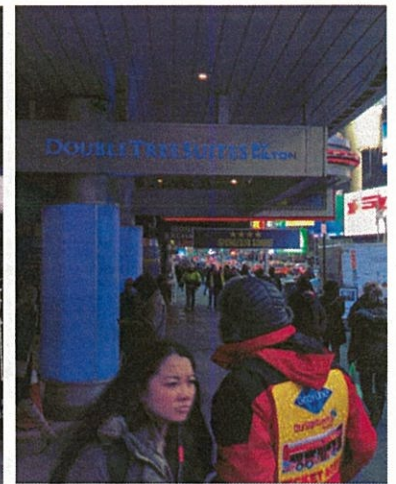
SECTION A-A
BALCONIES BEHIND

NON-CONTRIBUTING EXISTING CONDITIONS

LOW, DARK, CONFUSING, OCCUPIES PUBLIC SIDEWALK

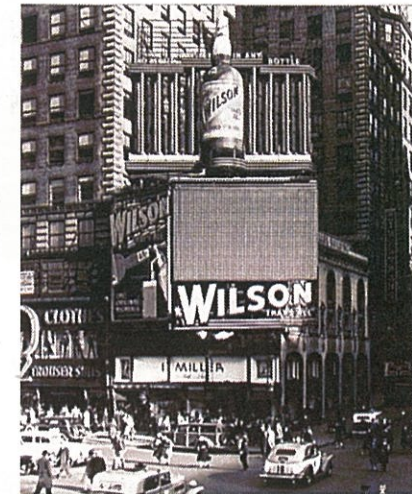
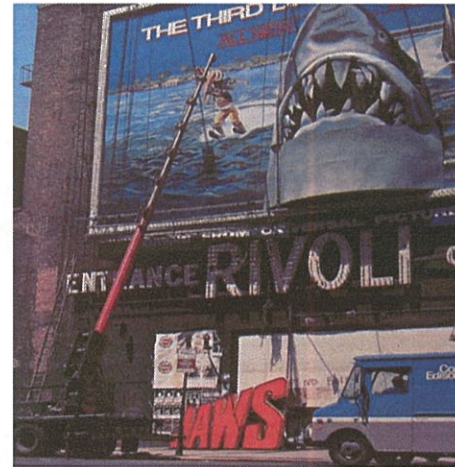
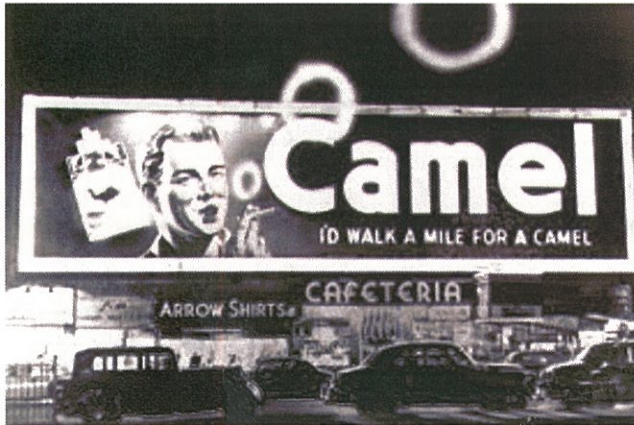


Corner of Broadway and West 47th Street



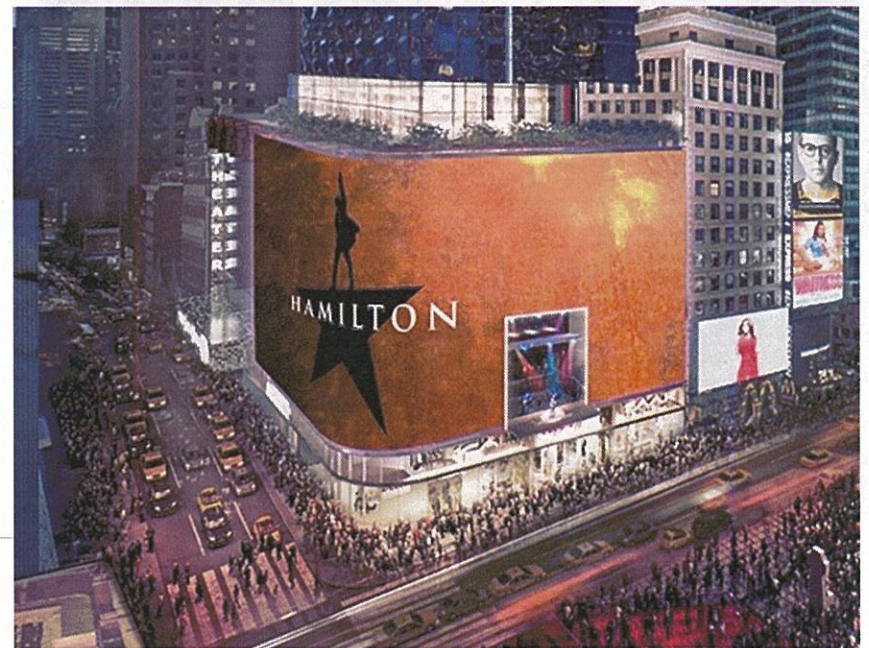
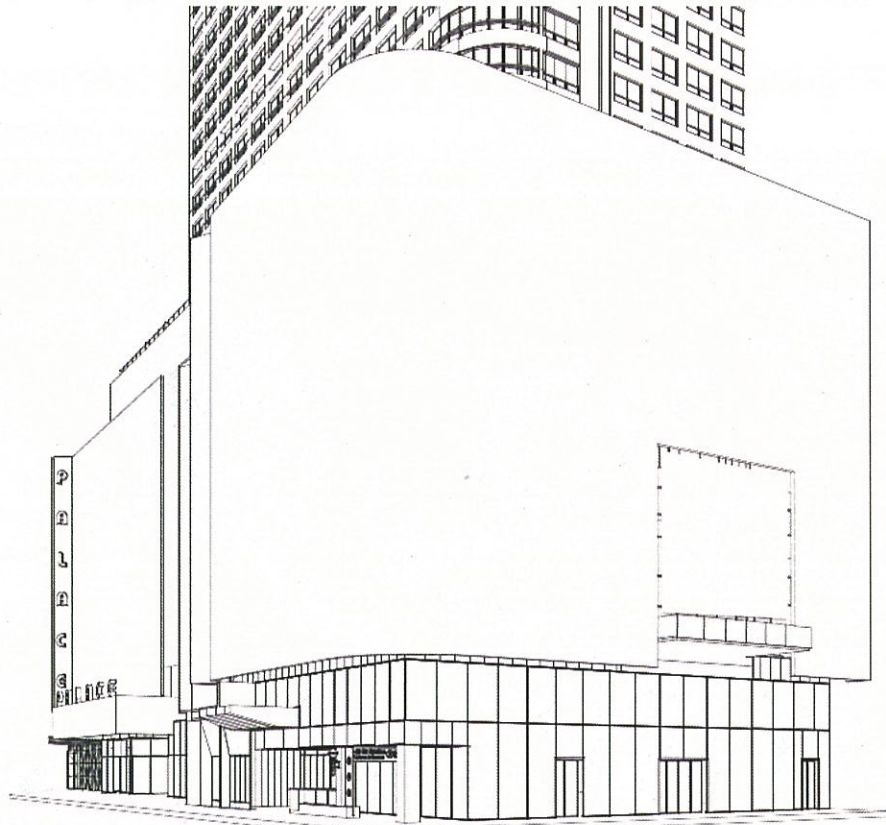
HISTORY OF SIGNAGE AND MARQUEE INNOVATION IN TSQ

TIMES SQUARE IS THE LEADING EDGE OF INNOVATION AND GLOBAL BRANDING



PROPOSED ANIMATED SIGN

UNLIMITED IMAGE OPTIONS WITH ~5% OF SIGN OPERABLE



DRAMATICALLY IMPROVED 47TH STREET

RESTORATION OF ~16,000 CU. FT. OF PUBLIC LIGHT, AIR AND SPACE OBSTRUCTIONS



Existing West 47th Street



Proposed West 47th Street

TRANSFORMATION OF THE 47TH STREET PEDESTRIAN EXPERIENCE:

- Renovated subway entrance and new sidewalk paving to Times Square standard
- Reduced sidewalk clutter and increased light and air to sidewalk on 7th Avenue
- Removal of sidewalk obstructions on 47th street (existing fire stairs)
- Eliminate hotel loading and theater drop-off from corner at 47th and 7th
- Relocation of trash loading by subway entrance, increase enclosed docks by 2x
- New theater entrance, marquee & lobby on 47th Street
- Eliminate 7th Avenue East lane blockages

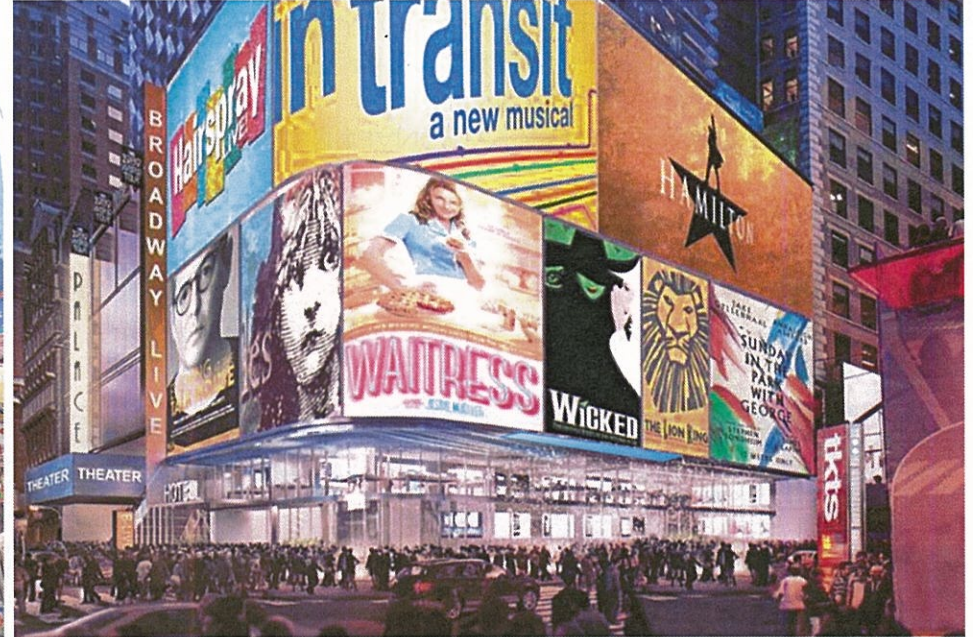
IMPROVED VISUAL INTEREST ALIGNED WITH DISTRICT OBJECTIVES

VIEW FROM 47TH AND 7TH AND DUFFY SQUARE



EXISTING SIGNAGE

- SUBWAY ENTRANCE SHROUDED
- ANTIQUATED VINYL SIGNS WITH OUTRIGGERS
- VISUAL CLUTTER
- DEEP AND LOW OVERHANG
- PALACE THEATER RENDERED ALMOST INVISIBLE



PROPOSED SIGNAGE

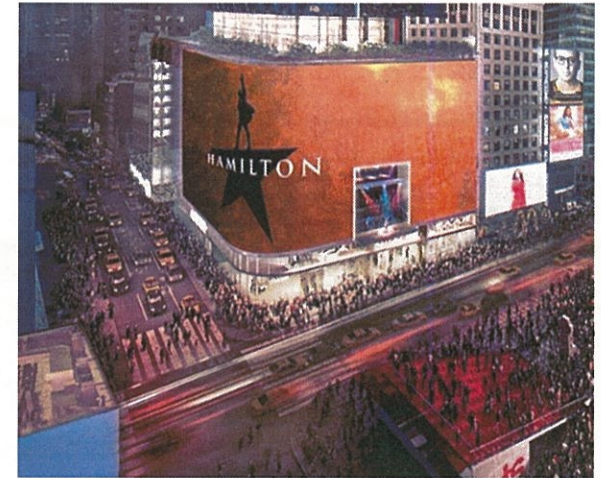
- Visually Dynamic High Resolution Sign
- Innovative Sign Delivering a High level of visual Interest
- Elevated ABOVE MINIMUM HT, bright sidewalk clearance
- Great visibility for Palace Theater Entrance and Marquee

INVESTING IN A LIVE ARTS TRADITION LIKE NO OTHER

ENSURING CULTURAL AND ENTERTAINMENT INFRASTRUCTURE



"Playing the Palace" has been the dream of many performers since the theatre opened in 1913. For many years The Palace was the pre-eminent vaudeville theatre in the country and an engagement in this theatre meant that a performer had "made it." The who's who of entertainment royalty have performed on this stage, including Ethel Barrymore, Harry Houdini, Will Rogers, Ethel Merman, Judy Garland, Jerry Lewis, Harry Belafonte, Bette Midler, Shirley MacLaine and Diana Ross.



The Palace has been the home for live arts for over 100 years



FROM VAUDEVILLE TO BROADWAY, FROM FILM TO POPULAR MUSIC:

ED WYNN, JUDY GARLAND, LIZA MINELLI, WILL ROGERS,
FRANK SINATRA, BETTE MIDLER, DIANA ROSS, ETC.

SUSTAIN AND ENHANCE AN ICONIC BROADWAY THEATER
WITH SIGNIFICANT INVESTMENT INTO
RESTORING LANDMARKED 1913 THEATER HOUSE AND
REPLACEMENT OF 1980'S LOBBY AND BACK OF HOUSE

\$100M Restoration approved by the Landmarks Preservation Commission

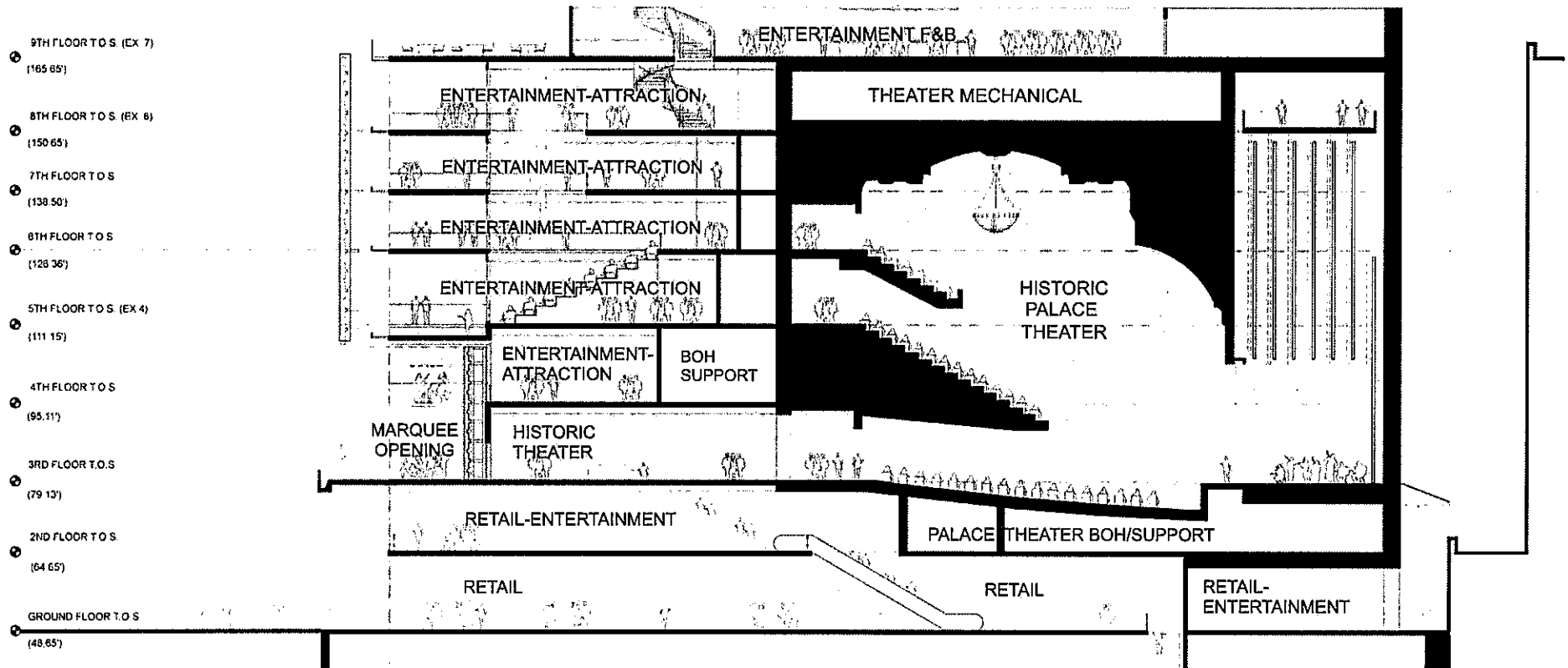
100 YEARS OF
LIVE ARTS PERFORMANCES
ON BROADWAY AT 47TH STREET

COMPREHENSIVE HISTORIC THEATER EXPANSION AND RESTORATION

ONE OF THE MOST EXPANSIVE HISTORIC THEATER PROJECTS IN THE HISTORY OF BROADWAY

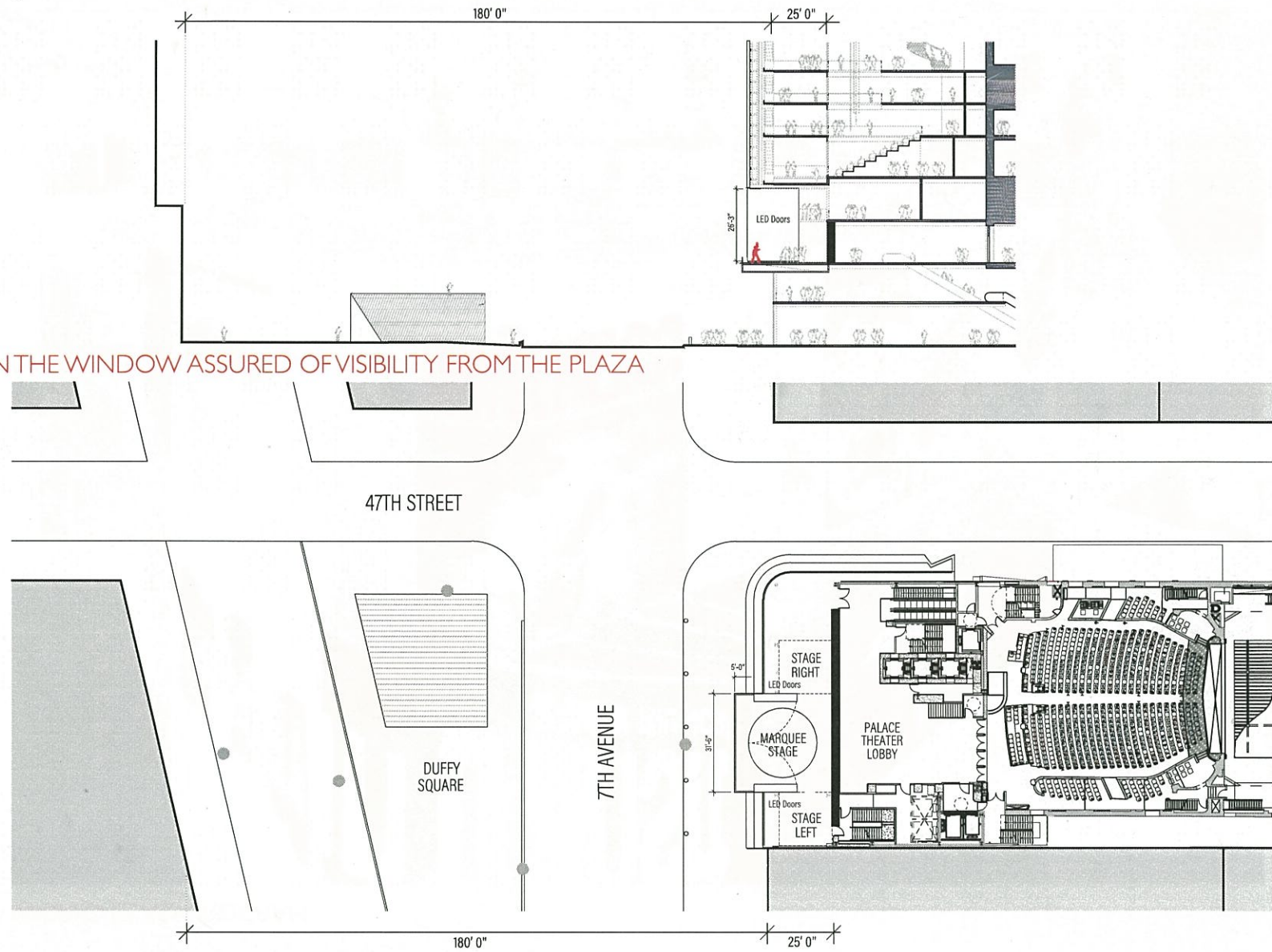


THEATRICAL SECTION-PALACE THEATER TO DUFFY SQUARE



DUFFY SQUARE: PROSPECT AUDIENCE TO STAGE

- ACTIVITY IN THE WINDOW ASSURED OF VISIBILITY FROM THE PLAZA



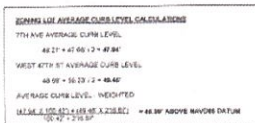
A POSITIVELY TRANSFORMED CORNER

PRESENTING A WORLD CLASS PROGRAM



APPENDIX

CPC PLANS



NOTE:
ALL ELEVATIONS INDICATED ARE ABOVE
AVERAGE CURB LEVEL -
48.99' ABOVE NAVD83

NOTE:
BUILDING ROOF ELEVATIONS FOR ILLUSTRATIVE
PURPOSES ONLY

GRAPHIC SCALE APPLICABLE TO ALL
NON-DIMENSIONED ELEMENTS

LEGEND

AS-OF-RIGHT BUILDING BALCONIES
MARKERS & SIGN STRUCTURE

WALKER AREA SUBJECT TO
CERTIFICATION PROGRAM
TO PR SECTION 47-11-22

SALESDOWN WITHIN FORTING LOT LINE
PURSUED TO PR SECTION
47-11-22(03)

REVEALABLE CONCRETE AREA

DOING LOT LINE

SEEN STRUCTURE

BUILDING LINE

AS-OF-RIGHT SIGNAGE
RELOCATION

3/12/2018	6	REVISIONS
2/6/2018	5	REVISIONS
12/12/2017	4	REVISIONS
4/18/2017	3	CITY PLANNING PRESENTATION
4/11/2017	2	CITY PLANNING PRESENTATION
3/1/2017	1	CITY PLANNING PRESENTATION
Date:	No:	DESCRIPTIONS

1568 BROADWAY

New York, NY 10036

Search Term

ZONING LOT SITE PLAN

Project Number: 13848

Drawn By:

MN
Chandani Bar

150

As indicated

D

D

DCP-02

PBDW ARCHITECTS

Paul Dwyer & David White Architects LLP
400 West 37th Street, New York, NY 10018
212.691.1440 / pdw@pbdw.com

Murphy Duffy Architects of Record
215 Second Avenue
New York, NY 10003
212.691.1440 / mduffy@murphyduffy.com

NOTES:

1. INTERIOR LAYOUT SHOWN FOR INFORMATION PURPOSES ONLY AND SUBJECT TO CHANGE. PORTION OF BALCONY AREAS TO BE USED FOR ENTERTAINMENT USES PER ENR 21-7500000.
- 2.

LEGEND

- AS OF RIGHT BUILDING BALCONIES HANDLING & HIGH STRUCTURE
- WALKWAY AREA SUBJECT TO CITY SPECIFICATION PER ENR 21-7500000 TO 24 SECTION 8-100
- BALCONY WITHIN ZONING LOT LINE PER ENR 21-7500000 TO 24 SECTION 8-100
- RELOCATABLE COINMENT AREA
- ZONING LOT LINE
- OWN STRUCTURE
- BUILDING LINE
- AS OF RIGHT RESIDUE (ELEVATION)

3/12/2019 6 REVIEWING
2/9/2018 5 REVIEWING
12/12/2017 4 REVISIONS
4/18/2017 3 CITY PLANNING PRESENTATION
4/11/2017 2 CITY PLANNING PRESENTATION
3/1/2017 1 CITY PLANNING PRESENTATION
Date No. Description

Project
1568 BROADWAY

New York, NY 10018

Sheet Title

ILLUSTRATIVE 2ND - 9TH FLOOR PLANS

Project Number

Signature & Seal

10049

Drawn By

MM

Checked By

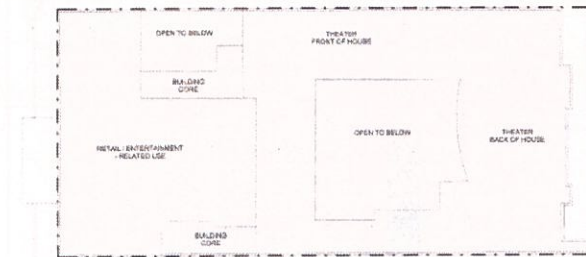
SD

Scale

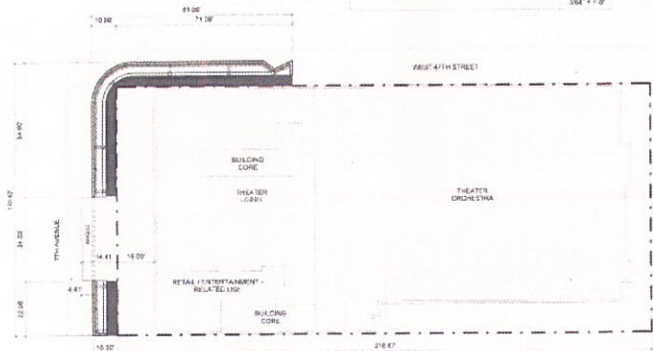
3/64" = 1'-0"

Sheet Number

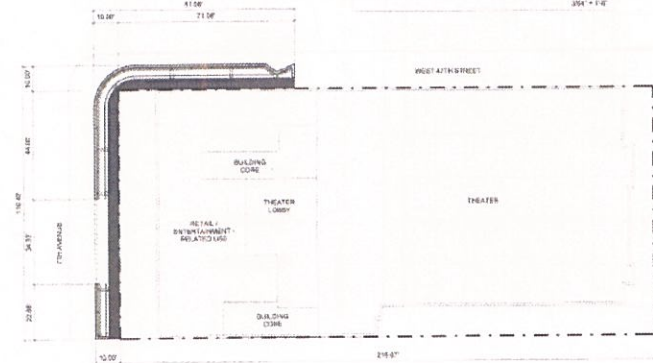
DCP-04



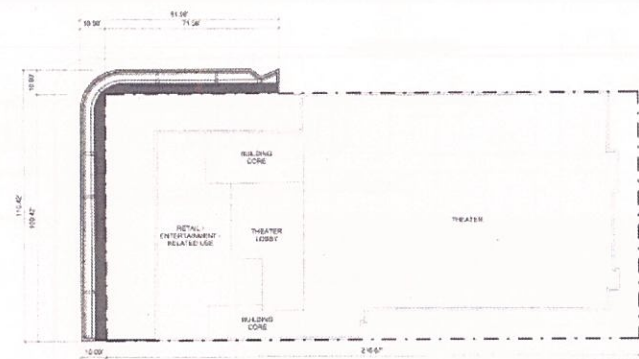
2ND FLOOR PLAN 1
354' x 1'-0"



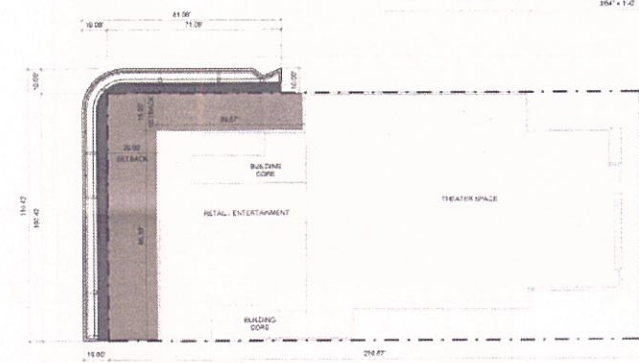
3RD FLOOR PLAN 2
354' x 1'-0"



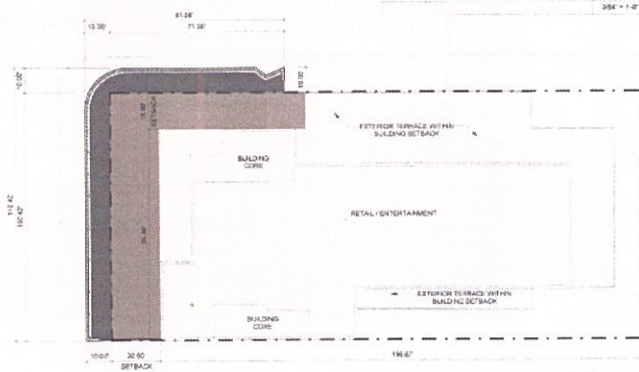
4TH FLOOR PLAN 3
354' x 1'-0"



5TH FLOOR PLAN 4
354' x 1'-0"



6TH - 8TH FLOOR PLAN 5
354' x 1'-0"



9TH FLOOR PLAN 6
354' x 1'-0"

GRAPHIC SCALE APPLICABLE TO ALL UNANNOTATED ELEMENTS

PBDWARCHITECTS

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212.493.3443 | pauldavid.com

Marcus Duffy, Architect of Record
275 West 27th Street
New York, NY 10001
212.936.1400 | marcusduffy.com

LEGEND

- AS OF RIGHT BUILDING BALCONIES
WAIVER AREA SUBJECT TO
ZONING PRESENTATION
TO 24 SECTION 122
- RELOCATE ARTIST TENANT LOT LINE
PURSUANT TO 24 SECTION
OF ZONING
- RELOCATE EXHIBIT AREA
- ZONING LOT LINE
- SIGN STRUCTURE
- BUILDING LINE
- AS OF RIGHT SIGNAGE
RELOCATION

Date	Revisions
3/12/2016	6
3/2/2016	5
12/12/2017	4
4/18/2017	3
3/1/2017	2
8/1/2017	1

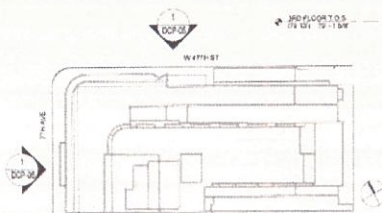
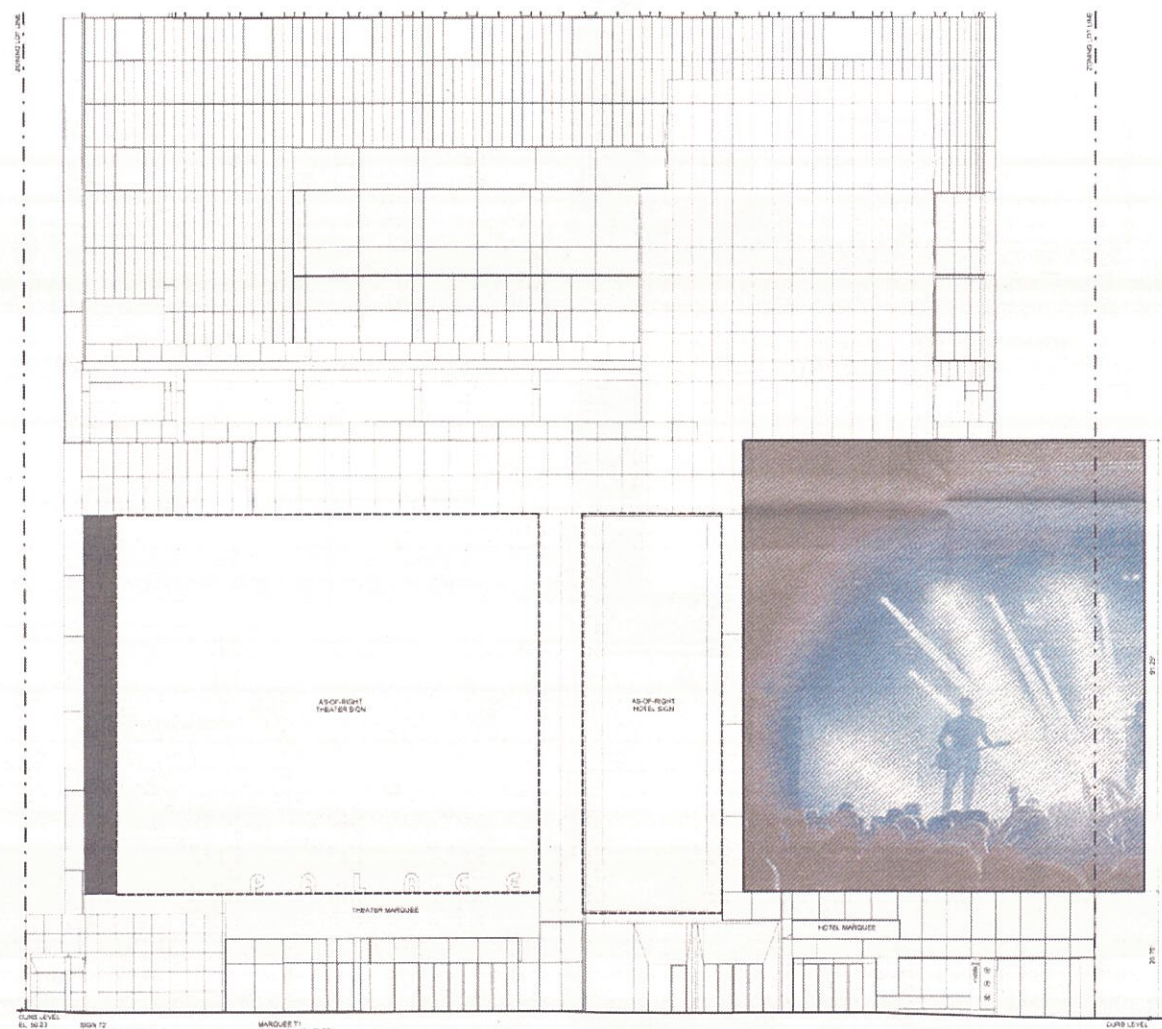
Project: 1568 BROADWAY
New York, NY 10026

Read Title:
WAIVER NORTH
ELEVATION (W 47TH ST)

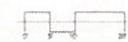
Project Number: 13649
Drawn By: MHA
Checked By: SD
Scale: As indicated
Sheet Number: DCP-05



- 15TH FLOOR T.O.S.
(141.32) 241' 3.1" F
- 14TH FLOOR T.O.S.
(142.81) 342' 7.8" F
- 13TH FLOOR T.O.S.
(133.30) 232' 10.1" F
- 12TH FLOOR T.O.S.
(124.81) 242' 2.8" F
- 11TH FLOOR T.O.S.
(115.30) 212' 5.1" F
- 10TH FLOOR T.O.S.
(106.81) 212' 7.7" F
- 9TH FLOOR T.O.S.
(97.30) 212' 7.7" F
- 8TH FLOOR T.O.S. (A.A.)
(88.81) 212' 7.7" F
- 7TH FLOOR T.O.S.
(79.30) 212' 7.7" F
- 6TH FLOOR T.O.S.
(70.81) 212' 7.7" F
- 5TH FLOOR T.O.S.
(61.30) 212' 7.7" F
- 4TH FLOOR T.O.S.
(52.81) 212' 7.7" F
- 3RD FLOOR T.O.S.
(43.30) 212' 7.7" F



GRAPHIC SCALE APPLICABLE TO ALL
DIMENSIONED ELEMENTS



PBDWARCHITECTS

345 West 12th Street, New York, NY 10014
212.480.2442 | pbdw.com

Manon Duffy, Architect of Record
215 Seventh Avenue
New York, NY 10011
212.508.1344 | manonduffy.com

LEGEND	
	BLACK-IRON BUILDINGS, BALCONIES, MARQUEES & SIGNATURE
	WALKWAY AREA SUBJECT TO CITY PLANNING DEPARTMENT TO 24' RECT. KENNEL-12'
	BALCONY WITH CHAIRS, LOT LINE PERMANENT TO 24' SECTION 24' SECTION
	REVOCABLE CONSENT AREA
	ZONING LOT LINE
	SIGN STRUCTURE
	BUILDING LINE
	AS-OF-RIGHT SIGNAGE ELEVATION

Date	Revisions
3/12/2016	6. REVISIONS
2/6/2016	5. REVISIONS
12/22/2015	4. REVISIONS
4/28/2015	3. CITY PLANNING PRESENTATION
8/11/2014	2. CITY PLANNING PRESENTATION
5/1/2014	1. CITY PLANNING PRESENTATION
DATE	DESCRIPTION

Project:
1568 BROADWAY

New York, NY 10036

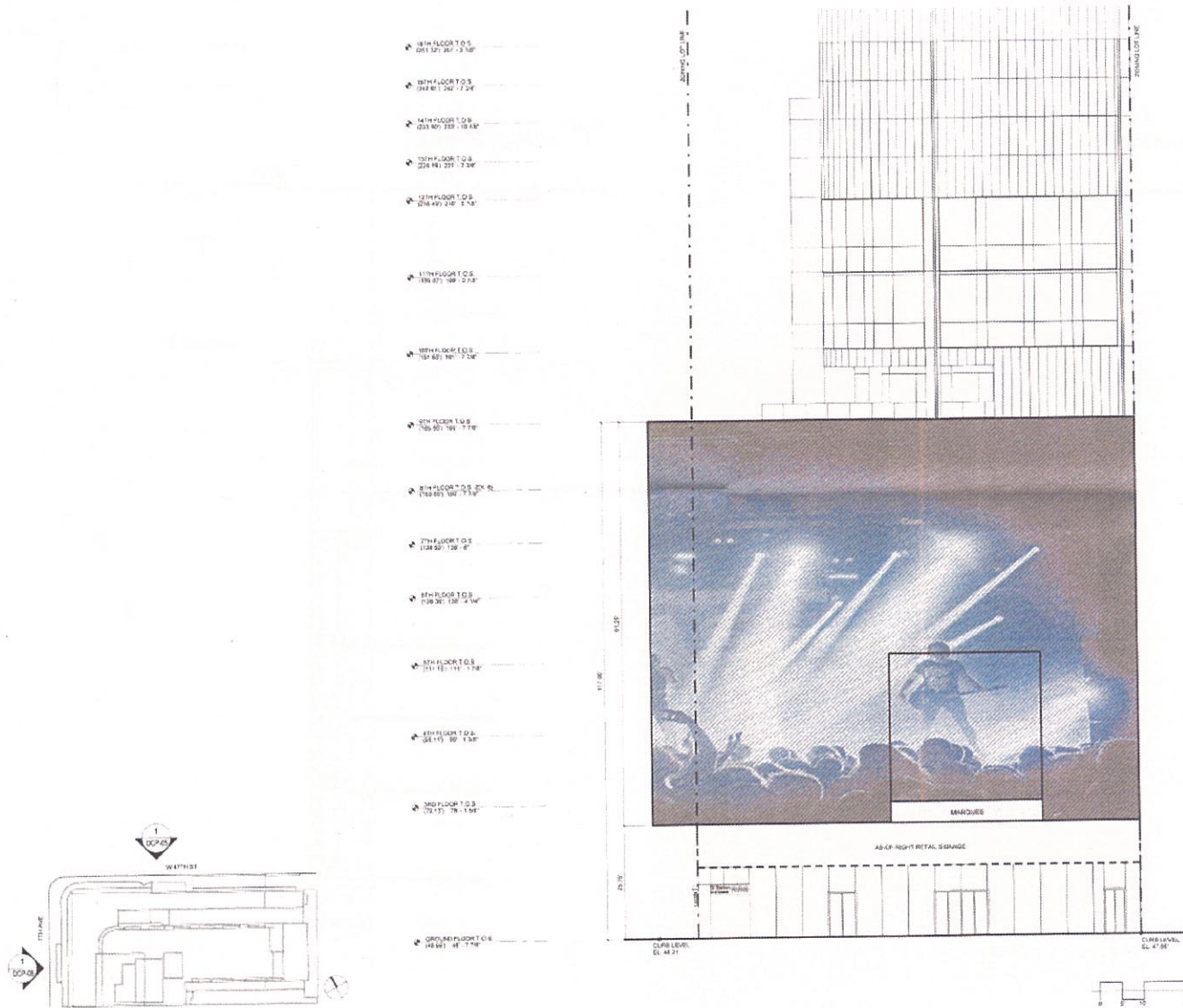
Sheet Title:
**WAIVER WEST ELEVATION
(7TH AVE)**

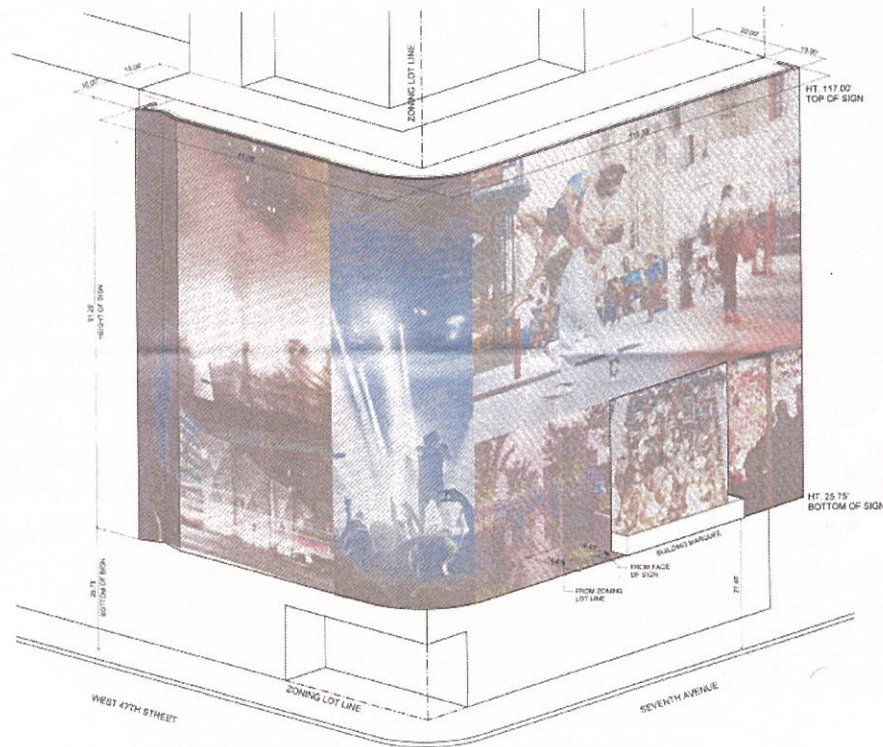
Project Number:
15649
Drawn By:
MWH
Checked By:
SD
Scale:
As Indicated
Sheet Number:

Signature & Seal:

Manon Duffy

DCP-06





PBDW ARCHITECTS

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49 West 111 Street, New York, NY 10019
212.691.2340 | pbdw.com

Mauro Delfino - Architect of Record
275 West 11 Avenue
New York, NY 10019
212.691.2340 | mauro@delfino.com

LEGEND

- ASH-RIGHT BUILDING BALCONIES
MARKERS & SIGN STRUCTURE
- WAIVER AREA SUBJECT TO
CITY PLANNING PRESENTATION
TO THE BOARD OF ZONING
- BALCONY WITHIN ZONING LOT LINE
PURSUANT TO THE SECTION
BY PLANNING
- REVISIONS COMMENT AREA
- EERING LOT LINE
- AD-OF RIGHT SIDE
- SIGN STRUCTURE
BEYOND

Date	Version	Description
1/12/2018	6	REVISIONS
2/6/2018	5	REVISIONS
12/22/2017	4	REVISIONS
4/26/2017	3	CITY PLANNING PRESENTATION
1/12/2017	2	CITY PLANNING PRESENTATION
1/12/2017	1	CITY PLANNING PRESENTATION

Project:
1568 BROADWAY

New York, NY 10036

Sheet Title:

**AXONOMETRIC WAIVER
DRAWING**

Project Number:
13648
Drawn By:
MHE
Checked By:
SD
Scale:

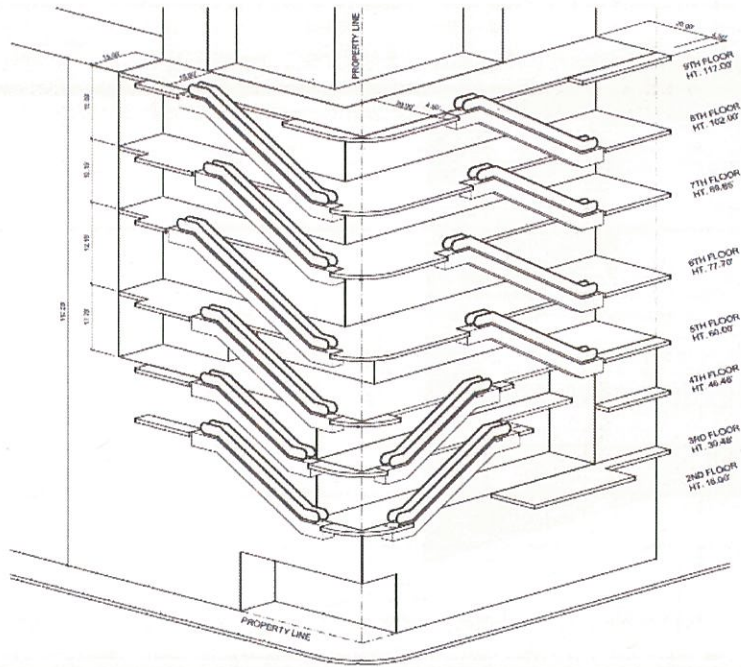
Signature & Seal:

Sheet Number:

DCP-08

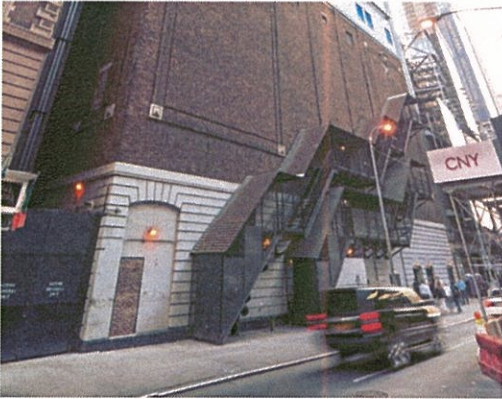
ACTIVE AND INTERESTING CIRCULATION BEHIND SIGN

PRESENTING A WORLD CLASS SPECIAL DISTRICT PROGRAM



THE PALACE | 568 BROADWAY PROJECT SUMMARY

VITAL FOR THE NEXT 100 YEARS



The Project is a multi-use, adaptive re-use project which brings together culture and commerce involving:

- 60,000 SF historic restoration and rehabilitation of the landmarked Palace Theatre
- 100,000 SF of entertainment and experience retail
- 300,000 SF of hospitality
- Over 17,000 SF of illuminated and animated signage

The redevelopment not only ensures the long-term vitality of one of the most important historic theaters in NYC. It also incorporates the objectives for both the MTA and Special District

Building Improvements

- Complete restoration of the Palace Theater Interior (LPC Approved), new FOH & BOH spaces
- Compliment the Palace Theater with new entertainment uses which align with the objectives of the special district
- New hotel lobby & public spaces, new hotel rooms
- New, expanded retail
- Renovated subway entrance and surrounding entry
- Upgrade of infrastructure

Site Improvements

- Renovated Subway entrance and new sidewalk paving to Times Square standard
- Reduced sidewalk clutter; relocation of loading dock
- Removal of sidewalk obstructions (existing fire stairs from 47th Street)
- Eliminates hotel loading and theater drop-off from corner at 47th and 7th
- Relocation of trash loading by subway entrance
- New theater entrance, marquee & lobby on 47th Street
- Eliminate 7th Avenue East Lane Blockages



MAY 29th, 2018

CITY COUNCIL ZONING SUBCOMMITTEE

Chair Francisco Moya

1250 Broadway

16TH Floor

New York, New York 10271

Re: Palace Theater-1568 Broadway New York, NY (CPC# 121191236)

Dear Chair Moya:

It was 30 months ago, that Maefield Development began a methodical process to execute what IATSE Local One believes is the most important redevelopment in a generation for the Theater District and Local One. It is only through their diligent and passionate commitment to Times Square, Broadway and NYC does a vision like this become reality. We have stood before the Landmarks' Commission and Community Board and I stand here again today to personally express Local One's support for the Palace/1568 Broadway project. As you know we are the oldest entertainment union in the United States and the premier stagehand union of the International Alliance of Theatrical Stage Employees (I.A.T.S.E) representing nearly 150,000 members. Local One's presence on Broadway spans over 130 years and will continue as long as Broadway and the live arts are properly supported. Our member's lives and the City's remarkable attraction to the World are sustained by entertainment in the Times Square Special District.

The Palace/1568 Broadway project embodies like no other what we cherish as the very purpose of the special district. Sustaining and expanding the live arts on Broadway is the life of Times Square. We have reviewed the project designs and understand them well and support the adoption of the proposed Zoning Text Change.

The Theater alone will be the most comprehensive restoration ever in the Theater District. At Palace/1568 Broadway we have a development team in Maefield and L&L who are willing to direct over \$2B into a project delivering significant economic benefits to the members of IATSE and the City. This ambitious redevelopment project deserves our community's support and you can be assured that our 150,000 members stand behind it.

With this Development Partnership's ability to create projects and attract investment, no other development team demonstrates a greater belief in Times Square and the very CPC goals outlined within the Special District's resolution.

Palace/1568 Broadway will anchor the live arts of Broadway in the Times Square District for the next 130 years in the one location befitting that awesome obligation. Local One now ask you to seize this rare moment with us and ensure the City Council completes their approval of the proposed text change with our full and complete support.

Sincerely,

James J. Claffey

President, Local One

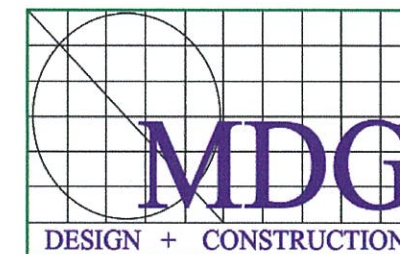
320 W 46th Street #3

New York, NY 10036



Hanson Place Community Plaza

Metropolitan 
Real Estate Development



FORSYTH STREET ADVISORS

REAL ESTATE AND PUBLIC FINANCE



Project Overview

Affordable Housing



New 13-story affordable building
with 100 rental units and 22,000 sf
of community facility space

- 10 apartments at 40% AMI
- 15 apartments at 60% AMI
- 30 apartments at 100% AMI
- 44 apartments at 130% AMI

Approximately 40% of units
will be permanently
affordable (25% MIH and
15% HPD requirement)

Project Overview

Community Programs



22,000 sf of community space

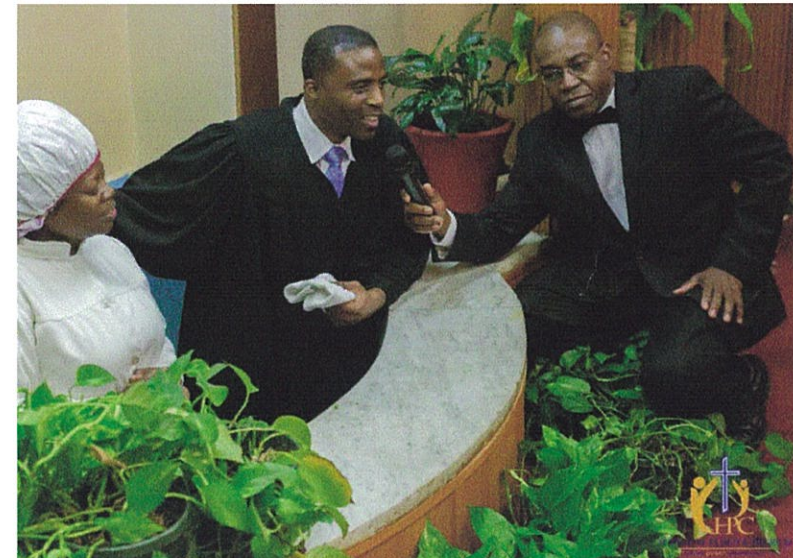
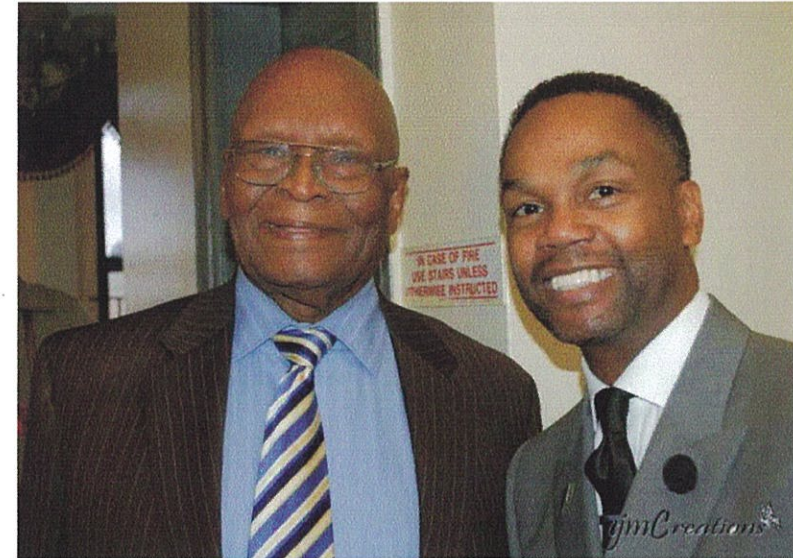
1. Conference rooms and office space for church and community use
2. Affordable health care services for community residents
3. Hanson Place expanded social services
4. Multi-purpose space with commercial kitchen
5. Music instruction programs for church and community

Community Programs

Church Space

The church will have two offices, a conference room and a lecture hall (also known as the Practice Room) dedicated to meetings and conferences.

This space will also be used for the lectures, trainings, and organizational meetings. The church will make these spaces available for community use by appointment

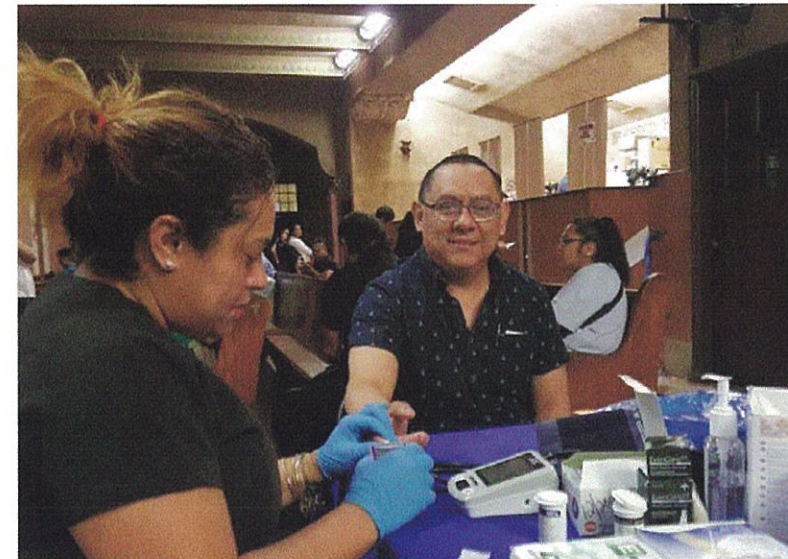


Community Programs

Healthcare Services

The cellar of the community facility space is envisioned to provide space for healthcare services to the community which is currently underserved.

The service provider will occupy 8,000 square feet of space. The facility has the potential to provide the community space to accommodate a team of practitioners from various disciplines to offer comprehensive care to patients.



Community Programs

Multi-Purpose Room

Non-Profit Meeting Space – Space will be provided to local non-profit groups that focus on the needs of the community.

Adventures Youth Mentoring Program – Strengthens parent-child relationships for children ages 6 to 16 by providing specialized weekly activities

Music Program – Provides youth from the community with an opportunity to learn how to play an instrument and participate in an organized music enrichment program. One-on-one and group lessons for piano, string instruments, and saxophone.



Community Programs

During Development

The church's youth mentoring program, music programs, and meetings will be available at the primary church building during development.

The existing food distribution service provided at the site will be relocated within the immediate community while the new building is being constructed.

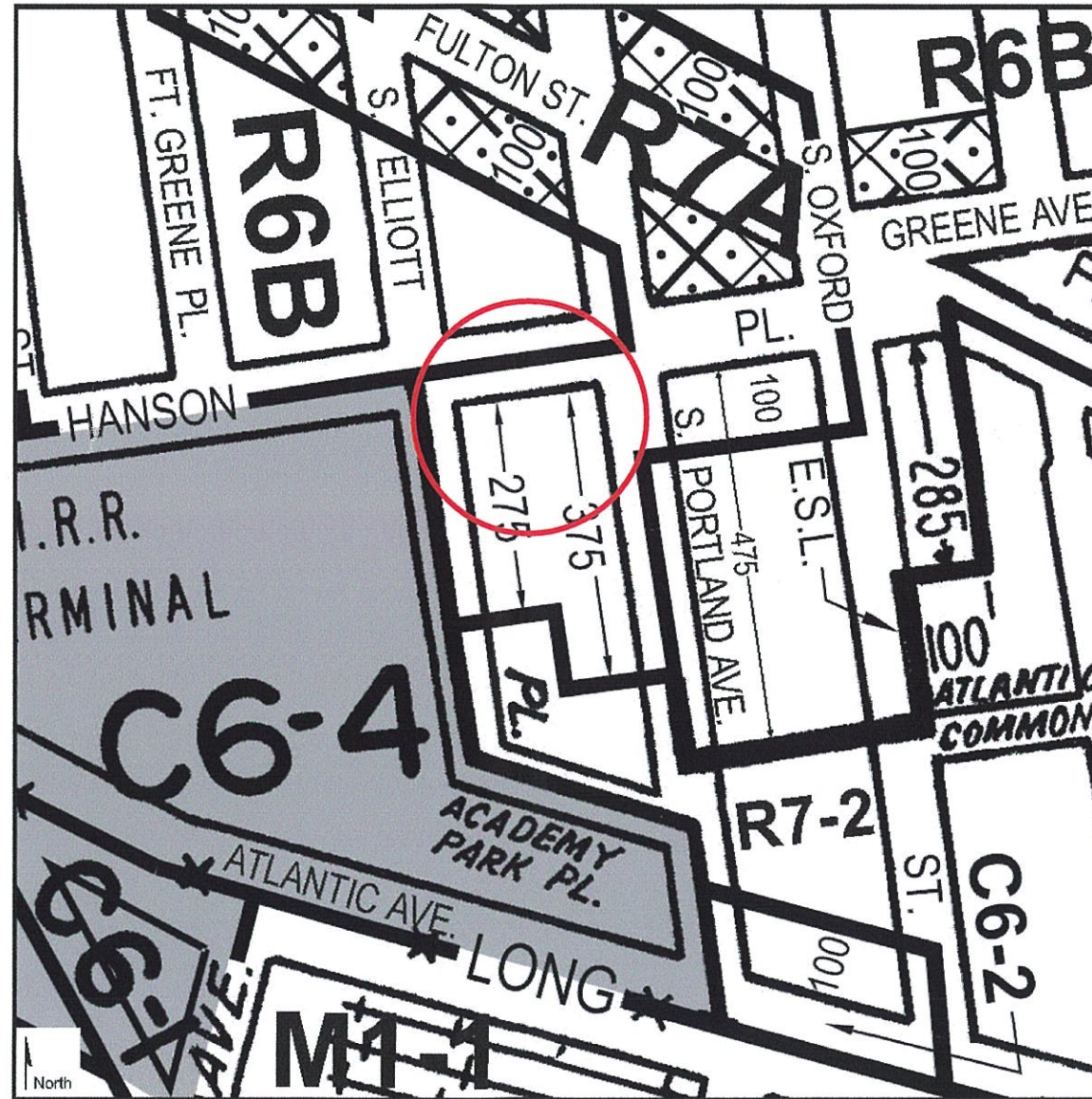


Location



- Hanson Place (north);
- S. Portland Ave. (east);
- S. Elliot Place (west);
- approx. midblock (south)

Current Zoning



- R7A zoning
- Inclusionary Housing Designated Area
- Special Downtown Brooklyn District (gray shading)

Development Site



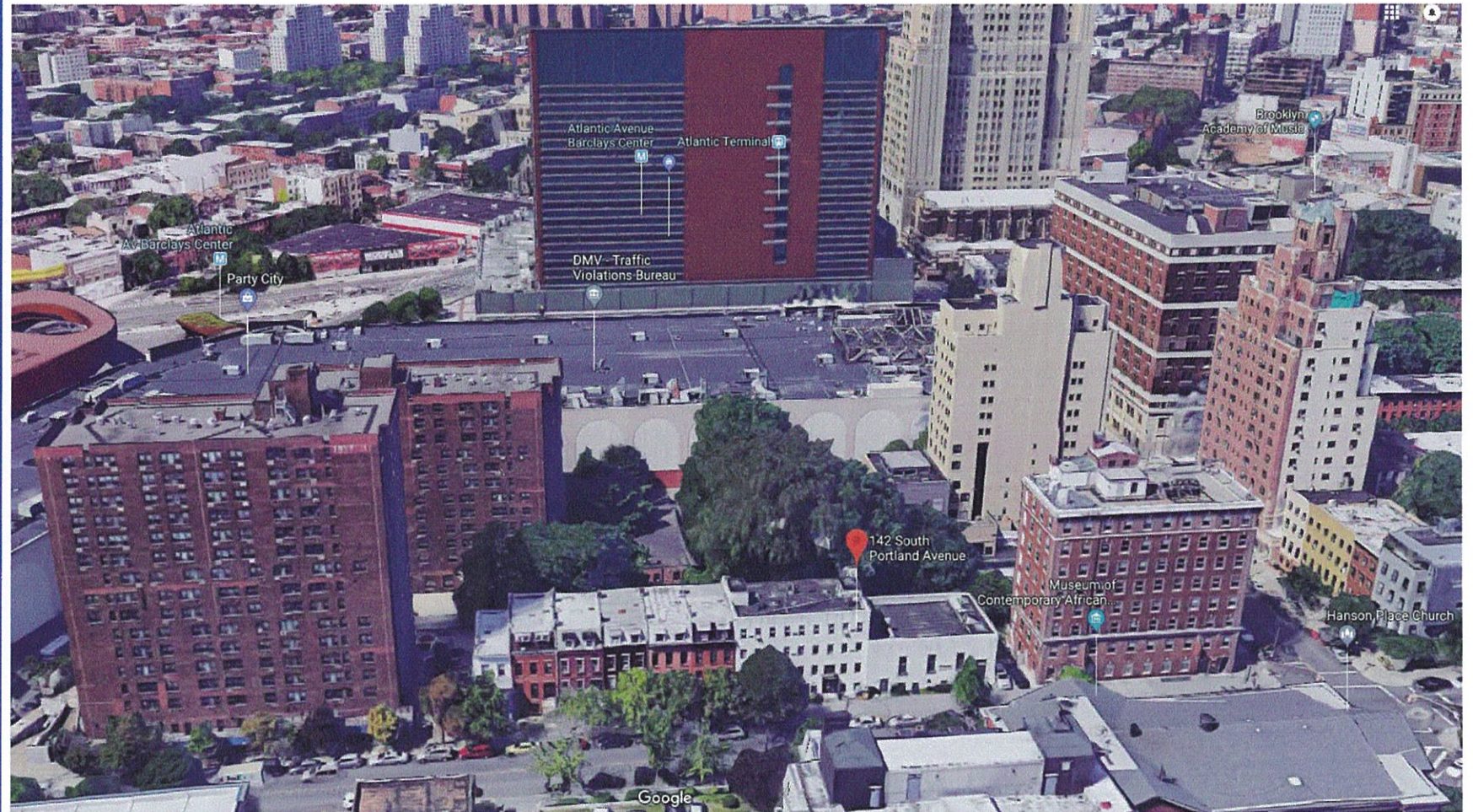
- 142-150 S. Portland Ave.
- 12,000 sf lot
- 120 ft. of frontage

Development Site



- 3-story 9,400 sf building
- owned by HPSDA Church
- used for social service & ministry programs

Existing Conditions

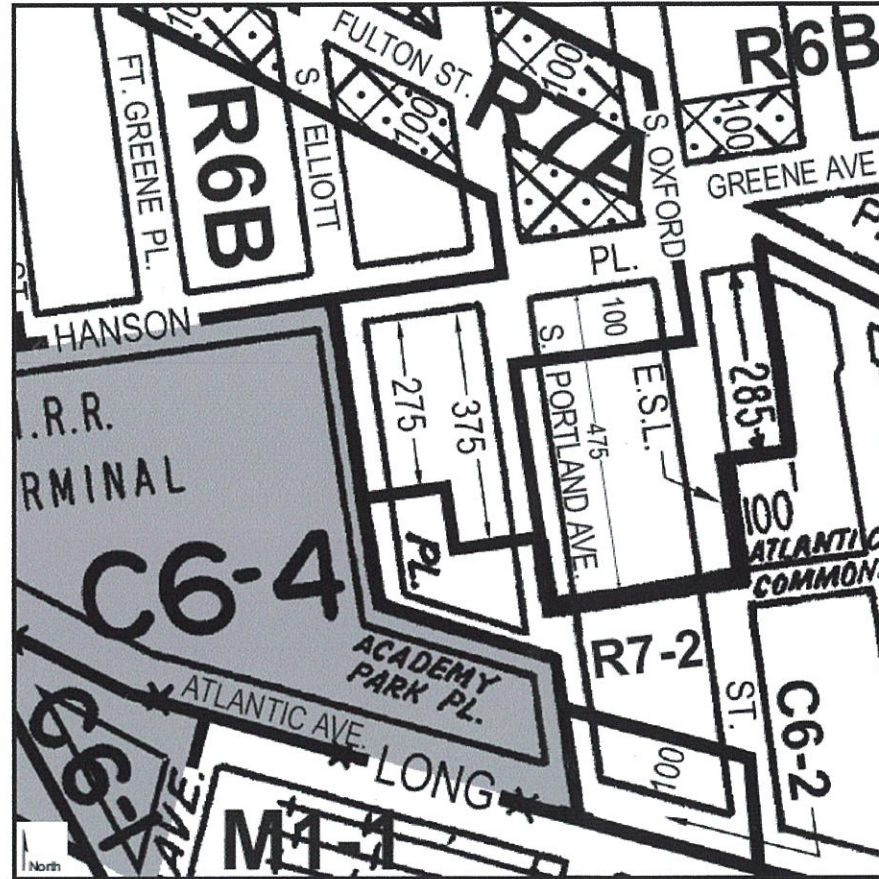


Proposed Actions

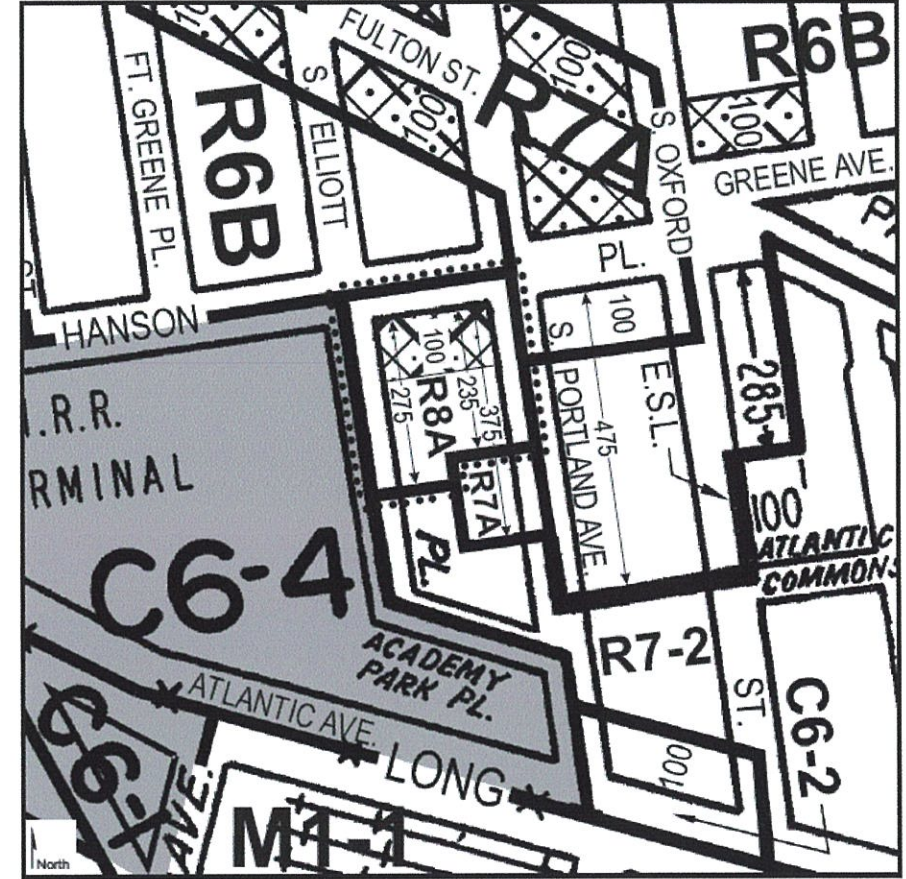
1. Change R7A to R8A district with a C2-4 commercial overlay along Hanson Place; and
2. Establish the rezoning area as a Mandatory Inclusionary Housing (“MIH”) Area.

Zoning Changes

Current Zoning



Proposed Zoning



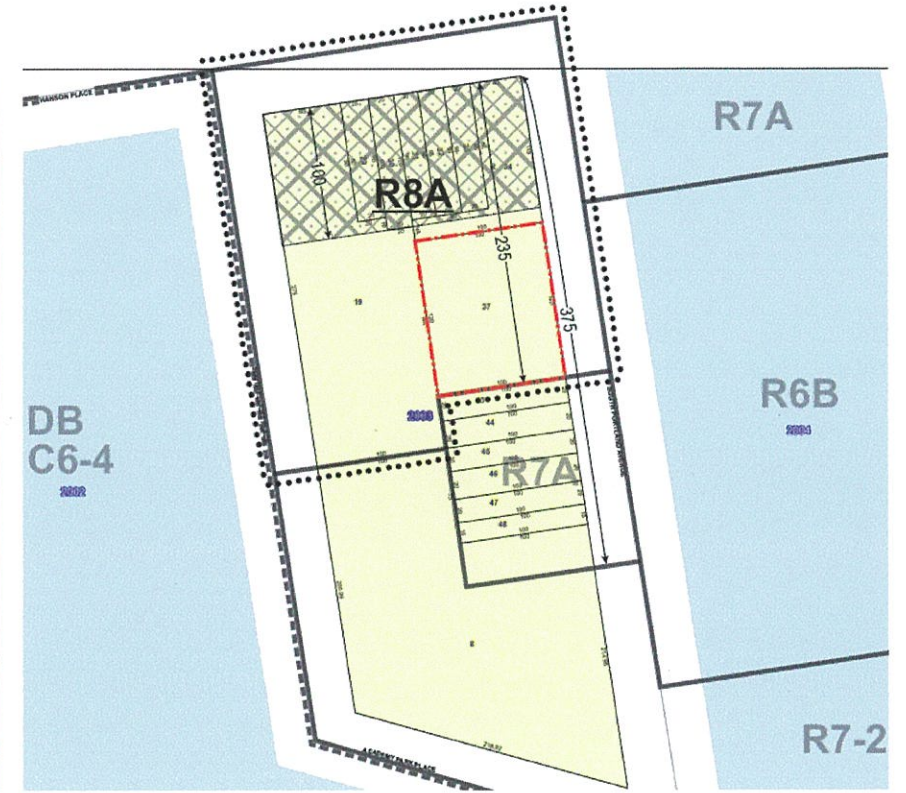
Change R7A to R8A district with C2-4 overlay on Hanson Place.

Zoning Changes

Current Zoning (on Tax Map)



Proposed Zoning (on Tax Map)

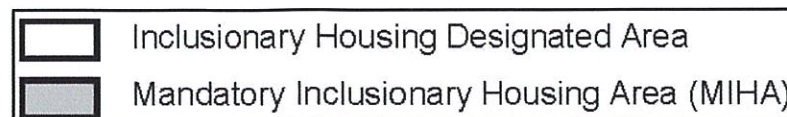


Change R7A to R8A district with C2-4 overlay on Hanson Place.

Inclusionary Housing



Establish Mandatory Inclusionary Housing ("MIH") Area



Affordability

HPD/HDC M2 Program

40%	Total Units	Perm Afford	Monthly Rent	Approx. Incomes
Studio	2	2	\$475	\$20-26,000
One Bedroom	4	4	\$605	\$27-30,000
Two Bedroom	2	2	\$736	\$31-38,000
Three Bedroom	2	2	\$843	\$39-47,000
Number of Units	10	10		
60%	Total Units	Perm Afford	Monthly Rent	Approx. Incomes
Studio	3	3	\$761	26-40,000
One Bedroom	6	6	\$963	\$38-46,000
Two Bedroom	4	4	\$1,166	\$40-57,000
Three Bedroom	2	2	\$1,339	\$46-66,000
Number of Units	15	15		
100%	Total Units	Perm Afford	Monthly Rent	Approx. Incomes
Studio	6		\$1,377	\$47-\$87,000
One Bedroom	12		\$1,733	\$59-\$99,000
Two Bedroom	7		\$2,089	\$72-124,000
Three Bedroom	5		\$2,406	\$82-144,000
Number of Units	30	0		
130%	Total Units	Perm Afford	Monthly Rent	Approx. Incomes
Studio	8		\$1,807	\$62-\$110,000
One Bedroom	19		\$2,270	\$78-\$126,000
Two Bedroom	11		\$2,733	\$94-\$157,000
Three Bedroom	6		\$3,150	\$108-\$183,000
Number of Units	44	0		



Avg	High
Market Rate Rents	
\$ 2,457	\$ 3,275
\$ 2,782	\$ 3,800
\$ 3,780	\$ 5,795
\$ 3,921	\$ 6,300

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\$ 2,457	\$ 3,275
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Avg	High
Market Rate Rents	
\$ 2,457	\$ 3,275
\$ 2,782	\$ 3,800
\$ 3,780	\$ 5,795
\$ 3,921	\$ 6,300

25 MIH units will be permanently affordable



Existing Building



Design Proposal

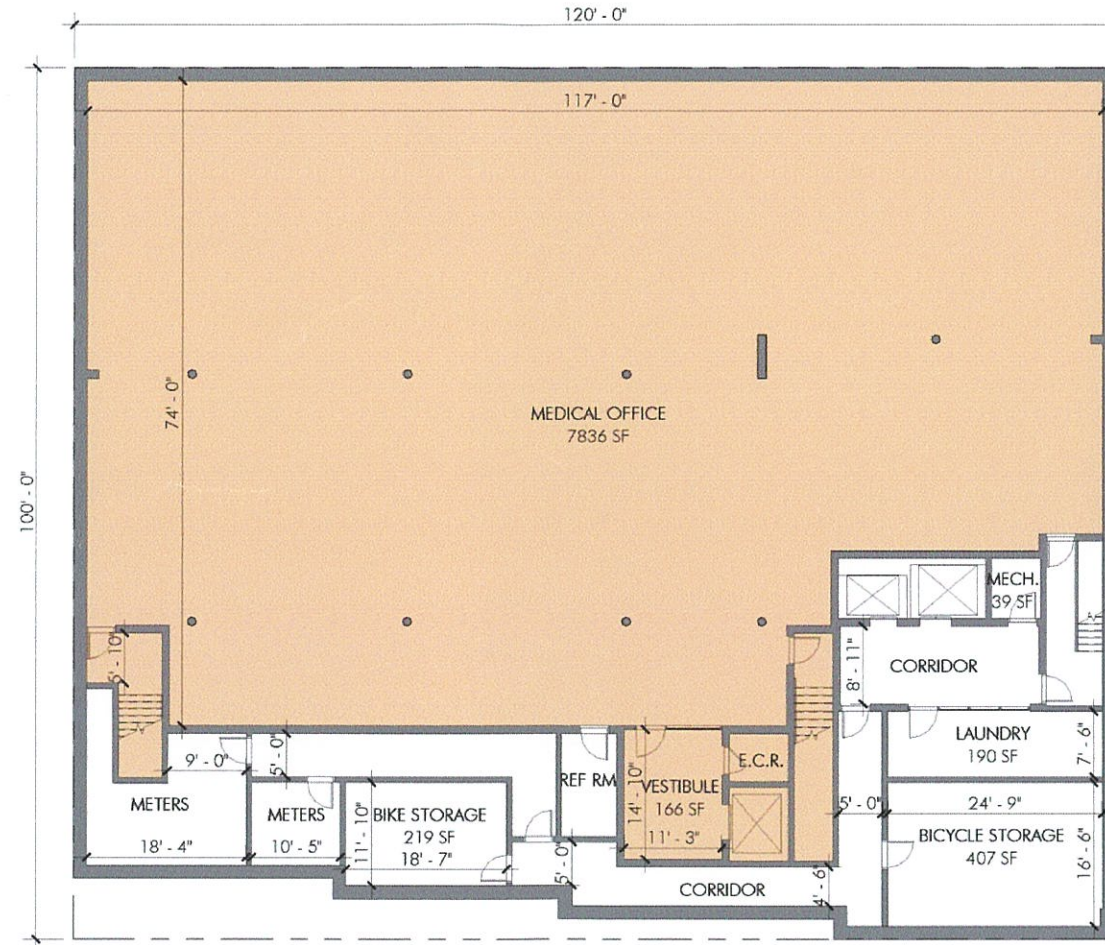


Façade Design



Schematic Design

Medical Office Space

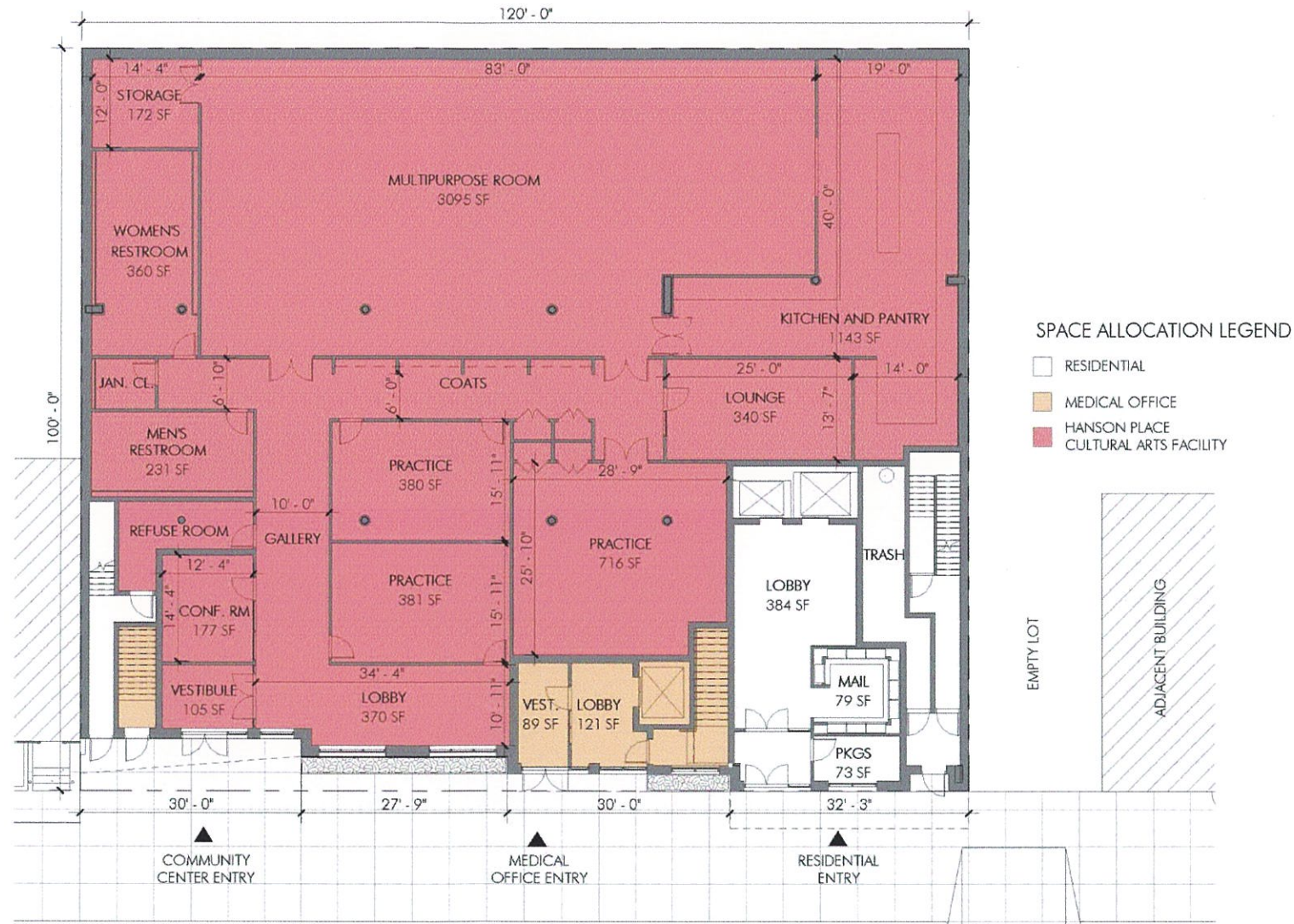


CELLAR PLAN

SPACE ALLOCATION LEGEND

- RESIDENTIAL
- MEDICAL OFFICE
- HANSON PLACE CULTURAL ARTS FACILITY

Schematic Design *Church Space*



GROUND FLOOR PLAN

Schematic Design

Common Green Roof Terrace



Schematic Design *Units*



APARTMENT TYPE LEGEND

- 0 BR
- 1 BR
- 2 BR
- 3 BR

TYPICAL FLOOR PLAN

Existing Conditions



1. View of the Site facing southwest from South Portland Avenue.



2. View of South Portland Avenue facing north (Site at left).



3. View of the sidewalk along the west side of South Portland Avenue facing north (Site at left).



Existing Conditions



7. View of the sidewalk along the west side of South Portland Avenue facing south (Site ahead, at right).



9. View of South Portland Avenue facing south from Hanson Place.



8. View of the east side of South Portland Avenue between Hanson Place and Academy Park Place facing southeast.



Existing Conditions



13. View of the sidewalk along the south side of Hanson Place facing west from South Portland Avenue.



14. View of the sidewalk along the south side of Hanson Place facing east from South Elliot Place.



15. View of the intersection of South Elliot Place and Hanson Place facing southeast.



Existing Conditions



19. View of the sidewalk along the east side of South Elliot Place facing south from Hanson Place.



20. View of the sidewalk along the east side of South Elliot Place between Hanson Place and Academy Park Place facing north.



21. View of the east side of South Elliot Place between Hanson Place and Academy Park Place facing northeast.



142-150 South Portland Affordability Mix & Household Income (Based off 2017 AMIs)

		Rent Tier: 40% AMI		
Apartment Size	Household Size	Monthly Rent	Minimum Income	Maximum Income
0 BR (Studio)	1 Person	\$ 475	\$ 16,286	\$ 26,720
1 BR	1 Person	\$ 605	\$ 20,743	\$ 26,720
1 BR	2 Persons	\$ 605	\$ 20,743	\$ 30,560
2 BR	2 Persons	\$ 736	\$ 25,234	\$ 30,560
2 BR	3 Persons	\$ 736	\$ 25,234	\$ 34,360
2 BR	4 Persons	\$ 736	\$ 25,234	\$ 38,160
3 BR	3 Persons	\$ 843	\$ 28,903	\$ 34,360
3 BR	4 Persons	\$ 843	\$ 28,903	\$ 38,160
3 BR	5 Persons	\$ 843	\$ 28,903	\$ 41,240
3 BR	6 Persons	\$ 843	\$ 28,903	\$ 44,280

		Rent Tier: 60% AMI		
Apartment Size	Household Size	Monthly Rent	Minimum Income	Maximum Income
0 BR (Studio)	1 Person	\$ 761	\$ 26,091	\$ 40,080
1 BR	1 Person	\$ 963	\$ 33,017	\$ 40,080
1 BR	2 Persons	\$ 963	\$ 33,017	\$ 45,840
2 BR	2 Persons	\$ 1,166	\$ 39,977	\$ 45,840
2 BR	3 Persons	\$ 1,166	\$ 39,977	\$ 51,540
2 BR	4 Persons	\$ 1,166	\$ 39,977	\$ 57,240
3 BR	3 Persons	\$ 1,339	\$ 45,909	\$ 51,540
3 BR	4 Persons	\$ 1,339	\$ 45,909	\$ 57,240
3 BR	5 Persons	\$ 1,339	\$ 45,909	\$ 61,860
3 BR	6 Persons	\$ 1,339	\$ 45,909	\$ 66,420

		Rent Tier: 100% AMI		
Apartment Size	Household Size	Monthly Rent	Minimum Income	Maximum Income
0 BR (Studio)	1 Person	\$ 1,377	\$ 47,211	\$ 86,840
1 BR	1 Person	\$ 1,733	\$ 59,417	\$ 86,840
1 BR	2 Persons	\$ 1,733	\$ 59,417	\$ 99,320
2 BR	2 Persons	\$ 2,089	\$ 71,623	\$ 99,320
2 BR	3 Persons	\$ 2,089	\$ 71,623	\$ 111,670
2 BR	4 Persons	\$ 2,089	\$ 71,623	\$ 124,020
3 BR	3 Persons	\$ 2,406	\$ 82,491	\$ 111,670
3 BR	4 Persons	\$ 2,406	\$ 82,491	\$ 124,020
3 BR	5 Persons	\$ 2,406	\$ 82,491	\$ 134,030
3 BR	6 Persons	\$ 2,406	\$ 82,491	\$ 143,910

		Rent Tier: 130% AMI		
Apartment Size	Household Size	Monthly Rent	Minimum Income	Maximum Income
0 BR (Studio)	1 Person	\$ 1,807	\$ 61,954	\$ 110,220
1 BR	1 Person	\$ 2,270	\$ 77,829	\$ 110,220
1 BR	2 Persons	\$ 2,270	\$ 77,829	\$ 126,060
2 BR	2 Persons	\$ 2,733	\$ 93,703	\$ 126,060
2 BR	3 Persons	\$ 2,733	\$ 93,703	\$ 141,735
2 BR	4 Persons	\$ 2,733	\$ 93,703	\$ 157,410
3 BR	3 Persons	\$ 3,150	\$ 108,000	\$ 141,735
3 BR	4 Persons	\$ 3,150	\$ 108,000	\$ 157,410
3 BR	5 Persons	\$ 3,150	\$ 108,000	\$ 170,115
3 BR	6 Persons	\$ 3,150	\$ 108,000	\$ 182,655

SCAPE / LANDSCAPE ARCHITECTURE DPC

277 BROADWAY 9TH FL NEW YORK

RED HOEK POINT

280 RICHARDS ST.

PRESENTATION TO CITY COUNCIL

MAY 30, 2018

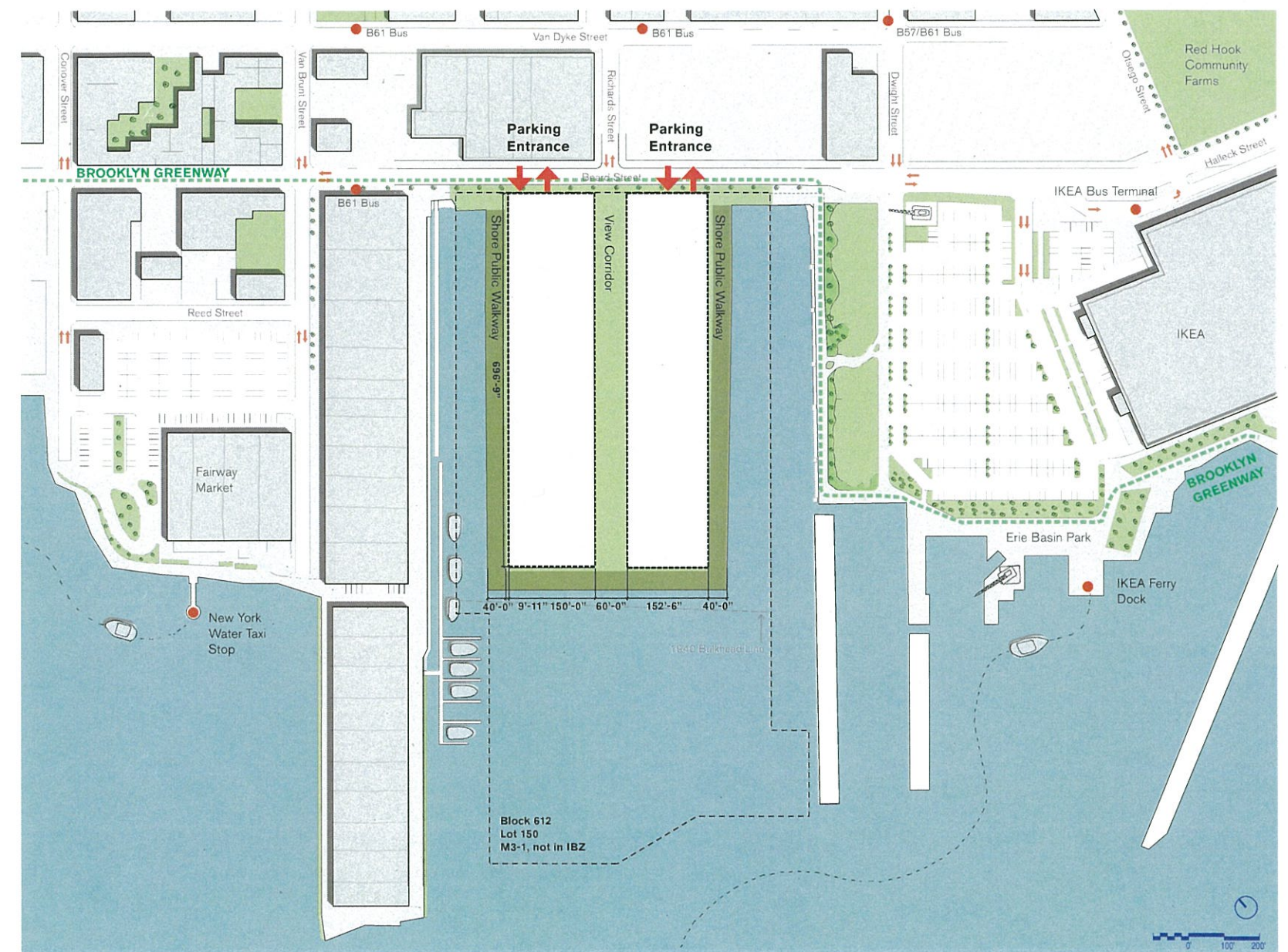
Zoning Information

280 Richards Street
Brooklyn, NY 11231

Block 612, Lot 150
M3-1 Zoning, not in IBZ

Max. Allowable FAR:
2 x Upland Lot Area
2 x 451,261 = 902,522 SF

280 Richards Street
Site Plan





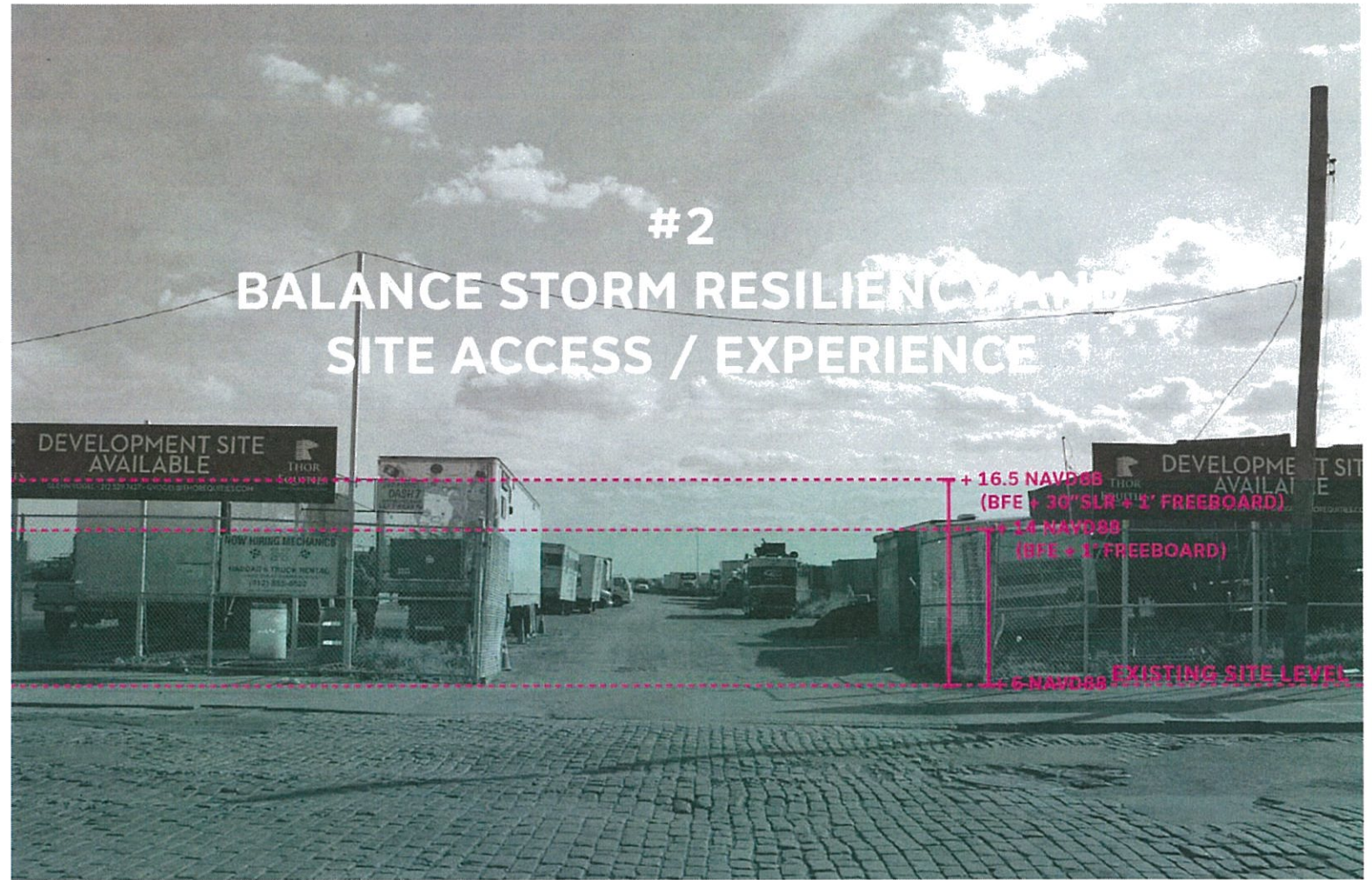
SITE DESIGN

VISUALHOUSE

#1
INTRODUCE DYNAMIC WATER
EXPERIENCES AND ECOSYSTEMS



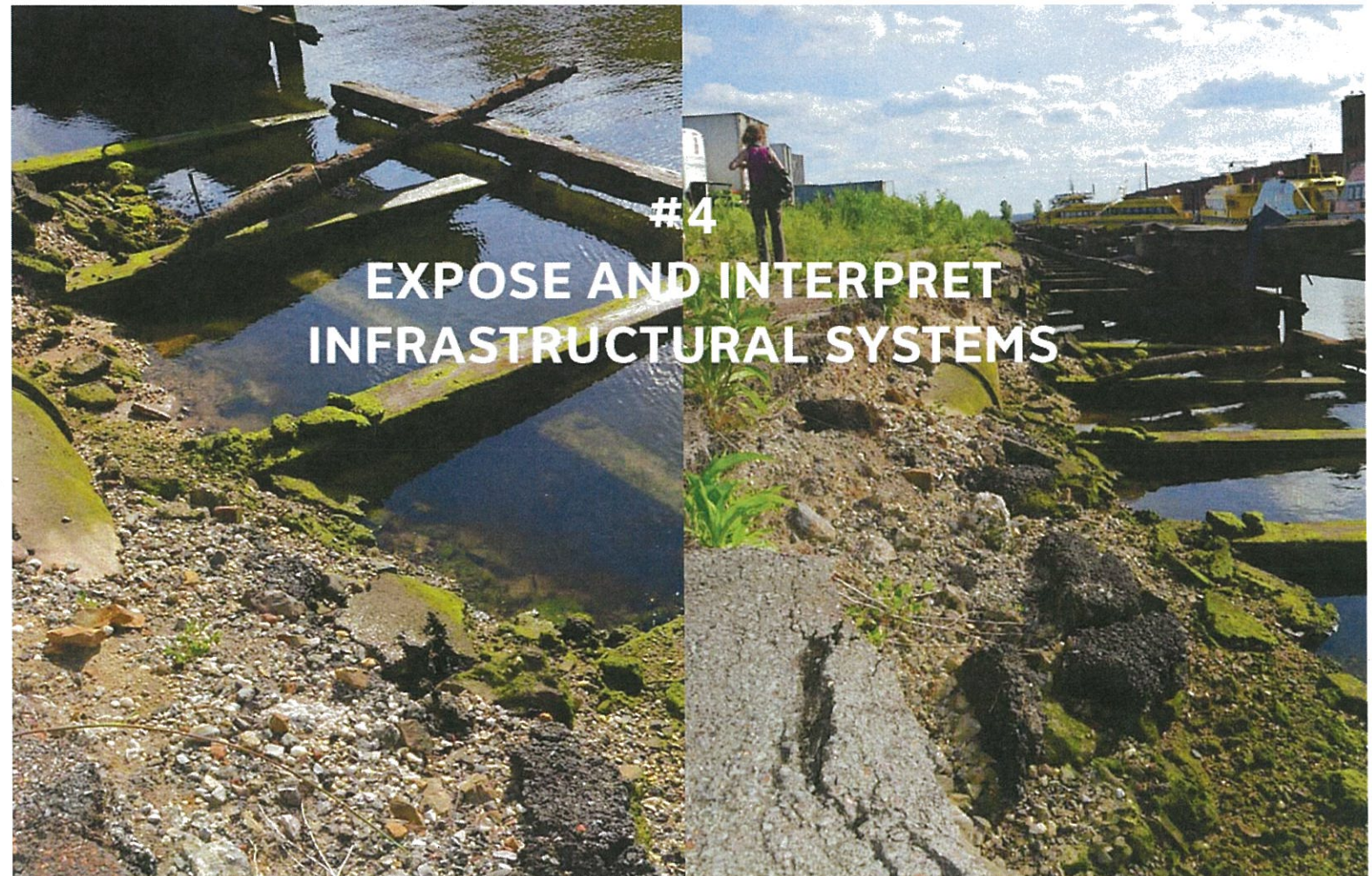
#2
BALANCE STORM RESILIENCY AND
SITE ACCESS / EXPERIENCE



#3
CELEBRATE SITE HISTORY THROUGH
MATERIALS AND TRACES



#4
EXPOSE AND INTERPRET
INFRASTRUCTURAL SYSTEMS



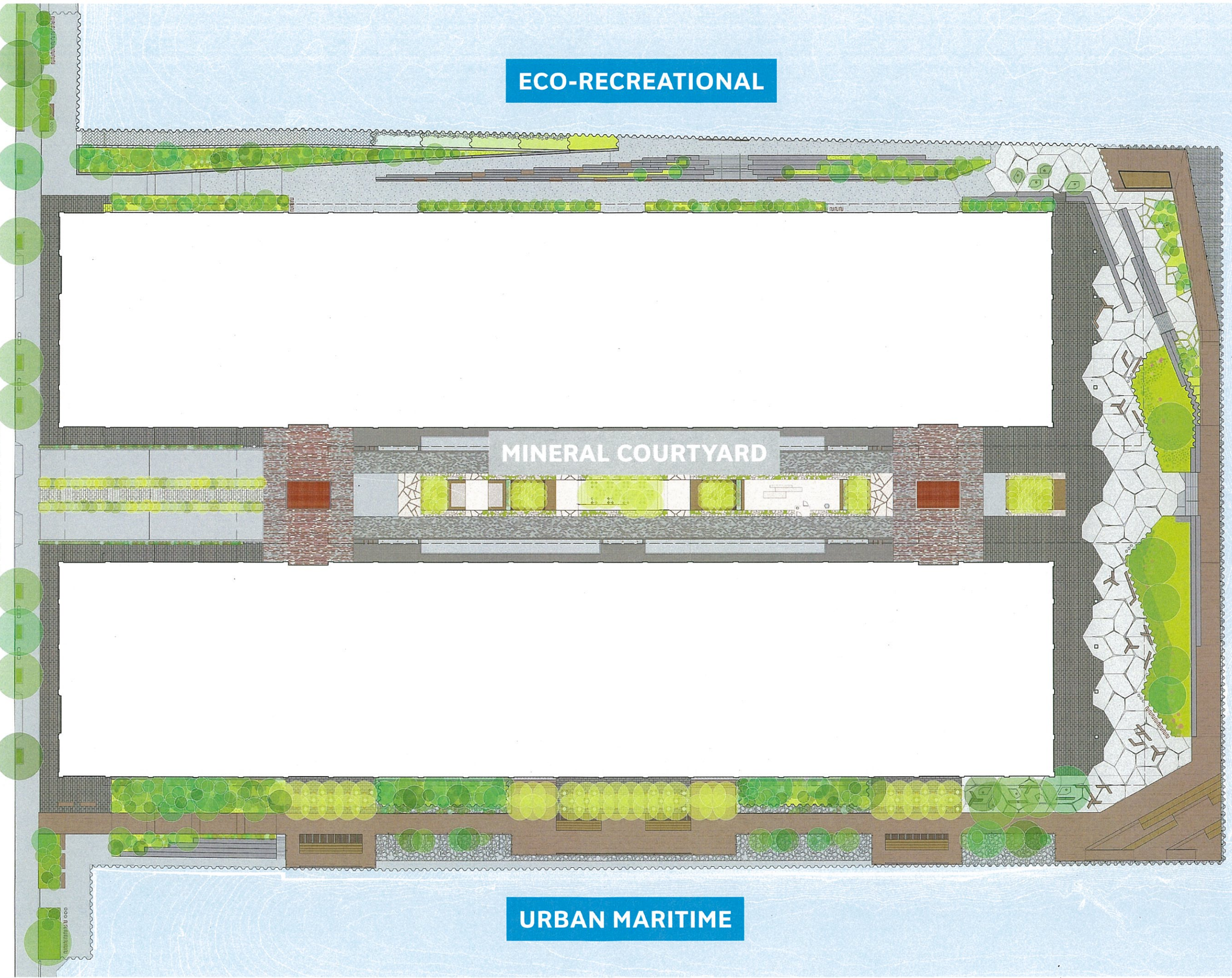
BEARD STREET

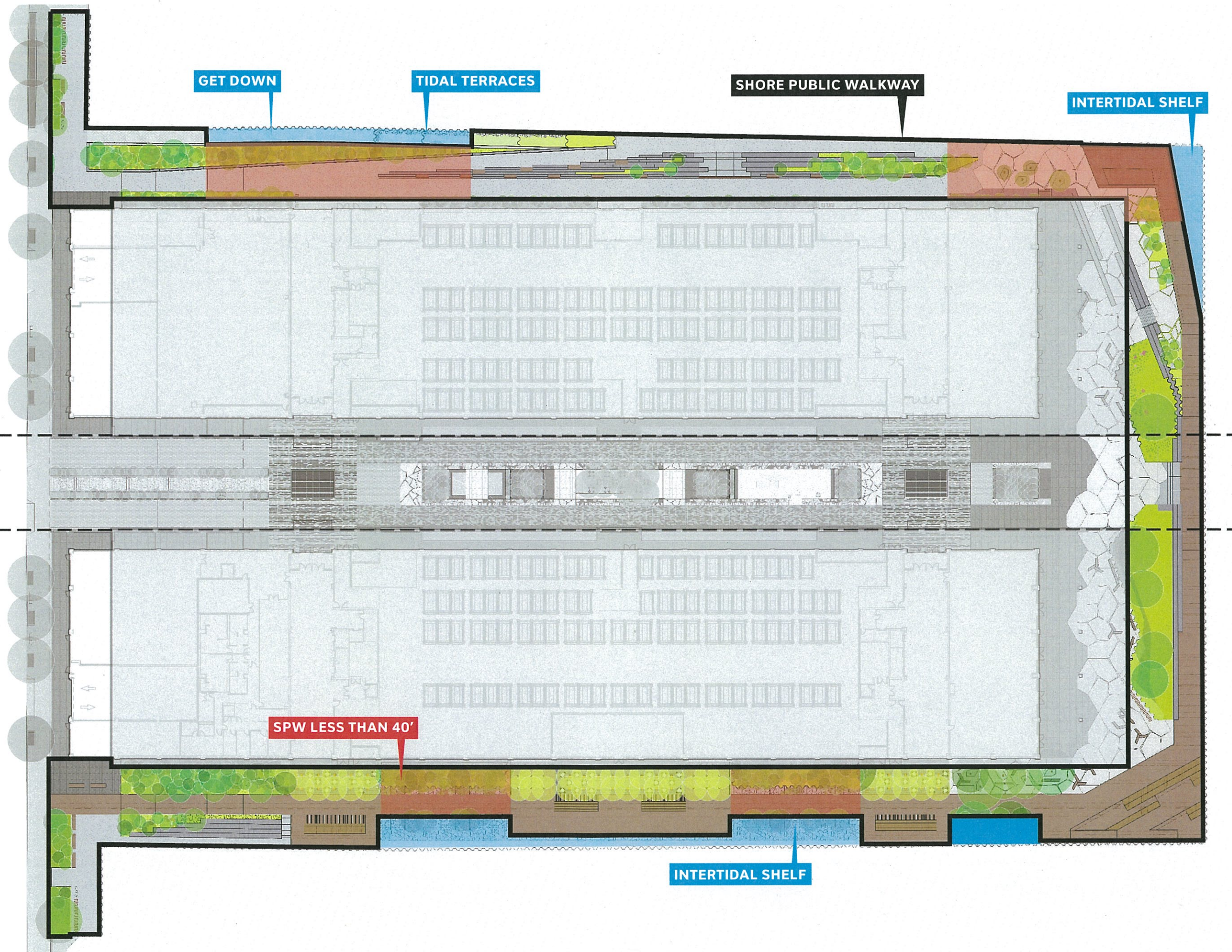
ECO-RECREATIONAL

MINERAL COURTYARD

URBAN MARITIME

BASIN PANORAMA





GET DOWN

TIDAL TERRACES

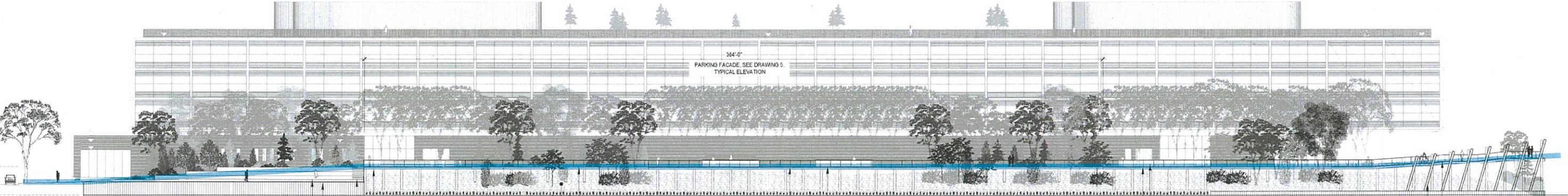
SHORE PUBLIC WALKWAY

INTERTIDAL SHELF

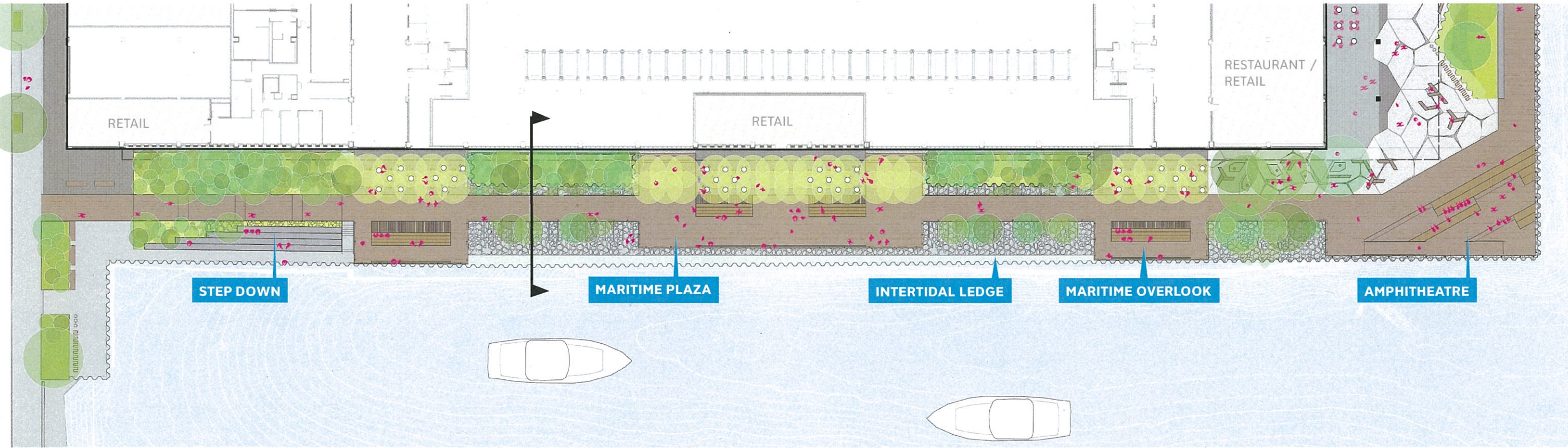
SPW LESS THAN 40'

INTERTIDAL SHELF

URBAN MARITIME



ELEVATION

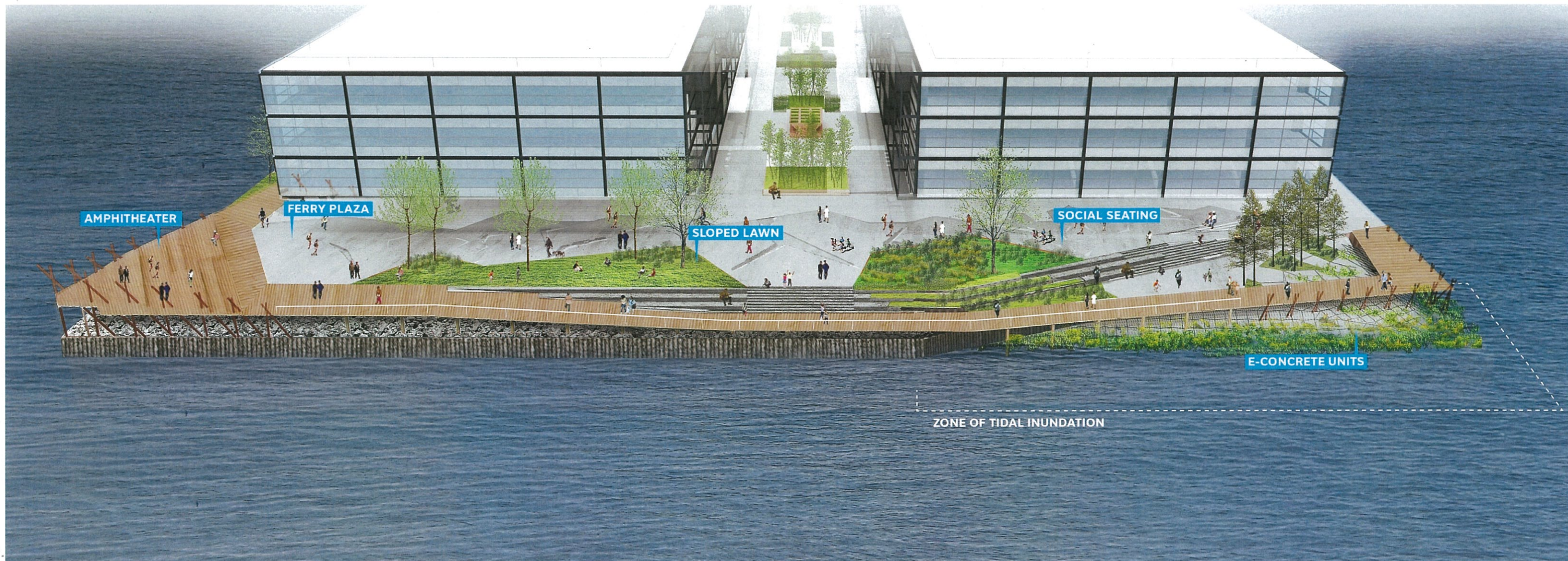


PLAN

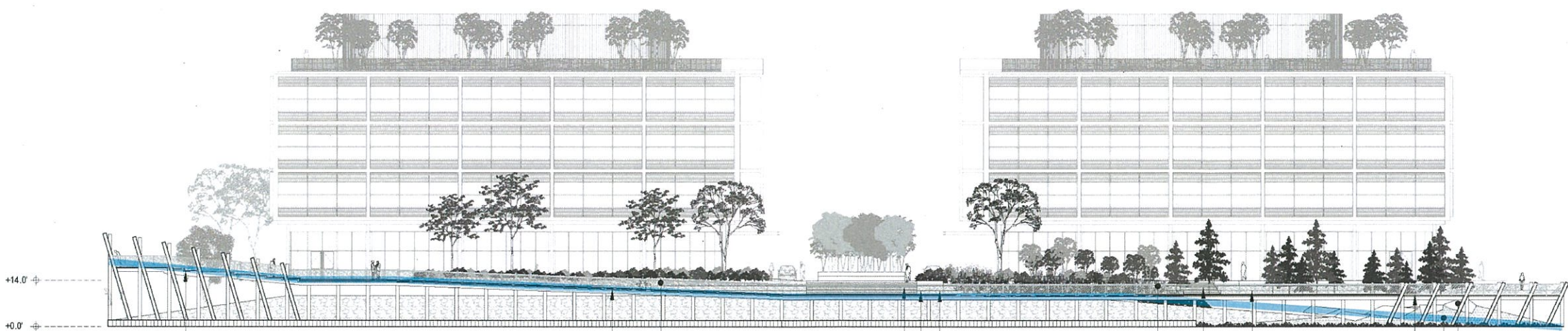


RED HOEK POINT
May 30, 2018

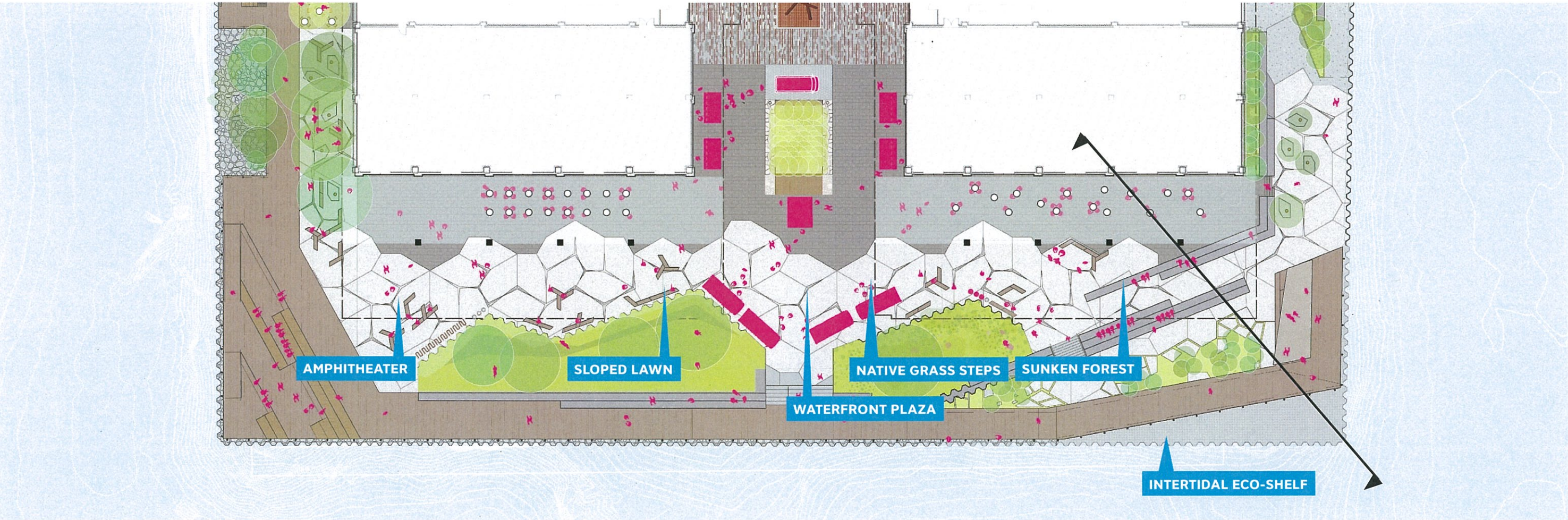
BASIN PANORAMA



BASIN PANORAMA



ELEVATION

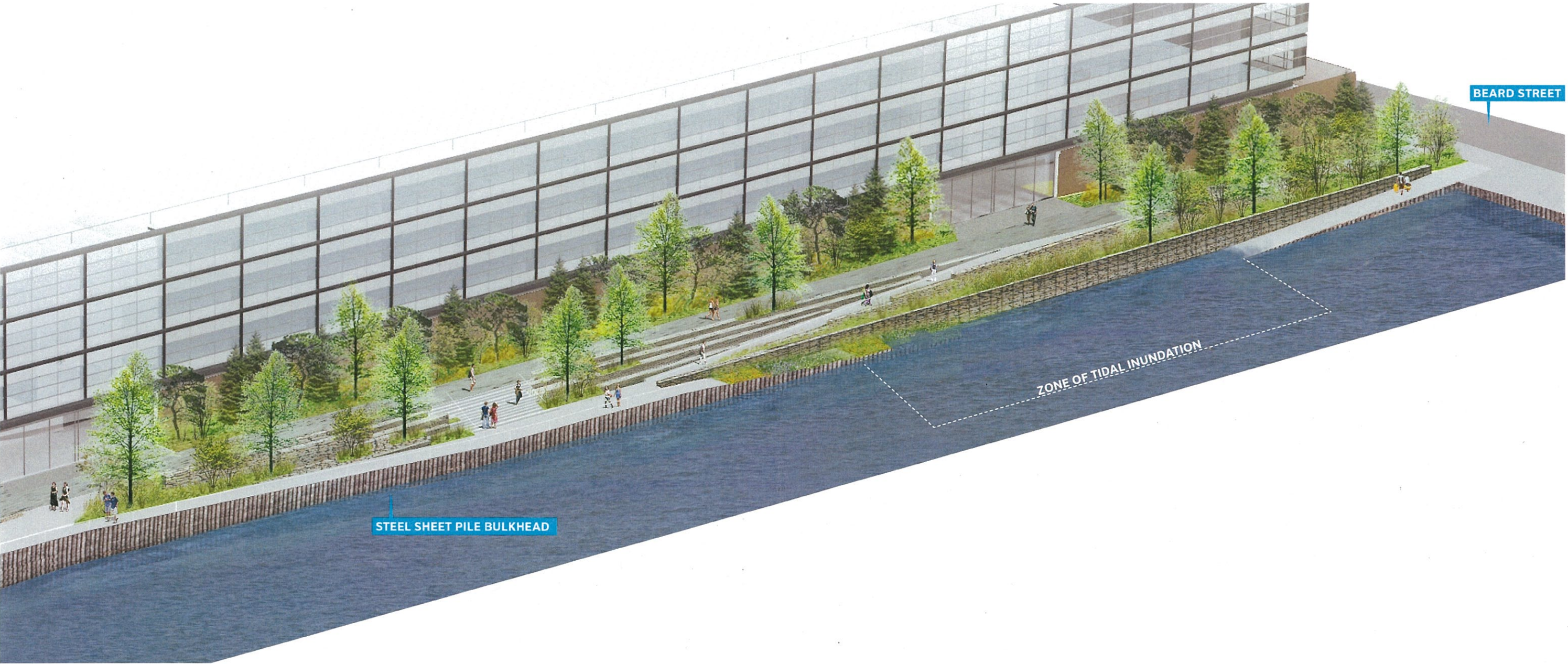


PLAN

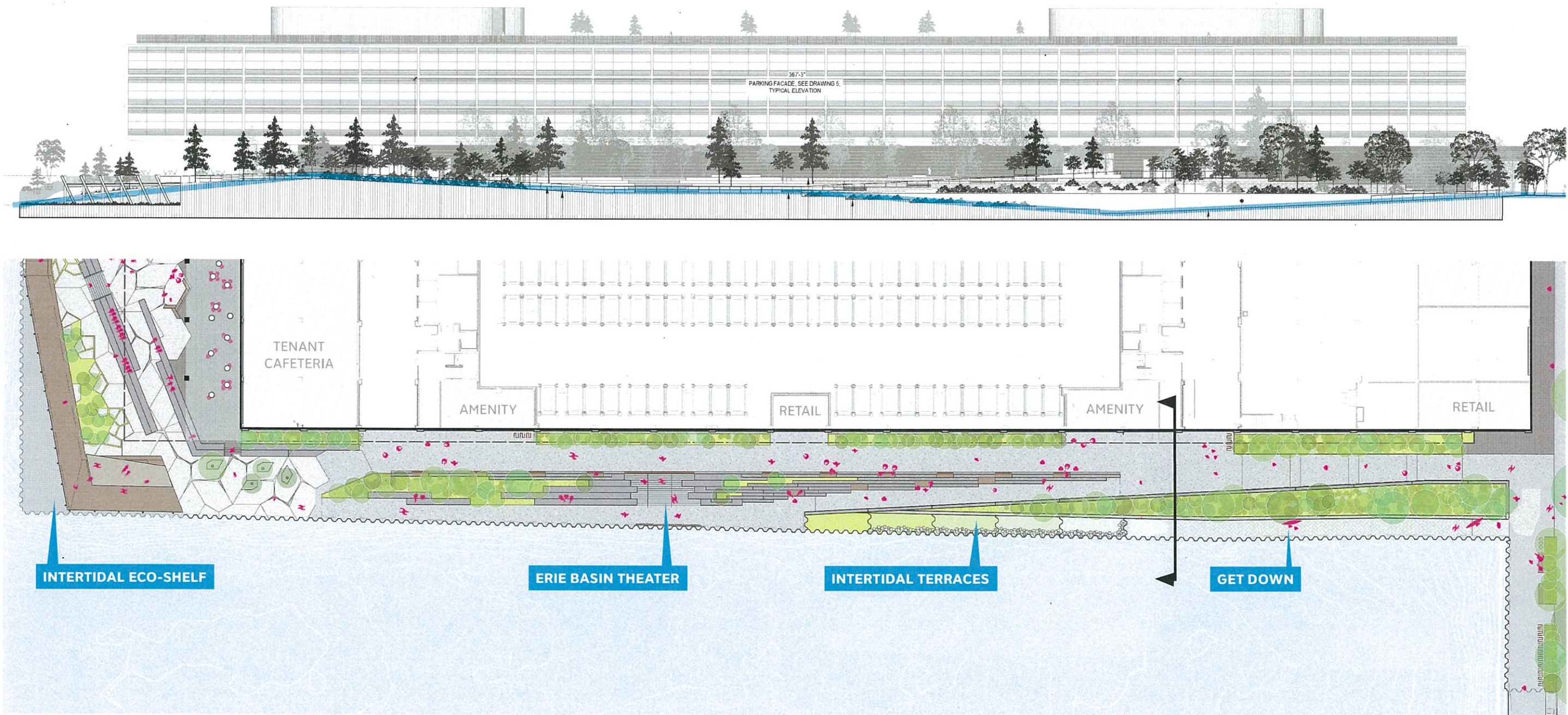




ECO-RECREATIONAL



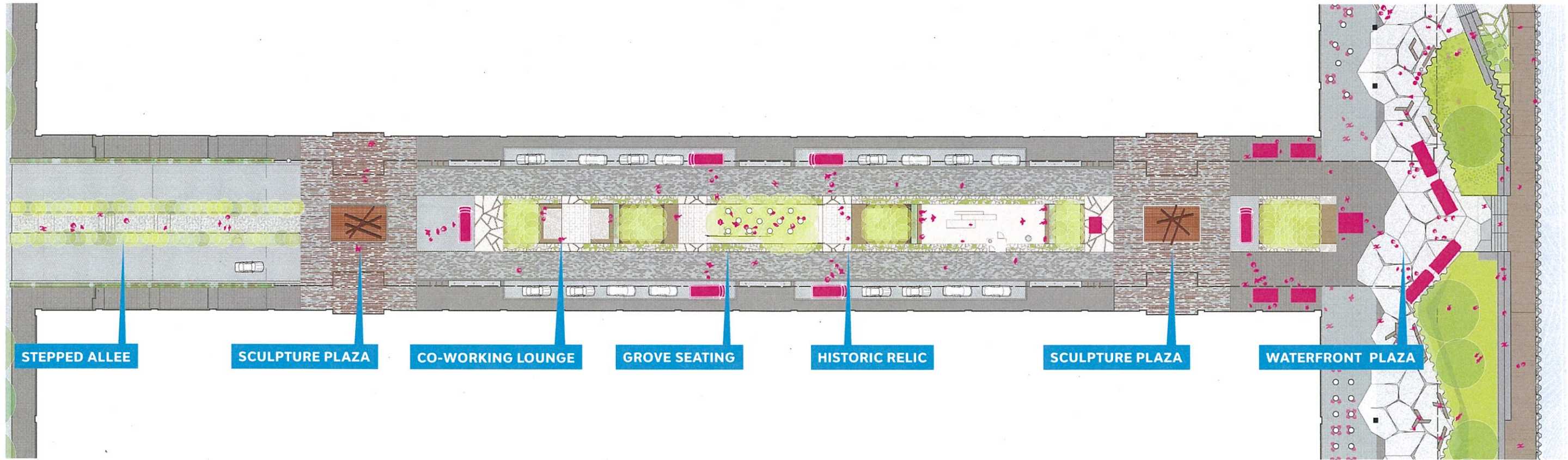
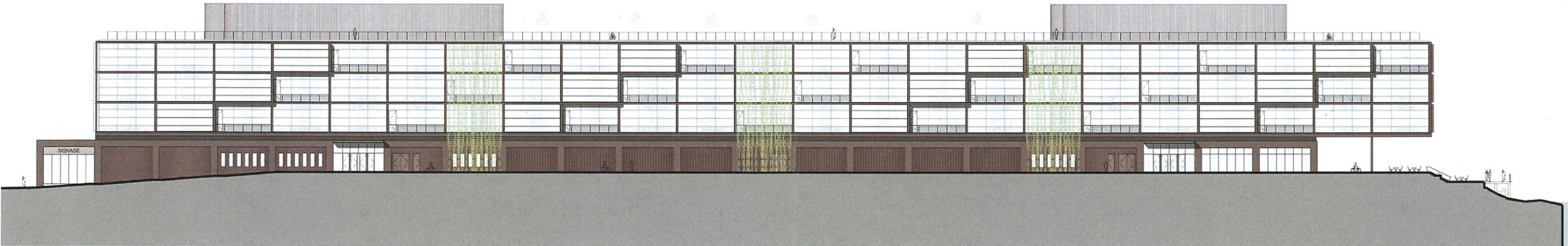
ECO-RECREATIONAL





RED HOEK POINT
May 30, 2018

MINERAL COURTYARD









May 29, 2018

City Council Zoning and Franchises Subcommittee
250 Broadway, 16th Floor committee room

Re: Sidewalk Café Application for Five Mile Stone

To Council Member Ben Kallos, Chair Francisco Moya, and Members of the Subcommittee on Zoning and Franchises:

My name is Tricia Shimamura and I serve as the Second Vice Chair of Manhattan Community Board 8. I regret that I am unable to join you in person due to a prior engagement, but thank you for the opportunity to comment on the application for a sidewalk café for Five Mile Stone.

I respectfully request that the Committee deny this application.

Over the past several years, our Community Board has received ongoing complaints about this establishment. Neighbors have repeatedly reported noise levels that make their homes uninhabitable – tenants are unable to conduct work and have conversations within their own homes and their children are unable to sleep due to the noise. In 2017, our Community Board received 30 signed letters from neighbors complaining of noise, garbage, and sidewalk congestion, despite the applicant's previous claims to have addressed concerns through measures such as dedicated security and the closing of doors and windows after certain hours. I myself walk by Five Mile Stone on a regular basis. On several occasions they have been playing music and generating noise that could be heard from at least a block away.

In April of 2018, when this application for a sidewalk café came before our Community Board, we again received testimony from neighbors who reported the same ongoing issues related to noise, smoke, and the fear of sidewalk congestion. Although the neighbors living at and near Five Mile Stone attended this meeting to express their concerns about this establishment, the applicant did not attend, and thus no further explanation to the Full Board about plans to address these issues could be provided.

In Community Board 8, we are fortunate to have a number of restaurants, bars, and other establishments that exemplify what a strong community partnership between businesses and residents can be, and how we can make a mixed use, residential and commercial neighborhood co-exist to the benefit of all. These outstanding businesses have demonstrated a commitment to working with their neighbors, promptly addressing concerns, and taking responsibility for their patrons' behavior. As both a resident living in the adjacent neighborhood and as a Community Board member, I have not seen the same commitment from Five Mile Stone. This establishment already has a large footprint, encompassing two floors with an outdoor terrace on the second floor. I don't believe that Five Mile Stone has successfully worked with the community to address the existing noise concerns, nor do I believe that the situation will improve with the addition of a sidewalk café.

For these reasons, I ask that you deny this application.

Thank you,
Tricia Shimamura

**Rita L. Popper
1751 Second Avenue
New York, NY 10128**

Date: May 29, 2018

To: Subcommittee on Zoning and Franchises

Chair Moya and committee members:

I am unable to attend the City Council Hearing re “The Five Mile Stone Bar & Restaurant” application hearing for a sidewalk cafe and would like this letter to be admitted as my disapproval.

We have many bars and restaurant on the Upper East Side. However, none are as noisy and inconsiderate at “Five Mile Stone.” This is a two-level establishment with extremely loud music emanating from both the street and 2nd floor levels. The music is so loud that the patrons have to shout to be heard.

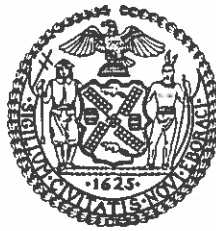
I fully understand exuberant patrons but no regard is given to the residents of the area and the management of “Five Mile Stone” contributes to the noise by providing the EXTREMELY loud music.

I support disapproving “Five Mile Stone’s” application for a sidewalk café. This will seriously impede pedestrian traffic at the crosswalk and will further extend the existing very loud noise out on to the street.

Sincerely,
Rita Popper

James G. Clynes
Chairman

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com - E-Mail
www.cb8m.com - Website

The City of New York Manhattan Community Board 8

February 10th, 2017

Heather L Bermingham, Deputy Director of Licensing
Licensing Department
Department of Consumer Affairs
42 Broadway
New York, New York 10004

RE: Coliemore Inc, dba Five Mile Stone, 1640 2nd Avenue (85th/86th) – Renewal application for an unenclosed sidewalk café with 12 tables and 26 chairs. DCA # 2009032-DCA. Due Date March 6th.

Dear Ms. Bermingham:

At the February 8th, 2017 Land Use Committee meeting of Manhattan Community Board 8, the following recommendation was adopted by a vote of 29 in favor, 5 opposed, 0 abstentions and 0 not voting for cause:

WHEREAS this is a renewal application for a sidewalk cafe; and

WHEREAS there are no changes to the application; and

WHEREAS several members of the public objected and approx. 30 signed letters from members of the public who could not be in attendance were also presented; and

WHEREAS the public concerns involved loud noise from the establishment; as well as questions about whether the footprint of the sidewalk café exceeded permitted size, as well as concerns about wait staff serving from the sidewalk and not using the designated service aisle; and

WHEREAS in response to such concerns the applicant offered to close the second floor balcony on the 85th Street side commencing at 8pm daily; and offered to close all doors and windows commencing at 9pm daily; and offered to clearly mark where the legal footprint of the sidewalk café; and offered to provide the owners phone number to the public and the community board to address any future concerns; and

WHEREAS the committee accepted those offers and shall be stipulations to this resolution; and

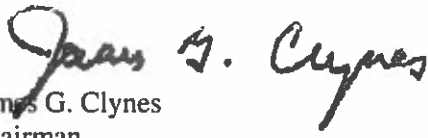
WHEREAS a committee member included one stipulation to the resolution, which was that for a period of three months the applicant limit the size of the sidewalk café to 12 tables and 26 chairs (only along 85th Street), as opposed to the 27 tables and 59 chairs which was approved in a recent modification; and


WHEREAS the applicant did not agree to the temporary reduction in tables in chairs aforementioned; therefore

BE IT RESOLVED that the application is **DISAPPROVED**, subject to the stipulations above.

Please advise this office of any action taken regarding this matter.

Sincerely,


James G. Clynes
Chairman


Abraham Salcedo
Co-Chairs, Street Life Committee

Cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District

Alida Camp
Chair

Will Brightbill
District Manager



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New York, N.Y. 10022
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(212) 758-4616 (Fax)
www.cb8m.com Website
info@cb8m.com - E-Mail

**The City of New York
Manhattan Community Board 8**

April 19, 2018

Heather L Bermingham, Deputy Director of Licensing
Licensing Department
Department of Consumer Affairs
42 Broadway
New York, New York 10004

RE: Coliemore Inc dba Five Mile Stone 1640 Second Avenue– New Sidewalk Café Application for an unenclosed sidewalk café with 15 tables and 32 chairs. DCA Due Date: April 20, 2018

Applications will only be approved based upon the applicants' agreement to the following stipulations:

1. **The applicant will abide by the bicycle guidelines and will ensure that any third party delivery provider that it contracts with shall abide by the bicycle guidelines.**
2. **The applicant will not use electric bikes or contract with third party delivery providers who utilize electric bikes.**
3. **The applicant will keep the front of the establishment clean.**
4. **The applicant will be denied if they participate in bar-crawls.**

At the Full Board meeting of Manhattan Community Board 8 held on April 18, 2018, the board **disapproved** the following resolution by a vote of 34 in favor, 4 opposed, 0 abstentions and 0 not voting for cause:

WHEREAS this is a new application for a sidewalk café; and,

WHEREAS there were several members of the public that objected to the application, both in person and via messages to the board office; and,

WHEREAS the members of the public present were concerned about noise that could potentially increase with the addition of the sidewalk café; and,

WHEREAS there have been previous issues with noise from a sidewalk café from this establishment; and,

WHEREAS the applicant provided a petition with many signatures in support of its application for a sidewalk café; and,

WHEREAS given the prior concerns about noise the applicant agreed to the following stipulations for its sidewalk café as follows: 1) The applicant agreed that it will ensure that all doors and windows of the establishment will be closed by 9pm daily (this includes the 2nd floor balcony doors and windows); 2) the applicant agreed to clearly mark the legal footprint of the sidewalk café; 3) the applicant agreed to have security present on weekends (Thurs-Sat) to limit potential noise from patrons that might congregate outside

the establishment and also to ensure any smoking is not in front of the establishment; 4) the applicant agreed that it will take in all the sidewalk café furniture (tables and chairs) and secure them inside the establishment every night; 5) the applicant agreed that under no circumstances would it store or allow any other furniture or obstruction to be stored outside the establishment or block the sidewalk; 6) the applicant agreed not to lower any furniture or other objects from the 2nd floor balcony to the street level; and 7) the applicant agreed to make the owners telephone number available to the community in the event of any future concerns; and,

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls;

WHEREAS notwithstanding the forgoing a majority of board members remained very concerned with the noise issues previously experienced, as well as by the complaints of community members that noise complaints continue to be an issue even though the establishment doesn't currently have a sidewalk café; therefore,

BE IT RESOLVED that the application is **DISAPPROVED**. Please advise this office of any action taken regarding this matter.

Sincerely,

 (WB)

Alida Camp
Chair

 (WB)

Abraham Salcedo
Chair, Street Life Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District





FIVE MILE STONE

FIVE MILE STONE

DRINK & FARE

Brunch!

Complimentary drink

We Deliver For You



FIVE MILE STONE
DINING & BAR
Brunch!
Complimentary drink
- mimosas
- bellinis
- bloody marys
- bottomless
- served until 2pm

STONE
FIVE MILE

Five Mile Stone

MasterCard
Visa
Discover





2 LEVELS 2 BARS

OYSTERS

LOBSTER

MARTINIS & COCKTAILS

CRAFT BEER

LOBSTER ROLLS

\$1 OYSTERS ALL DAY

LATE NIGHT BITES

EVENT SPACE

1640

FIVE MILE STONE

LATE MENU

WHISKEYS & BOURBONS

FOREIGN & DOMESTIC BEER

FOOD

PRIVATE ROOM

FIVE MILE STONE

BRUNCH

LUNCH & DINNER

BRUNCH

FIVE MILE STONE

DRINK & FARE

Summer Specials

New Menu Items

New Cocktails

lobster Mondays Return

Backyard Seating

Happy Hour Mon-Fri 11am-7pm

FIVE MILE STONE

LATE MENU

CRAFT BEERS

MARTINIS & COCKTAILS

FIVE MILE STONE

FIVE MILE STONE

LOBSTER LOVERS
\$29
STEAMED
OR
BROILED
1.5 LBS
Join us Mondays

FIVE MILE STONE
DRINK & FARE
Summer Specials
New Menu Items
New Cocktails
Lobster Mondays are back
Balcony Seating!



Date: May 30, 2018

RE: Public Comments submitted by Red Hook Residents regarding 280 Richards St.

L.U. NO. 83: 280 RICHARDS WATERFRONT AUTHORIZATION

APPLICATION NO.: 20180157 ZAK

From: Renae Widdison, Office of Council Member Carlos Menchaca

Allison Reeves

Many other people in the community have made cogent and persuasive arguments against the Thor site for environmental reasons, and I support them entirely. I'd like to comment on the administrative/political process of applying for variances.

Currently the regulatory process at ULURP and other agencies does not have any accountability built into the approval process. Developers are essentially given the benefit of the doubt that they will uphold their promises and follow the rules and regulations. Once approvals are given, then it essentially becomes the community's responsibility to function as watch dog to make sure the developer is doing things as per their approvals. Community members can call 311 to make complaints, but there is no guarantee that the violations will be properly noted or rectified, and when multiple agencies are involved there is no coordinated effort to address the problems holistically. ULURP approvals, especially for developers like Sitt with a long track record of warehousing land, getting variances or zoning changes then flipping the site, should be made conditional until the infrastructure and land work is done BEFORE approving any variances for the building or project itself.

Without accountability, there is no incentive to comply.

Best Regards,

Allison Reeves

14 Verona St., #3A

Brooklyn, NY 11231

Andrea Sanson, Red Hook Resident

May 24, 2018

To: City Council Subcommittee on Zoning and Franchises

250 Broadway, Floor 16

From: Andrea Sansom

206 Richards Street

Brooklyn, NY 11231

My name is Andrea Sansom, and I live on Richards Street in Red Hook. In addition to my own concerns, I'm writing on behalf of many neighbors who are impacted by the conditions at the Thor Equities site at 280 Richards Street.

These residents live on Beard, Van Dyke, Coffey, Dikeman, Dwight, Pioneer, Wolcott and Richards Streets and these are only those who've been in touch with me -- I'm sure there are many others distressed by the conditions at the Thor Equities site.

Here are a few of their statements:

Teresa and Greg Wakabayashi, Richards Street:

"We have noticed a fine layer of dirt all over our terrace, especially on the fabric of the furniture. There is no doubt that it started happening after the large mounds of uncovered dirt were piled on the site at the end of Richards Street. Since we have a child, we are especially concerned with contents of the dredged material given that it's location is the mouth of the Gowanus Canal, a superfund site. Also, my asthma has been worse since the exposed mounds appeared. We hope that the developer is required to cover or remove the mounds as soon as possible."

Melissa Cicetti, Beard Street regarding Beard Street Flooding and street condition:

"Basically where Richards Street dead ends into Beard Street has been a lake for the past 3-4 months. I think that your team should take a walk there and see yourselves how the road bed is suffering, how large amounts of silt and debris are being deposited, and how Beard Street between Richards and Dwight is making the old Willets Point look like Central Park South...

Once they put in the new bulkhead (but never finished it -- final fill and grading not complete -- , both the area in front of the entrance and spots on the site fill with water.

This is an absolute disgrace and a ecological disaster if you ask me."

Mary and Mike Howard, Van Dyke Street:

" Please know that we do not enjoy the possible health and air issues along with blowing dirt and debris from the giant dump of dirt that Thor has left sitting on Beard street for many, many months.

It is obvious to us that they had no intention of building a marina/shops development. But did they have to leave a giant pile of dirt and who knows what else a block from our house?

We stand with our neighbors in demanding that this be resolved, how can this be legal?"

...

I've been sent many photographs of both the dirt mounds and Beard Street flooding.

There are manifold concerns regarding this development site: community engagement and local employment, maritime integration, disruption of fish habitat, lingering eye-sore, irresponsible stewardship of a prominent waterfront location and local streets -- the intersection of Beard and Richards Streets is often impassable, rubble everywhere, destroyed street trees) but what urgently impacts the entire community now is the prolonged status of two outstanding environmental matters: the towering and un-contained mounds of dredged material -- particulates blown into the community by the prevailing winds -- and the serious flooding of Beard Street that **did not** exist prior to Thor Equities site work. Beard Street is a commercial truck route; as large commercial vehicles seek to avoid the now worsening street condition and pot-holes, they use residential streets. Additionally, as the City plans to eventually utilize this stretch of Beard Street as part of an Integrated Flood Protection System, it will probably be some time before the City addresses the condition of the street. In the meantime, as Beard Street continues to be undermined by Thor Equities and the new flooding conditions continue, the street condition can only worsen, having cascading consequences.

From this perspective, then, these two matters have to be addressed immediately before any approvals are granted.

The site has been abandoned in this state for a prolonged period of time. Please understand that this is no way to enter a community, to subject it to lingering harm, dust, flooding, vehicular and pedestrian disruption, and street damage.

Please insist on the remedy of these two environmental matters before approving any waterfront access plan modifications.

Thank you.

Andrea Sansom

Elinor Spielberg

Elinor Spielberg
178 Coffey Street
Red Hook, Brooklyn NY 11231

Red Hook should not sell its maritime birthright for a public toilet. The problem with the proposal is that it won't generate any true maritime activities or anything that interacts with the waters of Erie Basin. The current building site, as many know, has been, and remains, an eyesore, a lung-sore and an eco-sore, with piles of toxic dirt blowing around, flooding, and the creation of

still pools of water, which are the perfect breeding ground for mosquitoes. I would like to revisit proposals that include maritime uses. We need to enhance this fabulous and precious resource of Erie Basin to enrich people's lives and activities, not the pockets of those who would create just another exclusive building with an expensive waterfront view.

Mark Natale

I've read material [is] not toxic or a health issue but perhaps a dirt/soul re-testing is warranted and dust effects as well. Wondering the [if the] site [is] "still" perhaps among one of the most blighted areas in N. America. Of all of the Richards st development plans over years and decades it was my feeling that this one made the least sense of all despite good efforts and intentions by all parties involved. My best hope for that site would be a Winter Olympics training facility an athletic complex, which of course open to schools, neighborhood etc "

Robert Berrios

My concern is the damage to Cobble Stones, Traffic, Bus Routes.

BENJAMIN J. KALLOS
COUNCIL MEMBER, 5TH DISTRICT

244 East 93rd Street
New York, NY 10128
(212) 860-1950 Voice
(212) 980-1828 Fax
www.BenKallos.com

BKallos@BenKallos.com



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June 1, 2018

**Statement before the Subcommittee on Zoning and Franchises
Regarding a Sidewalk Café Application for Five Mile Stone
1640 2nd Ave**

Good Morning Chair Moya and Members of the Subcommittee,

The Upper East Side is fortunate to have many restaurants and bars that serve our residents and visitors. But as the densest residential census tract in the country, noise and congestion are major problems and I hear from residents every day complaining about construction, traffic, and nighttime noise from bars, obstructed sidewalks, and general quality of life. I have worked with many businesses and residents in my district to mitigate problems such as these but unfortunately, the sidewalk café for Five Mile Stone that is before this subcommittee today is one where a resolution could not be reached, despite many conversations my office had with residents and with Five Mile Stone.

Prior to 2017, Five Mile Stone had been granted a sidewalk café that, because of ongoing construction of the Second Avenue Subway, was limited to 85th Street. As subway construction ended and Five Mile Stone sought to expand the café to 2nd Avenue, residents approached my office with concerns regarding evening and nighttime noise and complaints that Five Mile Stone had violated the conditions of its sidewalk café by having servers serve tables from outside the designated café space rather than from the wait aisle and for allowing tables and chairs to spill onto the sidewalk beyond the dimensions approved by the Department of Consumer Affairs.

On February 10, 2017, Community Board 8 in Manhattan (CB8) disapproved a sidewalk café application for Five Mile by a vote of 29-5. In its resolution of disapproval, CB8 cited 30 signed letters from community members complaining of noise, garbage, sidewalk congestion, and the footprint of the café exceeding its permitted size. Five Mile Stone subsequently withdrew the application.

On April 19, 2018, the café was disapproved again, this time by a vote of 34-4.

Beginning on July 15, 2016, my office has been in contact with Five Mile Stone regarding this sidewalk café via email, phone, letter, and several in-person meetings. Unfortunately, an agreement could not be mediated as community members and members of CB8 felt that Five



BENJAMIN J. KALLOS
NEW YORK CITY COUNCIL MEMBER
DISTRICT 5, MANHATTAN

Mile Stone had not acted in good faith when it had an approved sidewalk café and had not taken enough steps to regulate noise.

Since June 2015 Five Mile Stone has been the subject of five consumer complaints, received two warning letters from the Department of Health and Mental Health, and two Department of Sanitation complaints, resulting in the issuance of a violation for obstructing the sidewalk.

Most troubling, neighbors of the bar, and I personally, witnessed Five Mile Stone operating a sidewalk café without a license as recently as May 30, 2018. On this occasion I observed two chairs outside the bar and a server exiting the bar to serve patrons while they were clearly seated on the sidewalk. On May 28, 2018 a resident observed three chairs on the sidewalk where patrons of the bar were allowed to sit and be served. Enclosed are three photographs taken on each day corroborating the above.

Based on this I am requesting this committee respect the wishes of CB8 and vote to disapprove this sidewalk cafe application. For my part, I'll continue to have conversations with residents and Five Mile Stone and hopefully we'll be able to reach a solution that is acceptable to both parties.

Regards,
Ben Kallos
Council Member, District 5

STATE OF NEW YORK
EXECUTIVE DEPARTMENT
DIVISION OF ALCOHOLIC BEVERAGE CONTROL
ENFORCEMENT BUREAU

80 South Swan Street, Suite 900
Albany, NY 12210-8002

317 Lenox Avenue
New York, NY 10027

535 Washington Street, Suite 303
Buffalo, NY 14203

In Replying Refer To: Case #: 125963

Letter of Advice

04/26/2018

COLIEMORE INC
FIVE MILE STONE
1640 2ND AVE
NEW YORK, NY 10028

Re: 1274798, NEW YORK OP

Dear Licensee,

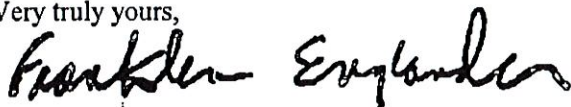
This agency is in receipt of a complaint dated 4/25/18 indicating that you may have violated the following section(s) of the Alcoholic Beverage Control Law or Rules and Regulations of the State Liquor Authority:

SLA Rule 53.1 (q) Noise (loud music) - Please see attached.

This letter of advice is being issued to you as a warning that you must exercise a high degree of care and supervision to prevent any violations of the Alcoholic Beverage Control Law and the Rules and Regulations of the State Liquor Authority.

If the Authority believes any such violations have occurred disciplinary action may be taken against your license.

Very truly yours,



Franklin Englander
Supervising Investigator
New York State Liquor Authority

mm

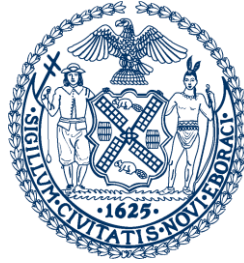
State Liquor Authority Rule

53.1 (q) When any noise, disturbance, misconduct, disorder, act or activity occurs in the licensed premises, or in the area in front of or adjacent to the licensed premises, or in any parking lot provided by the licensee for use by licensee's patrons, which, in the judgment of the authority, adversely affects or tends to affect the protection, health, welfare, safety or repose of the inhabitants of the area in which the licensed premises are located, or results in the licensed premises becoming a focal point for police attention or is offensive to public decency.

BENJAMIN J. KALLOS
COUNCIL MEMBER, 5TH DISTRICT

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July 15, 2016

Declan Rainsford
Rory Dolan
Coliemore, Inc. d/b/a Five Mile Stone
1640 Second Avenue
New York, NY 10028

Dear Mr. Rainsford,

Several of my constituents have contacted my office with concerns regarding your establishment, Five Mile Stone, located at 1640 Second Avenue.

Constituents have complained about excessive noise levels coming from the balcony area after 10 pm, which is in violation of the agreed upon terms reached with Community Board 8 during the approval of the outdoor activities. In addition to the noise from the balcony, the patrons have been observed dropping cigarette butts off the balcony. The current environment has invited unwelcoming behavior from your patrons and has caused a severe degradation of the quality of life of the nearby residents.

Another concern raised by my constituents is the usage of the sidewalk space by your sidewalk café. While you do have a permit to operate it, it seems that the current setup has left little room for pedestrians and your establishment was issued two violations: 6 R.C.N.Y. §1-03(b) – Sidewalk café failed to conspicuously post combined license/complaint/maximum table sign; 6 R.C.N.Y. §2-55(A) – Sidewalk café's base wall/railing/fence is not removable or is self-supporting.

Please look into this issue and let me know your timeline and plan to resolve it. Please also provide any additional information that may help address my constituent's concerns. Thank you for your attention to this matter. I look forward to working with you to resolve this issue for the residents in the area.

Sincerely,

Ben Kallos
Council Member

TT:ml

PortSide NewYork testimony to City Council Subcommittee on Zoning and Franchises

May 30, 2018

Re: Hearing, May 30, 2018, 280 Richards Street, former sugar refinery, owned by Thor Equities

Via email to Renae Widdison, Director of Land Use and Planning
Office of Council Member Carlos Menchaca

Dear Subcommittee members:

Thank you for this opportunity to comment on a poor idea from a bad actor.

PortSide NewYork is an award-winning, maritime non-profit located in Red Hook, Brooklyn founded in 2005.

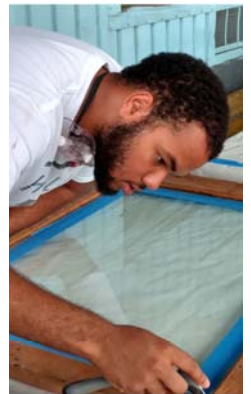
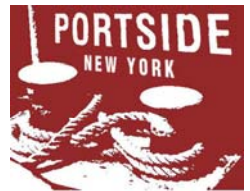
We find no cause to support any aspect of this proposal. 1) The “waterfront access plan” with no access to the water is disappointing. 2) The history of Thor Equities on this site is appalling.

Regarding 1) the proposed plan does NOT fulfill the values in the City’s own comprehensive waterfront access plan Vision 2020. It is not water-dependant in any way. It does not activate the waterways. The proposed design is a high-end version of the “esplanadia” that Vision 2020 sought to replace. Esplanadia is a term used by many to criticize pre-Vision 2020 waterfront designs of merely providing shoreline walkways and view corridors and no direct engagement with the water.

The work of the design firm Scape is elsewhere admirable. Here it feels like the deployment of a starchitect name to do a greenwashing exercise to distract from what’s missing (water dependant uses) and what’s appalling (Thor’s behavior on site).

The refinery site could be a Red Hook jewel and regional asset if it had water-dependant uses and maritime activation such as is recommended by Vision 2020, and it should be.

The greenwashing even focuses on the wrong parts of the site. The proposed plan harms the key asset of the property (docking potential) and proposes to tear down an offshore end of a pier where there is the deepest water and most boat traffic so as to introduce habitat. Introduce that at the inshore ends of the pier that are already silted up, where few boats can now dock as a result and where the horseshoe crabs are already breeding.



portsidenewyork.org
redhookwaterstories.org

PortSide NewYork, aboard the tanker MARY A. WHALEN
P.O. Box 195, Brooklyn, NY 11231, 917-414-0565, chiclet@portsidenewyork.org,
www.portsidenewyork.org, www.redhookwaterstories.org

Erie Basin is a regional maritime asset and addressing and evolving that maritime potential should be central to any responsible development of that property.

PortSide knows of many potential water-dependant uses of the site due to our years of planning and outreach.

- Many Red Hook and Brooklyn people over the years have told PortSide that they want boat experiences that could be on that property: fishing boat trips like Sheepshead Bay, whale watching tours, harbor tours, dinner boats, historic ships, boat building programs, marine training opportunities and more.
- We have also been approached by maritime operators seeking space for their boats. Put uses such as those above that on the water's edge, not another view corridor to the Statue - Red Hook has that view already in several places, all of which deliver that better than Thor's site.

Having starchitect planners make eye candy renderings is not a development plan; and as much as we admire the work of Scape and the oyster revival moment, the protected waters of Erie Basin are a rare asset that should be deployed for maritime uses.

Also, it is deeply cynical to rebrand, as a Thor presentation does, a decade of decay on site due to Thor's warehousing the property as an opportunity to interpret the exposed, collapsing waterfront infrastructure.

Lastly, Thor has been a destructive steward of that property and cold-shouldered all community suggestions to do better. They should not be rewarded by rubber stamping of their plan. Their community meeting of December 2016 was a tokenism exercise as they did not return to the community with substantive follow up, despite saying in that meeting "We are just coming out here, and we will be out here for months going forward" said Goodman. "This is the beginning of a process."

See article at <http://www.star-revue.com/community-pushes-back-thor-equities-plan-noah-phillips/>

Here is a summary of some of their negative history on site:

1. They destroyed historic and iconic structures.
2. They refused to allow PortSide to enter the property soon after purchase to document historic structures and seek small artifacts that could be removed and preserved. We know they existed on site.
3. They let the bulkheads decay and we have been concerned that the DEC would not re-permit docking infrastructure since they told many Red Hook property owners over the years "once it is 50% gone, you can't get it back."
4. Their rubble dirt pile is a nuisance and possibly a toxic hazard. They needed full court press by community and government agencies to begin to respond to

- obviously unsatisfactory conditions of letting mountains of dirt blow over a community.
5. Severe local flooding began after their groundwork and is surely associated with it.
 6. Local fishing has been impacted according to several local fishermen who claim that poor site / soil management are the cause.
 7. Their warehousing of the property has been an economic drag on the neighborhood.

Even if the dirt is not contaminated, the blowing grit is a nuisance and hazard.

Regarding 3, here is [2005 testimony](#) PortSide submitted to the City Council Waterfronts Committee that discusses the refinery site. The testimony proposes the concept of another EJ, economic justice:

“By now we are all aware of the argument which says that concentrating noxious developments in low income neighborhoods constitutes an injustice; the “DEC’s 50% gone rule” can create injustice by blocking good development in disadvantaged neighborhoods. Areas that have hit the skids and had their waterfront infrastructure collapse are penalized by a 50% rule that prevents pier rebuilding. Under the 50% scheme, future development is determined by an area’s economic low point. Can this be the best, fairest, most sustainable policy?”

And

“The adjoining parcel, also quite large, presents another vivid example. This is the former Revere/Sucrest Sugar Refinery. After the collapse of the Marcos dictatorship in the Philippines, this property remained in the hands of one of their cronies, a resident of New Jersey. Marcos-scale greed seems to have extended to the crony, as evidenced by an untouchably high for-sale price. This price kept the property from being purchased for many years. During this time, many of the piers collapsed beyond 50%. Is it reasonable to have a policy where our waterfront’s future could be determined by an out-of-state owner, the crony of a corrupt, foreign dictator?”

The water’s edge of their property should have the most maritime activation possible in line with the economic justice argument.

Full disclosure, PortSide approached Thor in August 2016 about having a home there, emailed talked and met once in 2017; but they never got back to us about what building space could be available. They were supposed to send us dimensions of their standard retail units so we could present plans for what we could do in a space sized to those increments. They did not.

As far as we are aware, they did not follow up with any community members who made proposals of how to insert community benefit spaces and activities into their proposal.

PortSide NewYork, aboard the tanker MARY A. WHALEN
**P.O. Box 195, Brooklyn, NY 11231, 917-414-0565, chiclet@portsidenewyork.org,
www.portsidenewyork.org. www.redhookwaterstories.org**

PortSide is also concerned about the Community Board 6 approval of the proposal if a public toilet is granted. We are not aware of any community movement that wanted a public toilet and saw a toilet as sufficient give back for a plan of this scale and cost. That motion was made and approved without discussion at the meeting where it was made. We do not consider that vote to reflect the desires of the Red Hook community and the maritime community, the two communities that have the most investment in that site.

Thanks for your consideration.

Don't hesitate to call or write with follow up questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Salguero', with a long horizontal flourish extending to the right.

Carolina Salguero
Founder & President
PortSide New York

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: C/O SHELDON LOBEL, P.C.

I represent: HANSON PLACE 7TH DAY ADVENTIST CHURCH

Address: HANSON PLACE, SOUTH PORTLAND

**THE COUNCIL
THE CITY OF NEW YORK** 108

Appearance Card

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Schellie Hagan SCHELLIE HAGAN

Address: 60 Downing St. Bklyn 11238

I represent: Preserve Our Brooklyn Neighborhoods

Address: N/A

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108109 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Duane Baldwin

Address: _____

I represent: Hanson Place SDA Church

Address: 88 Hanson place Brooklyn, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 112 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: BOBOMAN, PAUL

Address: 375 PARK AVE

I represent: MADFIELD DEN.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Pastor BERNARD PENN

Address: 204 RICKITON, WILSON, CT

I represent: HANSON PLACE SDA Church

Address: 88 HANSON PLACE, BROOKLYN

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: May 30, 2018

(PLEASE PRINT)

Name: ERNEST AUGUSTUS

Address: 398 Adolph St. Bklyn N.Y.

I represent: PRESERVE OUR Bklyn Neighborhood

Address: _____

South Portland
RE ZONING

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 180096 Res. No. 180077

☐ in favor ☒ in opposition

Date: 5/30/2018

(PLEASE PRINT)

Name: TERESA NORWID

Address: 1 South Portland Ave. Brooklyn NY 11213

I represent: MYSELF

Address: _____

THE COUNCIL THE CITY OF NEW YORK

85 Mercer

Appearance Card

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

☒ in favor ☐ in opposition

Date: 5/30

(PLEASE PRINT)

Name: Chris Carraro

Address: 13 W 36th Street

I represent: Zhongyin Plaza

Address: 85 Mercer Street

THE COUNCIL THE CITY OF NEW YORK

85 Mercer

Appearance Card

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

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Brandon Charnas

Address: _____

I represent: 85 Mercer St. Zhongyin

Address: 85 Mercer St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

85
Mercer

I intend to appear and speak on Int. No. _____ Res. No. _____
☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: ERIC Palamnik

Address: 32 Bduy Suite 114

I represent: Zhongyin Apparel

Address: 85 Mercer ST

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 82 Res. No. _____
☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID ROSENBERG

Address: POB 286664 NY 10128

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____
☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: LAZETTA SUNCARD MORE

Address: 650 FULTON ST

I represent: BROOKLYN PLAZA Medical Center

Address: 650 FULTON ST. Bklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Carolyn Hubbard-Kamunapwira

Address: 154 South Portland Ave

I represent: Reserve Out Brooklyn Neighborhoods

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: LAUREN LEECH

Address: 111 LAFAVETTE DR #11

I represent: RED HILL ASSOCIATION

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. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: 5-30-18

(PLEASE PRINT)

Name: EMIL BRAUN

Address: 116 ADELPHI ST

I represent: residents

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: LUCY KOTEN

Address: 138 Lafayette Ave

I represent: Preserve Our Brooklyn Neighborhoods

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☒ in opposition

Date: 05/30/17

(PLEASE PRINT)

Name: LOIS HARRIS BROWN

Address: 141/42nd AVENUE BLDG 1212

I represent: PRESERVE OUR BROOKLYN NEIGHBORHOODS

Address: 141-42 SOUTH PORTLAND

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. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/2018

(PLEASE PRINT)

Name: Yvonne Ashby

Address: 290 Lincoln Place

I represent: Hansen Place South Henry

Address: 88 Hansen Place Bklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: ROSEMARY IABONI

Address: 185 E. 185th St

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: 05/30/17

(PLEASE PRINT)

Name: LOIS VAG-ASPINAL

Address: 1411 LINDEN BLVD Bklyn NY 11212

I represent: HANSON PLACE CHURCH

Address: 148-52 SOUTH PORTLAND
BKLYN NY 11217

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. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Ren IABONI

Address: 115 E 85th St

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

South
Portland Ave

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Ray Rogers

Address: P.O. Box 1002 NY, NY 10276-1002

I represent: Corporate Campaign, Inc

Address: same

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Maisha Morales

Address: 98 South Elliott Pl.

I represent: _____

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. 180096 - SOUTH PORTLAND Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: DEBORAH LAUTER

Address: 96 ROCKWELL PL. H8C BKLY 11217

I represent: ROCKWELL PLACE COMMUNITY GARDEN

Address: FLATBUSH - LAFAYETTE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Peter Engel

Address: 389 E 89th St Apt 19C

I represent: five mile stone

Address: 1690 Second Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108-110 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Bennett Kremen

Address: 330 W. 28th St, Apt 8D

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: 05/30/18

(PLEASE PRINT)

Name: ROBY QUINN (OWNER)

Address: 329 E 89 St

I represent: FIVEMILESTONE

Address: 1640 2nd Avenue Manhattan NY

**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: 5/30/2018

(PLEASE PRINT)

Name: Sarah Melida

Address: A. S. Portland Ave

I represent: self

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Kristan R Carrizales

Address: 425 E 63rd St E7B

I represent: _____

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. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: PAUL B. BOARDMAN

Address: 375 PARK AVENUE

I represent: MARFIELD DEVELOPMENT

Address: SAME

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 0112-2018 Res. No. _____

☒ in favor ☐ in opposition

PALACE/1568 BROADWAY Date: 5/30/18

(PLEASE PRINT)

Name: FRANK LAZARTO

Address: 98 TULIPWOOD DRIVE, COMMACK NY 11725

I represent: LOCAL ONE IATSE

Address: 320 W. 46 ST, NYC 10036

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108, 111 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: C/O SHELDON LOBEL

I represent: APPLICANT

Address: ① S PORTLAND ② SIXTH AVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Judith Smickler

Address: 349 E 85th St.

I represent: Five Mile Stone

Address: 1640 2nd Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Robert Ryan

Address: 415 East 71st St N.Y.

I represent: FIVE MILE STONE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 12 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Melanie Meyers

Address: One New York Plaza

I represent: Times Square Hotel Owners LLC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: H. J. Samerson

Address: _____

I represent: Presnt Hanson Place Church

Address: 88 Hanson Pl. Church

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 11011-2018 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: HUNTLEY GILL / GUARDIA ARCHITECTS

Address: 110 WEST 40th ST 24 FL

I represent: QT SOND PARTY

Address: 157 COLUMBUS AVE, 2E 10028

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: 5/30/18

(PLEASE PRINT)

Name: MARGARET BARR

Address: 145 S. PORTLAND AVE, B'KLYN 11217

I represent: MYSELF

Address: AS ABOVE

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

142-150 S. PORTLAND AVE
B'KLYN 11217

**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: 5/30/18

(PLEASE PRINT)

Name: MARGARET BABB

Address: 145 S. PORTLAND AVE, B'KLYN 11217

I represent: TWO TOASTMASTERS GROUPS BASED

Address: @ HANSON PLACE SDA CHURCH
88 HANSON PLACE

**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: Kristan R Carrizales

Address: 425 E 63rd ST E7B

I represent: Five Mile Stone

Address: 1640 2nd Ave

142-150 S. Portland Ave
Brooklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

☒ in favor ☐ in opposition

Date: May 30, 2018

(PLEASE PRINT)

Name: Jean Lezama-Francis

Address: 88 Hanson Place

I represent: 142-150 S. Portland Ave Development

Address: Brooklyn NY 11217

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: BRET PASTER

Address: 328 EAST 85th ST APT 1W

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 082 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID KING

Address: 344 E 85th St NY 10028

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0112 2018 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Billy Richling

Address: 1560 Broadway

I represent: Times Square Alliance

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

S. Portland
F. Hanson

Appearance Card

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

☐ in favor ☒ in opposition

Date: 5-30-18

(PLEASE PRINT)

Name: Julie Leak

Address: 788 Columbus Avenue

I represent: Residents of Ft. Greene

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: SEAN ANDERSON

Address: 88 Hanson Place.

I represent: Hanson Place Church.

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Cynthia Saleff

Address: 476 1/2 State St.

I represent: Fort Greene Assn.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 82 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID ROSENSTEIN

Address: P.O. B. 28664 NY NY 10128

I represent: CB8m

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 083 Res. No. _____

☐ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Chris Barnes

Address: 232 Broadway

I represent: Thor Equities

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/2018

(PLEASE PRINT)

Name: Peter Beck

Address: 586 Broadway NYC

I represent: Development team

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. 083 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Ethun Goodman

Address: 101 Park Ave

I represent: Thur Equities

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: SEBASTIEN TERTULIEN

Address: _____

I represent: local 3234

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Vincent Calamelli

Address: 101 Lafayette Ave 12F Bklyn 11217

I represent: _____

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. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Perline HIGGINS

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1082 Res. No. _____

☒ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Michael McLaughlin CB8

Address: 310 E 75th St Apt 4k

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: SANDY REIBORN

Address: 100 SOUTH ELLIOTT PL

I represent: PRESERVE OUR BROOKLYN

Address: FT GREENE NEIGHBORHOODS

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. 108 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: David Eisenbach

Address: 201 E 12th St PH 12

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Ellen Masoley

Address: South Portland

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: John Archer

Address: 1156 SE 1st St Ft Lauderdale

I represent: _____

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. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Olivia Archer

Address: 1156 Schenectady Ave

I represent: 11

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Lucilla Alleyne

Address: 161 S. Elliott Pl. Apt 9 D

I represent: Brooklyn NY 11217

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 108, 109, 110 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Roderick Chase

Address: 151 So Portland Ave

I represent: Hanson Place SDA Church

Address: 88 Hanson Place BKlyn NY 11217

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. 108/09/10 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/2018

(PLEASE PRINT)

Name: JEREMIAH COX

Address: 151 S. PORTLAND AVE

I represent: HANSON PLACE CHURCH

Address: 88 HANSON PLACE BROOKLYN

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108/10/10 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: VICTOR LOGAN

Address: 1075 CARROLL ST BROOKLYN

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Germanie DeRozario

Address: _____

I represent: _____

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. 1080910 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Eva Miller

Address: 65 Willoughby Ave. Ft. R.K.N.Y. 11205

I represent: So Portland Project

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 10810910 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Sonic Williams

Address: 41 Cobell Rd. Valley Stream 11580

I represent: South Portland Project

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: CLYDE SEMPER

Address: _____

I represent: _____

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. 108-109-110 Res. No. _____

☐ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Ricardo Hines

Address: _____

I represent: 150 S. Portland

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108 Res. No. 109

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: GLORIA COX

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108-99-110 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Steve Bodden

Address: 53 West 36th Street

I represent: _____

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. 108-110 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Allen J. Barker

Address: 1340 New York Ave. 1E

I represent: Hanson Place Church

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108109110 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Samuel Blacknell

Address: 75 Hanson Pl. 3B. Bk. NY 11217

I represent: Myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0082 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Robert Callahan

Address: 136 Waverly Rd Scarsdale ny 10583

I represent: Five Mile Stone

Address: 1640 2nd Ave ny ny

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

0082

I intend to appear and speak on Int. No. ~~1081090~~ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Rory Dole

Address: 1640 2nd Ave NYC

I represent: The Five mile stone

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

0082

I intend to appear and speak on Int. No. ~~1081090~~ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: DECLAN RONSFORD

Address: 1640 SECOND AVE

I represent: FIVE MILE STONE

Address: AS ABOVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1081090 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: BARRY AGOSTINI

Address: 428 SHEFFIELD AVE Bklyn 11207

I represent: Hanson Place 7th Den Church

Address: 88 Hanson Place Bklyn 11217

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. 108109110 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Michael Rooney Jr

Address: 1228 New York Ave, Huntington Station

I represent: Concord Management

Address: 711

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108-109110 Res. No. _____

☐ in favor ☒ in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Joseph Napoli

Address: 113 S. Elliott Place

I represent: South Elliott Place residents

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 108109110 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/30/2018

(PLEASE PRINT)

Name: Steven Williams

Address: 1328 New York Ave Huntington Station, NY 11746

I represent: MDG Design + Construction

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. 8, 9, 10 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Michael T. Roney

Address: 1328 New York Avenue, H. Heights, NY 11780

I represent: MDG South Portland Redevelopment

Address: 142-150 South Portland, Brooklyn, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 8, 9, 10 Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: DR. MILTON HAYNES

Address: 37 KENSINGTON GURLE, NEW ROCHELLE, N.Y. 10805
HANSON PLACE CHURCH.

I represent: 142-150 S. PORTLAND.

Address: BROOKLYN, N.Y.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 89-10 Res. No. _____

☒ in favor ☐ in opposition

Date: MAY 30, 2018

(PLEASE PRINT)

Name: Peter Osemobor

Address: _____

I represent: Hanson Place SDA Church

Address: 88 Hanson Place, Brooklyn NY

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